

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

May 9, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Beaumont Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013

May 2, 2022

Board of Supervisors
Beaumont Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on May 9, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Floralawn Landscape Enhancement Proposals/Report
 - A. Work Order #1571, Location 4 [\$17,665.92]
 - B. Work Order #1572, Location 5 [\$20,653.61]
 - C. Work Order #1573, Location 6 [\$7,284.71]
 - D. Work Order #1574, Location 8 [\$5,952.06]
 - E. Work Order #1575, Location 7 [\$8,423.66]
 - F. Work Order #1576, Select Mulching [\$44,072.00]
 - G. Work Order #1581, Location 1 [\$17,890.92]
 - H. Work Order #1582, Location 2 [\$5,167.06]
 - I. Work Order #1583, Location 3 [\$5,757.06]
 - J. Work Order #1584, Location 9 [\$21,973.61]
 - K. Plant Selections
4. Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)
5. Consideration of Proposals for Palm Tree Arborjet Services
 - A. Complete Pest Management - Commons
 - B. Complete Pest Management - Clubhouse

6. Consideration of Resolution 2022-07, Amending Resolution 2021-06 to Adopt an Amended Rule Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date
7. Consideration of Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
8. Consideration of Resolution 2022-09, Declaring Special Assessments for Assessment Area Two To Address Certain Replats; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner And Timing In Which The Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; And Addressing Conflicts, Severability and an effective Date
9. Acceptance of Unaudited Financial Statements as of March 31, 2022
10. Approval of April 11, 2022 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - Update: Status of Stormwater System Completion
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 182 Registered Voters in District as of April 15, 2022
 - NEXT MEETING DATE: June 13, 2022 at 1:30 P.M.

○ QUORUM CHECK


Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Harvey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bradley Walker	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments

14. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3A



Proposal

Date: 3/7/2022

Work Order #1571

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

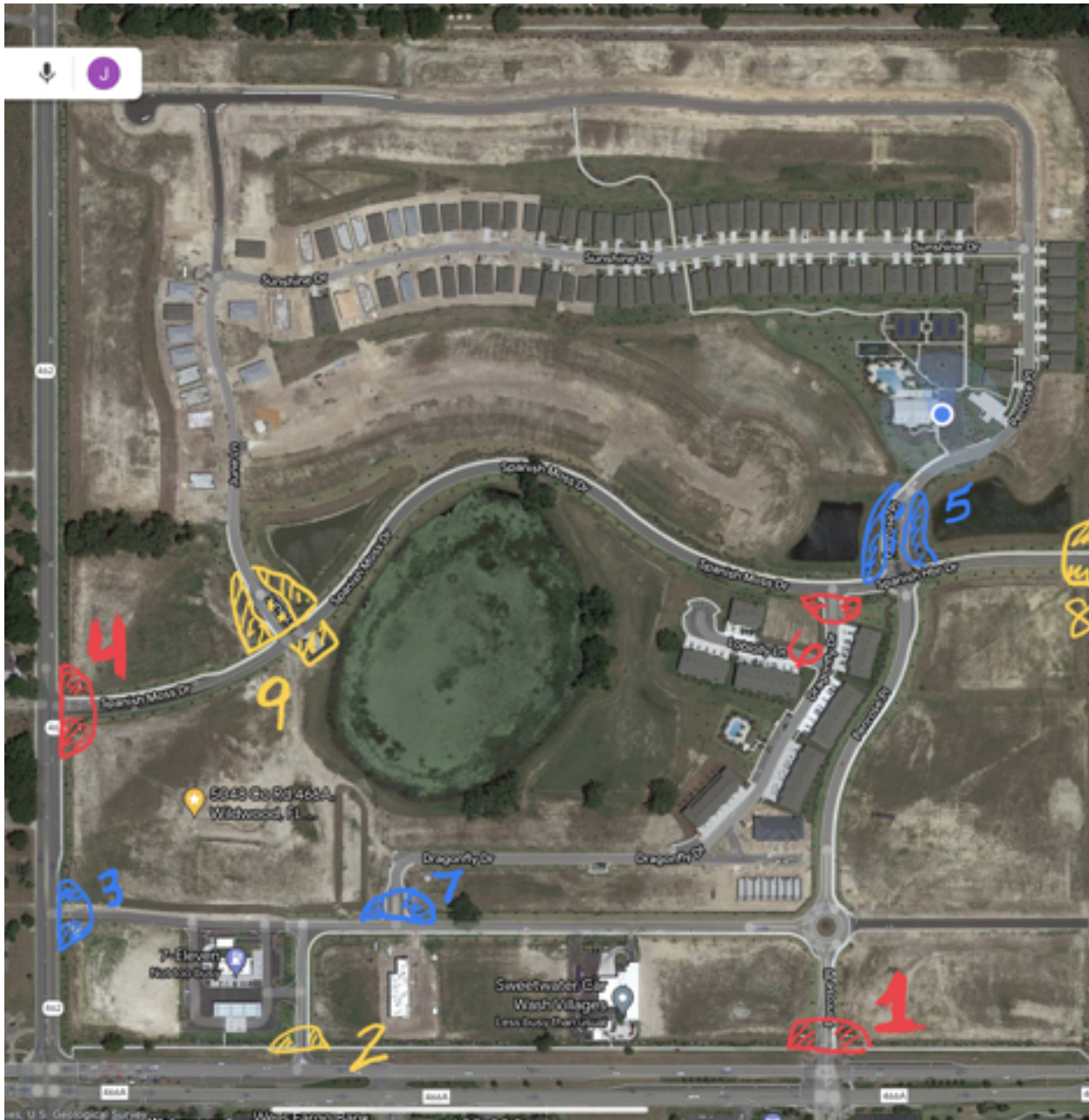
Location 4 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,665.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,433.66 (Seventeen Thousand Four Hundred Thirty-Three Dollars and Sixty-Six Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3B



Proposal

Date: 3/7/2022

Work Order #1572

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 5 at Beaumont

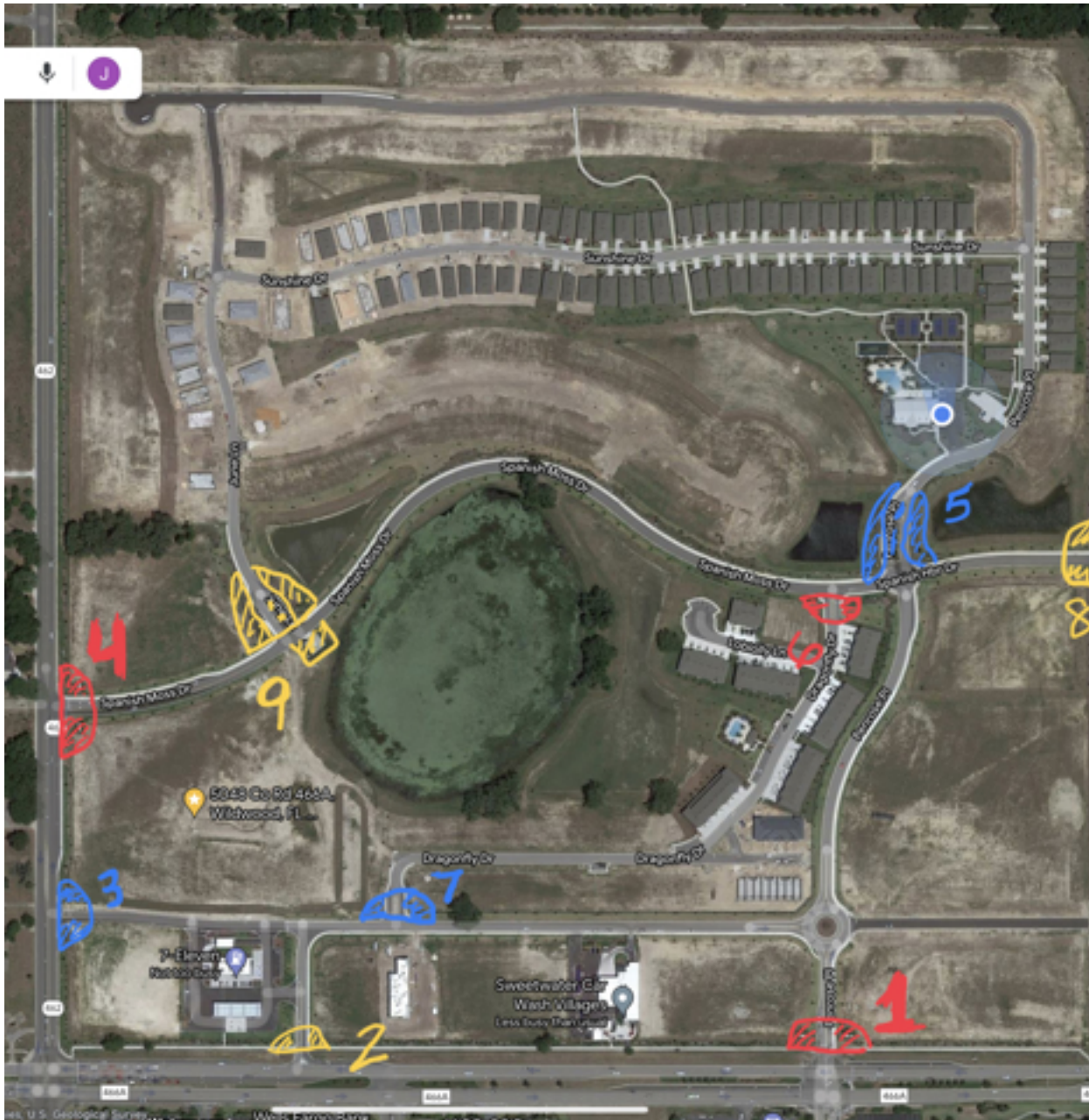
Removal of existing plant materials with installation of new plants and turf subjected within the estimate.



56







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottle Brush Std. - Installation	4.00	30 Gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots

Chocolate Mulch Install	15.00	cuyd
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$20,653.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$20,653.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3C



Proposal

Date: 3/7/2022

Work Order #1573

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 6 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

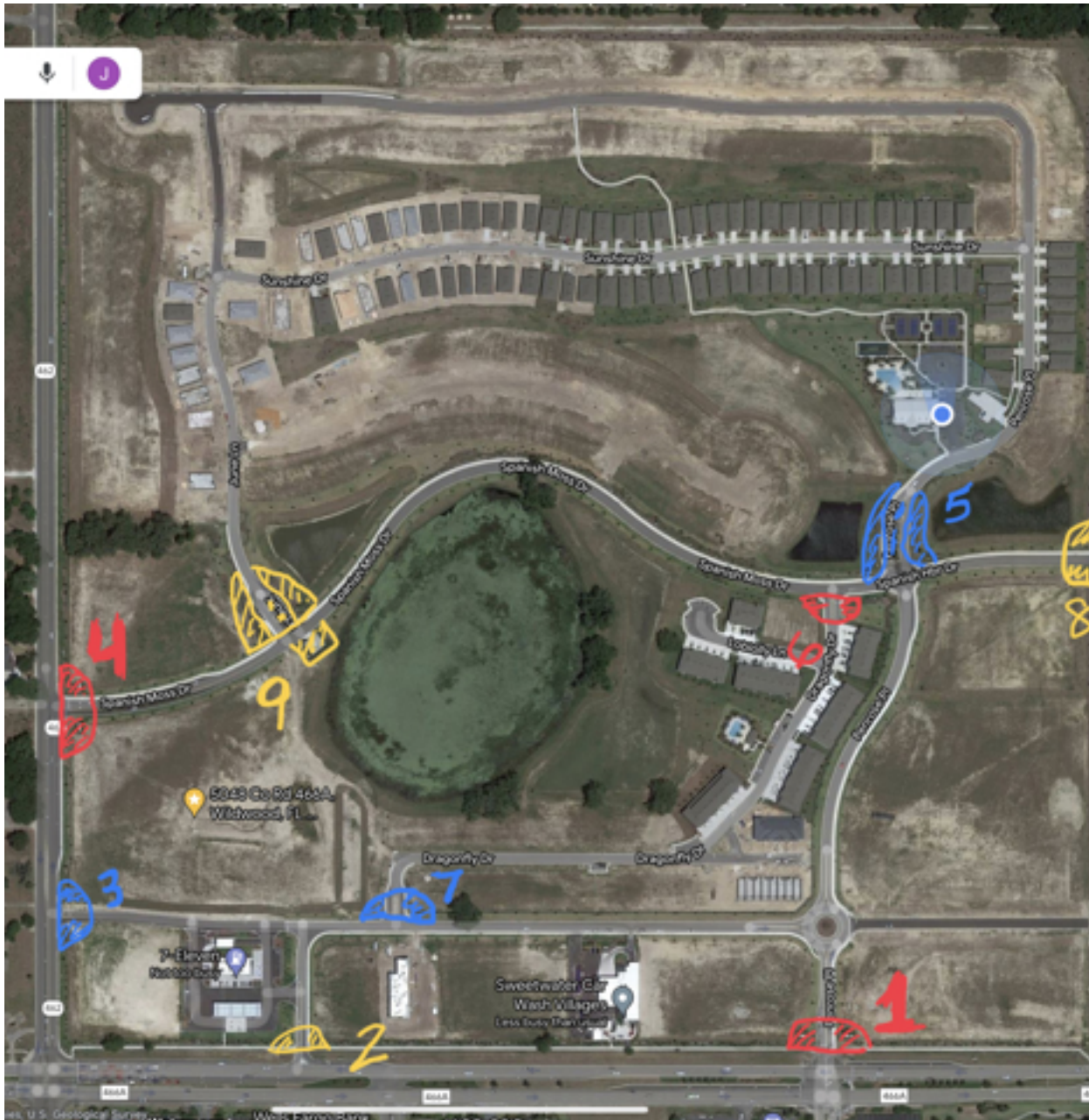
Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Majestic Beauty Hawthorne	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

Chocolate Mulch Install	6.00	cuyd
Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	16.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	18.00	3 Gal
Blue Pacific Juniper - Installation	36.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$7,284.71

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$7,284.71), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
_____ **Floralawn**

By _____
Date _____
_____ **Beaumont CDD**

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3D



Proposal

Date: 3/7/2022

Work Order #1574

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 8 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	31.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,952.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,952.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3 E



Proposal

Date: 3/7/2022

Work Order #1575

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 7 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd

Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	14.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	16.00	3 Gal
Blue Pacific Juniper - Installation	32.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd
Odoratissimum Viburnum - Installation	16.00	15 gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$8,423.66

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$8,423.66), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3F



Proposal

Date: 3/11/2022

Work Order #1576

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

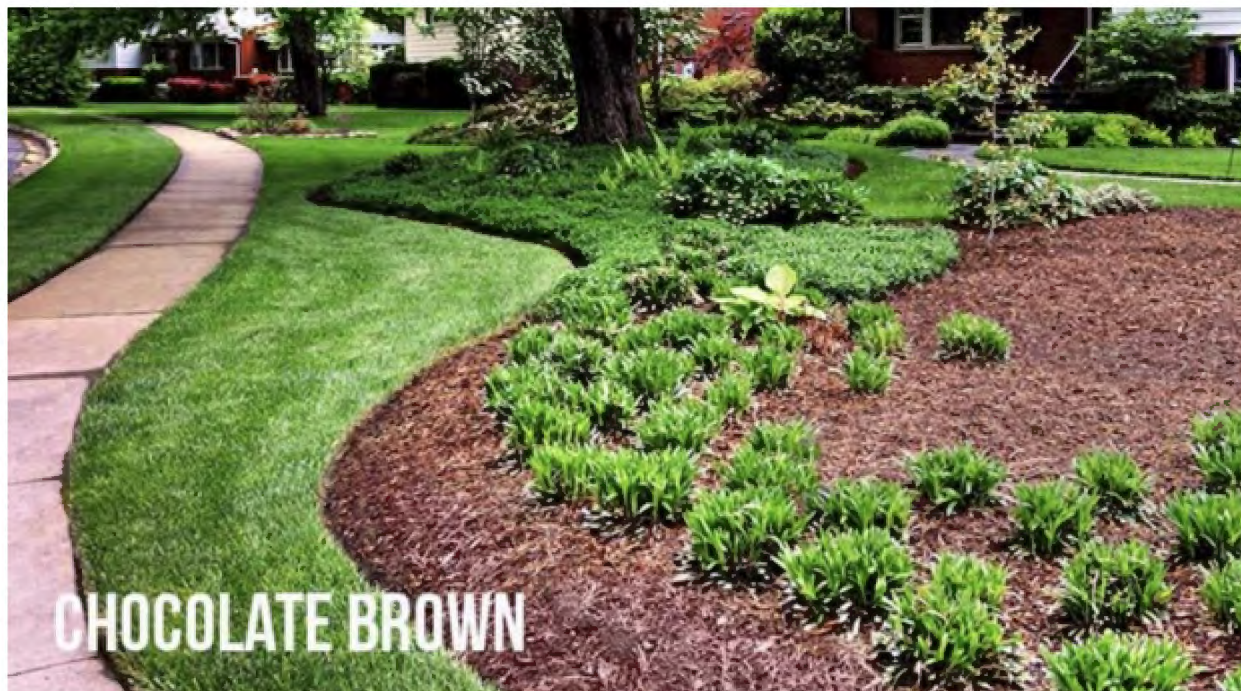
Select Mulching at Beaumont CDD

Installation of selected mulch material into highlighted areas pictured.

-Chocolate Hardwood Mulch-

Disclaimer: Industry is seeing shortages in Pine Bark and cost are rising quickly on this material. With the plan being to steward mulch already installed the last 2 years now; this would honestly be the best time to make the switch.

We just completed a large multiple hundreds of yards installed in Leesburg and the product looks great and was a seamless transition. You will definitely be pleased with the appearance.



Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	0.00	ea
Chocolate Mulch Install	800.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$44,072.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$44,072.00 (Forty Four Thousand Seventy Two Dollars), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/11/2022 _____

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3G



Proposal

Date: 3/7/2022

Work Order #1581

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 1 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd

Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,890.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,890.92 (Seventeen Thousand Eight Hundred Ninety Dollars and Ninety-Two Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3H



Proposal

Date: 3/7/2022

Work Order #1582

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 2 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd
Carolina Sapphire - Installation	2.00	30 Gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,167.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
Floralawn

By _____
Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

31



Proposal

Date: 3/7/2022

Work Order #1583

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 3 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,757.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,757.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3J



Proposal

Date: 3/7/2022

Work Order #1584

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 9 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second section for the Lift Station









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottlebrush Std. - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal

Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
Chocolate Mulch Install	15.00	cuyd
Red Fountain Grass - Red Fountain Grass	40.00	3 Gal
Blue Pacific Juniper - Installation	40.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$21,973.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$21,973.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

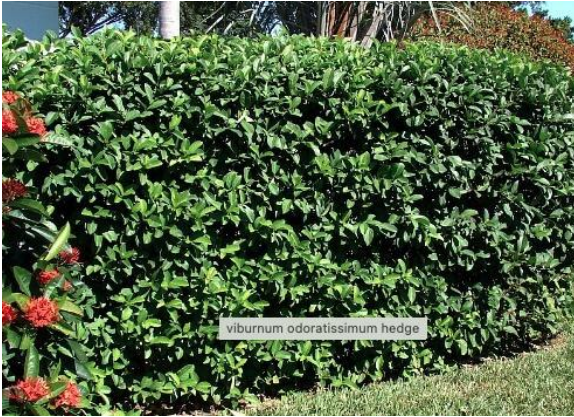
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3K

Beaumont Plant Selections

Odoratissimum-Viburnum



Red Fountain Grass



Carolina Blue Sapphire



Bottle Brush



Beaumont Plant Selections

Blue Pacific Juniper



Sky Pencil



Majestic Beauty-Indian Hawthorn



Chocolate Brown Hardwood Mulch



Pringles-Podocarpus



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Beaumont CDD/Clubhouse

% Evergreen Lifestyle Management
2100 South hiawassee Rd
Orlando, FL 32835

March 3, 2022

Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management-CDD/Clubhouse

Service	Monthly	Yearly
Landscape Maintenance	\$8,986	\$107,832
St Augustine Fertilization Program 6x times Year	\$1,711	\$20,532
Shrub Fertilization Program 4x times Year	\$390	\$4,680
Monthly Irrigation Inspection	\$1302	\$15,624
Total	\$12,389	\$148,668

Horticultural Additional Services - CDD/Clubhouse

Enhancements and additional services are available on an a la carte basis. These include turf and special treatments.

Additional Horticultural Services	Monthly	Yearly
Aerification 3x times per year	\$1,530	\$18,360
Organic Fertilization 3x times per year	\$428	\$5,138
Total	\$1,958	\$23,498

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Price
Mulch	\$55
Palm Pruning	\$65
Annual Flowers - per annual	\$2.25

PROPOSAL

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **40 times** per calendar year (Floritam) and **40 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **24 times per year** consistent with **3 times per month May through October** and **1 time per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**40 times** per year). A soft edge of all bed areas will be performed every other mowing (**20 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$65.00 per hour**. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Compensation

Floralawn agrees to provide all of the above services for an annual fee of \$00.00 to be paid in monthly fees of \$00.00 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal to avoid a finance charge of 1.5% per month (periodic rate) of the unpaid balance until paid.

Conditions

This proposal is intended for an initial term of **12 months (1 year)** with an anticipated start date of **TBD** and will remain in effect after the initial term until cancelled by either party.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5A

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874

Pest Control & Fertilization • Lawn and Ornamental Specialists
P O Box 1267
Goldenrod, FL 32733
www.CompletePestFL.com

Customer: _____ Date: 2/10/21

Beaumont CDO-Commons
Name

7768 Penrose Place Wildwood, FL 34785
Address

o Evergreen Lifesytes Mgmt- Jey Arayo
Phone

- LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arbor Jet Palm Program - OTC, Inid - Palmjet Fert

Sylvester Palms - 2302 - 3 applications - 2 w/ OTC, Fert

@ \$3220 - 1 application Inid, Fert @ \$1725

3 applications - March, May & Sept 2021

Current Charges: \$ 8165⁰⁰

Past Due Charges: _____

Total Due: _____

Signature

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5B

COMPLETE PEST MANAGEMENT

LANDSCAPE • INDOOR • TERMITE
(407) 657-1874



Pest Control & Fertilization • Lawn and Ornamental Specialists
P O Box 1267
Goldenrod, FL 32733
www.CompletePestFL.com

Customer:

Date: 2/10/21

Beaumont CDD - Clubhouse

Name

7768 Penrose Place Wildwood, FL 34785

Address

c/o Evergreen Lifestyles Msmt - Joey Arroyo

Phone

- LAWN INDOOR ONE SHOT

SERVICES RENDERED

Arborjet Palm Program - OTC-Imid - Palmjet Fert
Sylvester Palms - 17ea - 3 applications - 2 w/ OTC, fert
@ \$2380 - 1 w Imid, fert @ \$1275.

Ribbon Palms - 15ea - 3 applications @ \$315 each
3 applications - March, May, Sept 2021

Current Charges: \$7160⁰⁰

Past Due Charges: 0

Total Due: _____

Signature

To be billed as completed on above schedule

METHOD OF PAYMENT CREDIT CARD CHECK BILL

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2021-06 TO ADOPT AN AMENDED RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Beaumont Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Sumter County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, on February 23, 2021, and after a duly noticed public hearing, the Board adopted Resolution 2021-06 and in doing so created its *Rule Relating to Overnight Parking and Parking Enforcement* (“Rule”); and

WHEREAS, the Board now desires to amend Section 2.f. of the Rule to provide for limited overnight parking at the District’s amenity center clubhouse, as set forth in **Exhibit A** (“Amended Rule”); and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Amended Rule for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby adopts the Amended Rule, attached hereto as **Exhibit A**. That said, Resolution 2021-06 continues to apply in full force and effect, except as amended at Section 2.f. and by virtue of the Amended Rule.

SECTION 2. If any provision of this Resolution or the Amended Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of May, 2022.

ATTEST:

**BEAUMONT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT *AMENDED RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT*

In accordance with Chapter 190, Florida Statutes, and on February 23, 2021 at a duly noticed public meeting, and after a public hearing, and as amended on _____, 2022 at a duly noticed public meeting, the Board of Supervisors of the Beaumont Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles consistent with this rule and as indicated herein.

2. **PARKING RULES.**

General

- a. No street parking is allowed in Beaumont on any roads within the community.
- b. During holidays the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- c. Parking on the grass is strictly prohibited.
- d. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.

Clubhouse

- e. Parking spaces in front of the mailboxes are 10 minute parking spaces.
- f. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed, except for in certain designated spots as permitted by the District’s amenity manager.
- g. Golf cart parking spaces are for golf cart use only.

Townhomes

- h. Parking spaces in front of the mailboxes are 10 minute parking spaces.
- i. Spaces across from the pool area are for amenity patrons and guests **only** and limited while enjoying the amenity area. Townhome vehicles may utilize these parking spaces when amenity area is closed as overflow parking. Vehicles are not allowed to utilize these spaces for a period exceeding twelve (12) hours.

- j. The additional overflow parking spaces in the Townhome area is for its patrons and guests only and for periods not exceeding twelve (12) hours.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.

- 4. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: February 23, 2021, as amended on _____, 2022

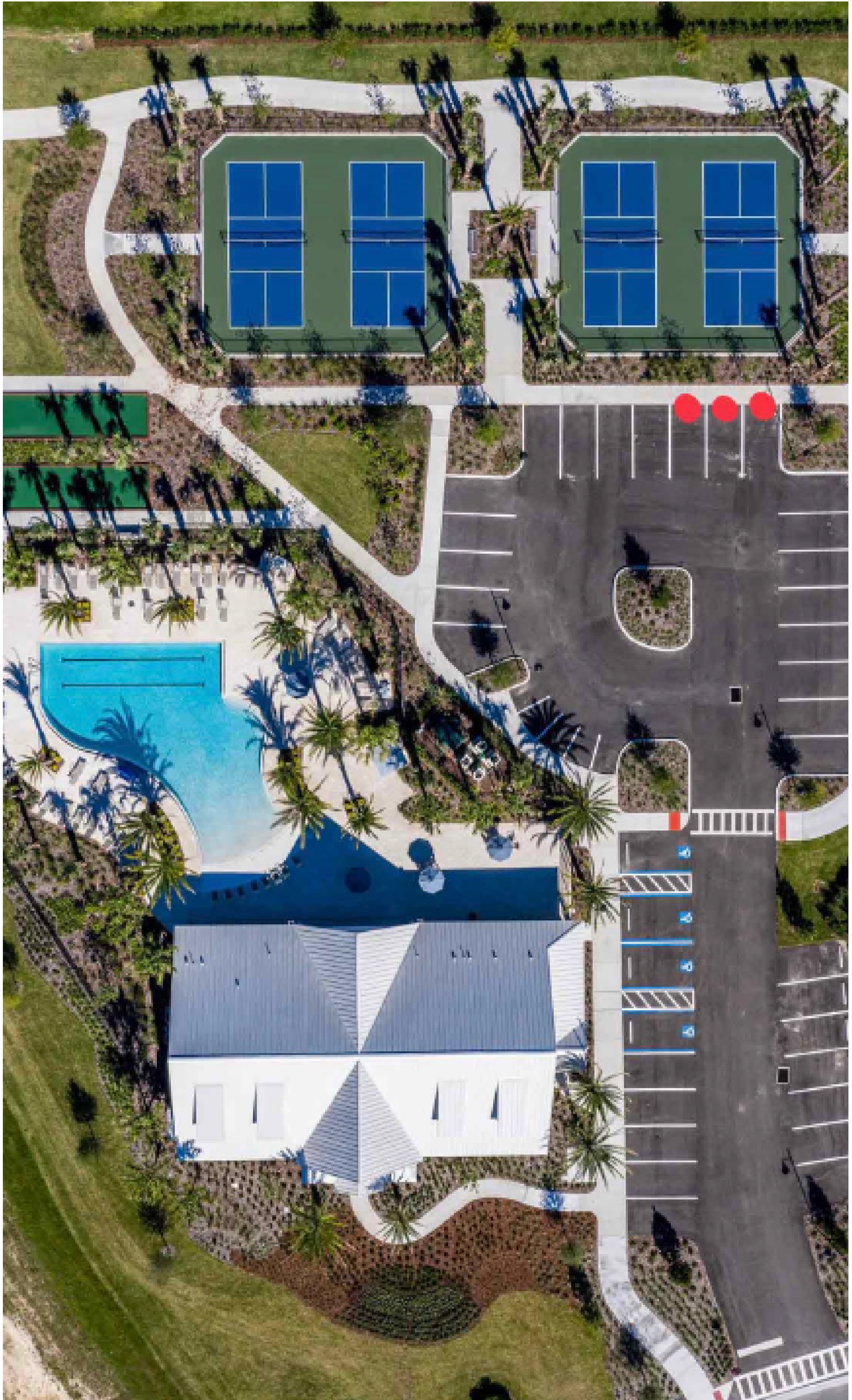
Exhibit
Map of Tow-Away Zone

BEAUMONT



● Street Parking Towing Signs

Clubhouse Parking Lot



3 Temporary Parking Spots

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 8, 2022

HOUR: 1:30 P.M.

LOCATION: 7764 Penrose Place
Wildwood, Florida 34785

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Wildwood and Sumter County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2022.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 168,913				\$ 321,615
Allowable discounts (4%)	(6,757)				(12,865)
Assessment levy: on-roll - net	162,156	\$226,652	\$ 11,437	\$ 238,089	308,750
Landowner contribution	250,015	66,371	71,317	137,688	137,875
Lot closing	-	86,995	10,000	96,995	-
Interest	-	5,356	-	5,356	-
Total revenues	412,171	385,374	92,754	478,128	446,625
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	6,230	18,770	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	1,000	-	1,000	750
Dissemination agent	1,000	499	501	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	248	252	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	184	750	934	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,000	6,068	2,000	8,068	8,500
Contingencies/bank charges	500	281	219	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	3,378	4,533	-	4,533	6,432
Supplies	-	122	150	272	300
Total professional & administrative	106,518	43,900	64,797	108,697	111,372

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations (shared)					
Management	14,400	18,412	18,412	36,824	20,000
Security amenity center	49	246	250	496	500
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	3,673	6,000	9,673	10,000
Repairs and maintenance	2,500	4,509	2,000	6,509	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	774	476	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	84,000	58,097	60,000	118,097	120,000
Mulch	70,000	-	70,000	70,000	70,000
Plant replacement	7,500	-	7,500	7,500	7,500
Tree treatment	8,500	-	8,500	8,500	8,500
Fertilization and pest control	16,000	1,265	14,735	16,000	20,000
Irrigation repairs	10,000	1,180	5,000	6,180	7,500
Roadway maintenance	5,000	-	2,500	2,500	5,000
Total field operations	305,699	93,703	252,326	346,029	335,250
Total expenditures	412,217	137,603	317,123	454,726	446,622
Excess/(deficiency) of revenues over/(under) expenditures	3	247,771	(224,369)	23,402	3
Fund balance - beginning (unaudited)	23,401	(32,273)	215,498	(32,273)	23,402
Fund balance - ending (projected)	\$23,404	\$215,498	\$(8,871)	\$23,402	\$23,405

**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	8,500
<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	6,432
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	20,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
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	10,000
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	120,000
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	20,000
Irrigation repairs	7,500
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$446,622</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 88,752				\$ 94,445
Allowable discounts (4%)	(3,550)				(3,778)
Assessment levy: on-roll - net	85,202	\$ 84,137	\$ 4,246	\$ 88,383	90,667
Assessment levy: off-roll	-	-	-	-	-
Landowner contribution	140,423	-	115,620	115,620	136,072
Lot closing	-	48,735	10,000	58,735	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	226,125	132,872	130,366	263,238	227,239
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	33,000	33,000	33,000
Lifetyles events	12,000	937	11,063	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	6,240	-	6,240	6,240	6,240
Streetlighting Maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	18,000	8,496	9,504	18,000	18,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	4,000	-	4,000	4,000	4,000
Plant replacement	7,500	680	6,820	7,500	7,500
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pool maintenance	12,000	6,113	5,887	12,000	12,000
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	5,198	2,302	7,500	7,500
Electricity	15,000	8,231	6,769	15,000	15,000
Gate electricity	-	3,180	3,500	6,680	-
Insurance	15,000	16,642	-	16,642	15,000
Bank fees	-	-	-	-	-
Phone/cable/internet	6,000	3,367	2,633	6,000	6,000
Water/sewer/propane	12,000	1,382	10,618	12,000	12,000
Janitorial	35,000	14,682	20,318	35,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	9,000	-	9,000	9,000	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Security amenity center	-	4,971	-	4,971	-
Pest control	1,200	390	810	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	498	502	1,000	1,000
Supplies	3,000	1,113	1,887	3,000	3,000
Contingencies	1,000	940	60	1,000	1,000
Total single family program	224,350	78,120	159,523	237,643	225,350
Other Fees and Charges					
Tax collector	1,775	1,683	92	1,775	1,889
Total other fees and charges	1,775	1,683	92	1,775	1,889
Total expenditures	226,125	79,803	159,615	239,418	227,239
Excess/(deficiency) of revenues over/(under) expenditures	-	53,069	(29,249)	23,820	-
Fund balance - beginning (unaudited)	5,226	(18,594)	34,475	(18,594)	5,226
Fund balances - ending					
Unassigned	5,226	34,475	5,226	5,226	5,226
Fund balance - ending (projected)	\$ 5,226	\$ 34,475	\$ 5,226	\$ 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	10,000
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	1,889
Total expenditures	<u><u>\$227,239</u></u>

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Townhome program	\$ 38,454				\$ 61,504
Allowable discounts (4%)	(1,538)				(2,460)
Assessment levy: on-roll - net	36,916	\$ 49,591	\$ 2,503	\$ 52,094	59,044
Landowner contribution	35,084	-	-	-	21,237
Lot closing	-	15,947	10,000	25,947	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	72,500	65,538	13,003	78,541	80,781
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	2,280	1,977	2,000	3,977	4,500
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	18,000	1,176	9,000	10,176	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	525	1,250	1,775	2,500
Pool maintenance	9,000	4,260	4,740	9,000	9,000
Repairs and maintenance	3,000	1,000	1,500	2,500	3,000
Electricity	4,000	2,425	2,500	4,925	5,000
Insurance	3,000	-	3,000	3,000	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,057	1,000	2,057	2,000
Water/sewer	2,000	684	1,316	2,000	2,000
Janitorial	12,800	4,330	6,400	10,730	12,800
Pressure washing	3,000	-	-	-	3,000
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	5,103	500	5,603	5,500
Permits/licenses	500	-	500	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
Total other contractual	71,730	22,912	39,581	62,493	79,550
Other fees and charges					
Tax collector	769	992	-	992	1,230
Total other fees and charges	769	992	-	992	1,230
Total expenditures	72,499	23,904	39,581	63,485	80,780
Excess/(deficiency) of revenues over/(under) expenditures	1	41,634	(26,578)	15,056	1
Fund balance - beginning (unaudited)	23,679	17,139	58,773	17,139	32,195
Fund balances - ending Unassigned	23,679	58,773	32,195	32,195	32,196
Fund balance - ending (projected)	\$ 23,679	\$ 58,773	\$ 32,195	\$ 32,195	\$ 32,196

**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	4,500
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	5,000
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	5,500
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	1,230
Total expenditures	<u><u>\$80,780</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 174,377				\$ 272,150
Allowable discounts (4%)	(6,975)				(10,886)
Net assessment levy - on-roll	167,402	\$ 169,668	\$ 8,562	\$ 178,230	261,264
Assessment levy: off-roll	158,610	-	87,080	87,080	-
Assessment prepayments	-	855,873	-	855,873	-
Lot closing	-	57,201	-	57,201	-
Interest	-	53	-	53	-
Total revenues	326,012	1,082,795	95,642	1,178,437	261,264
EXPENDITURES					
Debt service					
Principal	-	-	-	-	45,000
Principal prepayment	-	855,000	-	855,000	-
Interest	264,244	145,748	104,869	250,617	208,303
Total debt service	264,244	1,000,748	104,869	1,105,617	253,303
Other fees & charges					
Tax collector	3,488	3,393	95	3,488	5,443
Total other fees & charges	3,488	3,393	95	3,488	5,443
Total expenditures	267,732	1,004,141	104,964	1,109,105	258,746
Excess/(deficiency) of revenues over/(under) expenditures	58,280	78,654	(9,322)	69,332	2,518
Fund balance:					
Net increase/(decrease) in fund balance	58,280	78,654	(9,322)	69,332	2,518
Beginning fund balance (unaudited)	723,646	713,478	792,132	713,478	782,810
Ending fund balance (projected)	<u>\$781,926</u>	<u>\$792,132</u>	<u>\$782,810</u>	<u>\$782,810</u>	<u>785,328</u>
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2023					(50,000)
Interest expense - November 1, 2023					(103,434)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 79,269</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	45,000.00	6.375%	104,868.75	149,868.75	3,245,000.00
05/01/23			103,434.38	103,434.38	3,245,000.00
11/01/23	50,000.00	6.375%	103,434.38	153,434.38	3,195,000.00
05/01/24			101,840.63	101,840.63	3,195,000.00
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
Total	3,290,000.00		3,737,662.63	7,027,662.63	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 177,098				\$ 207,453
Allowable discounts (4%)	(7,084)				(8,298)
Net assessment levy - on-roll	170,014	\$ 185,638	\$ 9,368	\$ 195,006	199,155
Assessment levy: off-roll	244,214	103,925	124,848	228,773	214,908
Assessment prepayments	-	15,751	-	15,751	-
Lot closing	-	90,060	-	90,060	-
Interest	-	27	-	27	-
Total revenues	<u>414,228</u>	<u>395,401</u>	<u>134,216</u>	<u>529,617</u>	<u>414,063</u>
EXPENDITURES					
Debt service					
Principal	95,000	95,000	-	95,000	95,000
Principal prepayment	-	-	25,000	25,000	-
Interest	313,294	157,656	155,638	313,294	307,856
Total debt service	<u>408,294</u>	<u>252,656</u>	<u>180,638</u>	<u>433,294</u>	<u>402,856</u>
Other fees & charges					
Tax collector	3,542	3,713	-	3,713	4,149
Total other fees & charges	<u>3,542</u>	<u>3,713</u>	<u>-</u>	<u>3,713</u>	<u>4,149</u>
Total expenditures	<u>411,836</u>	<u>256,369</u>	<u>180,638</u>	<u>437,007</u>	<u>407,005</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,392	139,032	(46,422)	92,610	7,058
Fund balance:					
Net increase/(decrease) in fund balance	2,392	139,032	(46,422)	92,610	7,058
Beginning fund balance (unaudited)	668,563	564,819	703,851	564,819	657,429
Ending fund balance (projected)	<u>\$670,955</u>	<u>\$703,851</u>	<u>\$657,429</u>	<u>\$657,429</u>	<u>664,487</u>
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2023					(100,000)
Interest expense - November 1, 2023					(152,919)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 743</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	95,000.00	4.250%	154,937.50	249,937.50	5,620,000.00
05/01/23	-		152,918.75	152,918.75	5,620,000.00
11/01/23	100,000.00	4.250%	152,918.75	252,918.75	5,520,000.00
05/01/24	-		150,793.75	150,793.75	5,520,000.00
11/01/24	105,000.00	4.250%	150,793.75	255,793.75	5,415,000.00
05/01/25	-		148,562.50	148,562.50	5,415,000.00
11/01/25	110,000.00	4.750%	148,562.50	258,562.50	5,305,000.00
05/01/26	-		145,950.00	145,950.00	5,305,000.00
11/01/26	115,000.00	4.750%	145,950.00	260,950.00	5,190,000.00
05/01/27	-		143,218.75	143,218.75	5,190,000.00
11/01/27	120,000.00	4.750%	143,218.75	263,218.75	5,070,000.00
05/01/28	-		140,368.75	140,368.75	5,070,000.00
11/01/28	125,000.00	4.750%	140,368.75	265,368.75	4,945,000.00
05/01/29	-		137,400.00	137,400.00	4,945,000.00
11/01/29	130,000.00	4.750%	137,400.00	267,400.00	4,815,000.00
05/01/30	-		134,312.50	134,312.50	4,815,000.00
11/01/30	140,000.00	5.500%	134,312.50	274,312.50	4,675,000.00
05/01/31	-		130,462.50	130,462.50	4,675,000.00
11/01/31	145,000.00	5.500%	130,462.50	275,462.50	4,530,000.00
05/01/32	-		126,475.00	126,475.00	4,530,000.00
11/01/32	155,000.00	5.500%	126,475.00	281,475.00	4,375,000.00
05/01/33	-		122,212.50	122,212.50	4,375,000.00
11/01/33	160,000.00	5.500%	122,212.50	282,212.50	4,215,000.00
05/01/34	-		117,812.50	117,812.50	4,215,000.00
11/01/34	170,000.00	5.500%	117,812.50	287,812.50	4,045,000.00
05/01/35	-		113,137.50	113,137.50	4,045,000.00
11/01/35	180,000.00	5.500%	113,137.50	293,137.50	3,865,000.00
05/01/36	-		108,187.50	108,187.50	3,865,000.00
11/01/36	190,000.00	5.500%	108,187.50	298,187.50	3,675,000.00
05/01/37	-		102,962.50	102,962.50	3,675,000.00
11/01/37	200,000.00	5.500%	102,962.50	302,962.50	3,475,000.00
05/01/38	-		97,462.50	97,462.50	3,475,000.00
11/01/38	210,000.00	5.500%	97,462.50	307,462.50	3,265,000.00
05/01/39	-		91,687.50	91,687.50	3,265,000.00
11/01/39	225,000.00	5.500%	91,687.50	316,687.50	3,040,000.00
05/01/40	-		85,500.00	85,500.00	3,040,000.00
11/01/40	235,000.00	5.625%	85,500.00	320,500.00	2,805,000.00
05/01/41	-		78,890.63	78,890.63	2,805,000.00
11/01/41	250,000.00	5.625%	78,890.63	328,890.63	2,555,000.00
05/01/42	-		71,859.38	71,859.38	2,555,000.00
11/01/42	260,000.00	5.625%	71,859.38	331,859.38	2,295,000.00
05/01/43	-		64,546.88	64,546.88	2,295,000.00
11/01/43	275,000.00	5.625%	64,546.88	339,546.88	2,020,000.00
05/01/44	-		56,812.50	56,812.50	2,020,000.00
11/01/44	290,000.00	5.625%	56,812.50	346,812.50	1,730,000.00
05/01/45	-		48,656.25	48,656.25	1,730,000.00
11/01/45	310,000.00	5.625%	48,656.25	358,656.25	1,420,000.00
05/01/46	-		39,937.50	39,937.50	1,420,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	325,000.00	5.625%	39,937.50	364,937.50	1,095,000.00
05/01/47	-		30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48	-		21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
Total	5,715,000.00		5,500,631.30	11,215,631.30	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$110,813	\$ 43,459	\$ 52,096	\$ 95,555	\$ 807,250
Assessment prepayments	-	879,464	-	879,464	-
Lot closing	-	314,287	-	314,287	-
Interest	-	37	-	37	-
Total revenues	<u>110,813</u>	<u>1,237,247</u>	<u>52,096</u>	<u>1,289,343</u>	<u>807,250</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	750,000	760,000	1,510,000	-
Interest	110,813	61,242	34,313	95,555	25,875
Total expenditures	<u>110,813</u>	<u>811,242</u>	<u>794,313</u>	<u>1,605,555</u>	<u>25,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	426,005	(742,217)	(316,212)	781,375
Fund balance:					
Net increase/(decrease) in fund balance	-	426,005	(742,217)	(316,212)	781,375
Beginning fund balance (unaudited)	294,932	589,930	1,015,935	589,930	273,718
Ending fund balance (projected)	<u>\$294,932</u>	<u>\$1,015,935</u>	<u>\$273,718</u>	<u>\$273,718</u>	<u>1,055,093</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2023					(12,938)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 805,624</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	-		12,937.50	12,937.50	460,000.00
05/01/23			12,937.50	12,937.50	460,000.00
11/01/23	-		12,937.50	12,937.50	460,000.00
05/01/24			12,937.50	12,937.50	460,000.00
11/01/24	-		12,937.50	12,937.50	460,000.00
05/01/25			12,937.50	12,937.50	460,000.00
11/01/25	-		12,937.50	12,937.50	460,000.00
05/01/26			12,937.50	12,937.50	460,000.00
11/01/26	-		12,937.50	12,937.50	460,000.00
05/01/27			12,937.50	12,937.50	460,000.00
11/01/27	-		12,937.50	12,937.50	460,000.00
05/01/28			12,937.50	12,937.50	460,000.00
11/01/28	-		12,937.50	12,937.50	460,000.00
05/01/29			12,937.50	12,937.50	460,000.00
11/01/29	-		12,937.50	12,937.50	460,000.00
05/01/30			12,937.50	12,937.50	460,000.00
11/01/30	-		12,937.50	12,937.50	460,000.00
05/01/31			12,937.50	12,937.50	460,000.00
11/01/31	-		12,937.50	12,937.50	460,000.00
05/01/32			12,937.50	12,937.50	460,000.00
11/01/32	460,000.00	5.625%	12,937.50	472,937.50	-
Total	460,000.00		271,687.50	731,687.50	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	832.21	882.66	-	-	1,218.44	2,933.31	2,870.02
41	SF 40'	665.77	882.66	-	-	1,218.44	2,766.87	2,715.45
98	TH	532.61	-	627.59	-	794.64	1,954.84	1,854.76
205								
<u>Commercial</u>								
38.57	Commercial	4,853.43	-	-	15,229.43	-	20,082.86	19,736.67
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

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

Number of Units	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
1	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
36	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
41								
<u>Commercial</u>								
0.00	Commercial	4,562.23	-	-	14,327.85	-	18,890.08	18,564.65
0.00								

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

	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
52	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
20	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
0	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
72								
<u>Future Phases</u>								
54	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
33	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
87								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-09

[DECLARING RESOLUTION – ASSESSMENT AREA TWO (COMMERCIAL)
TO ADDRESS SUNDANCE REPLATS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR ASSESSMENT AREA TWO TO ADDRESS CERTAIN REPLATS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District was established by ordinance of the City Commission of the City of Wildwood, Florida for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, consistent with the District’s capital improvement plan, the District has constructed and/or acquired various systems, facilities and infrastructure; and

WHEREAS, in 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Commercial Bonds**”) for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District’s “**Commercial Project**,” which is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018 (“**Engineer’s Report**”); and

WHEREAS, in connection with the issuance of the 2019 Commercial Bonds, and pursuant to Resolutions 2018-25, 2019-01, and 2019-05, as amended by Resolution 2019-08 (together, “**Commercial Assessment Area Resolutions**”), the District levied and imposed special assessments on “**Assessment Area Two**” a/k/a “**Commercial Assessment Area**” to defray the costs of the Commercial Project; and

WHEREAS, Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the District to be presented to the District, and that the District Manager conduct true-up calculations at certain intervals of development in order to ensure that there are sufficient debt assessments (“**Commercial Debt Assessments**”) to secure repayment of the 2019 Commercial Bonds; and

WHEREAS, the plats entitled “Sundance Extension East” and “Sundance Extension West” recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A (together, “**Sundance Plats**”) were previously presented to and accepted by the District; and

WHEREAS, the Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, which include Lots 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, and 262 (together, “**Commercial Lots**”); and

WHEREAS, at the City of Wildwood’s request, portions of the roadway access always planned to be part of the Commercial Lots as private right-of-way were designated as public right-of-way; and

WHEREAS, as noted in the *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), attached as **Exhibit A**, the District Engineer has found that the Sundance Plats have not changed the development plan because (1) the additional roadway access was always planned to be part of the Commercial Lots as private right-of-way, and it was only at the City of Wildwood’s request that portions of the Commercial Lots were designated as public right-of-way; (2) the public roadway access directly benefits the Commercial Lots, just like the planned private right-of-way; and (3) the Commercial Lots will continue to be developed with the same entitlements as before; and

WHEREAS, based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared the attached certificate (“**Assessment Consultant’s Certificate**”) attached as **Exhibit B** determining that no true-up payment is due and that the Commercial Debt Assessments on the Commercial Lots should stay the same because there is no material change to the development plan to the Commercial Lots; and

WHEREAS, as a preliminary matter, the District desires to acknowledge the Commercial Lots’ roadway access designation as public right-of-way, and to accept the Engineer’s Certificate and Assessment Consultant’s Certificate, and to update the District’s improvement lien book accordingly; and

WHEREAS, toward that end, the District desires to declare special assessments for the Commercial Assessment Area and hold a public hearing in order to address the Sundance Plats, and hear public comment and testimony on the items addressed herein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** Pursuant to the Commercial Assessment Area Resolutions, the Board has previously determined to continue to undertake the

Commercial Project, as revised by the Sundance Plats, and to defray all or a portion of the cost thereof by the Commercial Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Commercial Project are described in the Engineer's Report, as modified by the Sundance Plats, all of which are on file at the District Records Office.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.** The total estimated cost of the Commercial Project, the portion to be paid by the Commercial Assessments, and the manner and timing in which the Commercial Assessments are to be paid is as originally set forth in the Commercial Assessment Area Resolutions. The presentation to the District of the Sundance Plats is hereby acknowledged. As a preliminary matter, and only for purposes of the public hearing being set by this Resolution, the District hereby accepts the Engineer's Certificate attached as **Exhibit A**, and the Assessment Consultant's Certificate attached as **Exhibit B**.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** Subject to the terms of this Resolution and any final resolution addressing the matters set forth herein, the Commercial Assessments securing the Commercial Project shall continue to be levied on the Commercial Assessment Area, as described in the Commercial Assessment Area Resolutions.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Commercial Assessment Area), with certain plans and specifications describing the Commercial Project and the estimated cost of the Commercial Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, attached as part of **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

9.

NOTICE OF PUBLIC HEARINGS

DATE:	_____ , _____ , 20__
TIME:	_____
LOCATION:	_____

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

11. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 9th day of May, 2022.

ATTEST:

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Engineer's Certificate

EXHIBIT B: Assessment Consultant's Certificate with Preliminary Assessment Roll

ENGINEER'S CERTIFICATE

_____, 2022

Board of Supervisors
Beaumont Community Development District

Re: Sundance Plats / Commercial Lots

Ladies and Gentlemen:

The undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. In 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) (“**2019 Commercial Bonds**”) for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District’s “**Commercial Project**,” which is described in the *Revised Engineer’s Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018.
2. I have reviewed (i) the plats entitled “Sundance Extension East” and “Sundance Extension West,” which were recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A, respectively (together, “**Sundance Plats**”), and (ii) documentation regarding the planned roadway access for the Commercial Lots. The Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, identified as Lots 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, and 262 (together, “**Commercial Lots**”). As evidenced by the Sundance Plats, and at the City of Wildwood’s request, roadway access always planned to be part of the Commercial Lots as private right-of-way was re-platted as public right-of-way instead of as part of the Commercial Lots.
3. It is my professional opinion that the designation of roadway access for the Commercial Lots as public right-of-way has not changed the development plan for the Commercial Lots because:
 - a. the additional roadway access was always planned to be part of the Commercial Lots as private right-of-way, and it was only at the City of Wildwood’s request that the roadway access be re-platted as public right-of-way instead of as part of the Commercial Lots;
 - b. the public roadway access directly benefits the Commercial Lots, just like the planned private right-of-way would have; and
 - c. the Commercial Lots will continue to be developed with the same entitlements as before.

4. Accordingly, it is my opinion that, while a portion of the Commercial Lots was converted to public right-of-way as a result of the Sundance Plats, the designation of roadway access for the Commercial Lots as public right-of-way has not had a material affect on the amount of property available for commercial use within the Commercial Lots. Thus, the Commercial Lots continue to receive the same amount of benefit from the District's Commercial Project, even after the changes set forth in the Sundance Plats.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

MORRIS ENGINEERING AND CONSULTING, LLC

Matthew Morris, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by Matthew Morris, P.E., District Engineer of the _____ Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

ASSESSMENT CONSULTANT'S CERTIFICATE

_____, 2022

Board of Supervisors
Beaumont Community Development District

Re: Sundance Plats / Commercial Lots

Ladies and Gentlemen:

Wrathell, Hunt and Associates, LLC ("**District Manager**"), as District Manager of the Beaumont Community Development District ("**District**") and assessment methodology consultant to the District, hereby makes the following certifications to the District:

1. In 2019, the District issued its \$7,100,000 Special Assessment Bonds, Series 2019 (Assessment Area Two – Commercial Project) ("**2019 Commercial Bonds**") for the purposes of, among other things, funding the construction, installation, and acquisition of public infrastructure improvements and services for the District's "**Commercial Project**," which is described in the *Revised Engineer's Report for the Beaumont Community Development District (Residential Project and Commercial Project)* dated September 12, 2018, as revised effective December 11, 2018.

2. I have also reviewed (i) the plats entitled "Sundance Extension East" and "Sundance Extension West," which were recorded in the Public Records of Sumter County, Florida at Plat Book 19, Pages 13 to 13A, and Plat Book 19, Pages 14 and 14A (together, "**Sundance Plats**"), and (ii) documentation regarding the planned roadway access for the Commercial Lots. The Sundance Plats provide additional public roadway access along Sundance Trail to the adjoining commercial lots, identified as Lots 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, and 262 (together, "**Commercial Lots**"). As evidenced by the Sundance Plats, and at the City of Wildwood's request, roadway access always planned to be part of the Commercial Lots as private right-of-way was re-platted as public right-of-way instead of as part of the Commercial Lots. I have further reviewed that certain Engineer's Certificate dated on or about the same date as this certificate.

3. Based on my review, I have determined that no true-up is due at this time as a result of the Sundance Plats and the Commercial Lots' roadway access designation as public right-of-way. As they relate to the Commercial Lots, the "**Commercial Debt Assessments**" levied pursuant to Resolutions 2018-25, 2019-01, and 2019-05, as amended by Resolution 2019-08, and securing the Commercial Bonds continue to be supported by sufficient benefit from the Commercial Project, and all Commercial Debt Assessments continue to be fairly and reasonably allocated against all property benefitted within what is known as "**Assessment Area Two**" (i.e., the Commercial Project area), including the Commercial Lots. Further, there are sufficient Commercial Debt Assessments levied against the benefitted properties Assessment Area Two and securing the

2019 Commercial Bonds to make all debt service payments required under the applicable indenture and other documents related to the 2019 Commercial Bonds. Nothing herein shall be construed to waive any right the District may have to make future true-up determinations.

4. A copy of the District's assessment lien roll, including the Commercial Lots, is attached hereto as **Exhibit 1**.

IN WITNESS WHEREOF, the undersigned authorized representative of the District Manager has executed this certificate on behalf of the District Manager as of the date and year set forth above.

WRATHELL, HUNT & ASSOCIATES, LLC

By: _____

Name: _____

Title: _____

EXHIBIT 1: Assessment Roll

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 344,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,458
Investments										
Revenue	-	-	-	213,907	274,890	18,271	-	-	-	507,068
Reserve	-	-	-	552,652	410,845	236,543	-	-	-	1,200,040
Prepayment	-	-	-	1,941	26,197	761,121	-	-	-	789,259
Construction	-	-	-	-	-	-	354,478	-	1	354,479
Cost of issuance	-	-	-	5,476	-	-	-	-	-	5,476
Undeposited funds	5,419	-	-	18,182	-	-	-	-	-	23,601
Due from Developer	24,336	-	-	-	-	-	-	-	-	24,336
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	32,870	66,512	1,285	1,406	-	-	-	-	102,073
Due from KLP Beaumont commercial	-	-	-	161,043	-	-	-	-	-	161,043
Due from KLP Village	-	-	-	-	178,153	-	-	-	-	178,153
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Total assets	<u>\$ 379,001</u>	<u>\$ 34,660</u>	<u>\$ 66,512</u>	<u>\$ 954,486</u>	<u>\$ 891,491</u>	<u>\$ 1,015,935</u>	<u>\$ 354,478</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 3,696,564</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 1,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,906
Accounts payable - onsite	5,188	185	630	-	-	-	-	-	-	6,003
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	3,386	-	-	10,495
Due to SRF - single family	32,870	-	-	-	-	-	-	-	-	32,870
Due to SRF - town home	66,512	-	-	-	-	-	-	-	-	66,512
Due to debt service fund 2019 area two	1,285	-	-	-	-	-	-	-	-	1,285
Due to debt service fund 2019-A1	1,406	-	-	-	-	-	-	-	-	1,406
Retainage payable	-	-	-	-	-	-	18,795	4,276	8,254	31,325
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>139,167</u>	<u>185</u>	<u>7,739</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>22,181</u>	<u>4,276</u>	<u>8,254</u>	<u>192,600</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	24,336	-	-	161,043	178,153	-	-	-	-	363,532
Total deferred inflows of resources	<u>24,336</u>	<u>-</u>	<u>-</u>	<u>161,043</u>	<u>178,153</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>363,532</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	792,132	703,851	1,015,935	-	-	-	2,511,918
Capital projects	-	-	-	-	-	-	332,297	(4,276)	(8,253)	319,768
Unassigned	215,498	34,475	58,773	-	-	-	-	-	-	308,746
Total fund balances	<u>215,498</u>	<u>34,475</u>	<u>58,773</u>	<u>792,132</u>	<u>703,851</u>	<u>1,015,935</u>	<u>332,297</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>3,140,432</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 379,001</u>	<u>\$ 34,660</u>	<u>\$ 66,512</u>	<u>\$ 954,486</u>	<u>\$ 891,491</u>	<u>\$ 1,015,935</u>	<u>\$ 354,478</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 3,696,564</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 226,652	\$ 162,156	140%
Landowner contribution	-	66,371	250,015	27%
Lot closing	4,940	86,995	-	N/A
Interest and miscellaneous	(1,127)	5,356	-	N/A
Total revenues	<u>3,813</u>	<u>385,374</u>	<u>412,171</u>	93%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	2,707	6,230	25,000	25%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	1,000	1,000	750	133%
Dissemination agent	83	499	1,000	50%
Trustee	-	-	10,500	0%
Telephone	17	100	200	50%
Postage	24	248	500	50%
Printing & binding	42	250	500	50%
Legal advertising	92	184	1,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	6,068	7,000	87%
Contingencies/bank charges	-	281	500	56%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	-	4,533	3,378	134%
Supplies	122	122	3,000	4%
Total professional & administrative	<u>8,087</u>	<u>43,900</u>	<u>109,518</u>	40%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	7,585	18,412	14,400	128%
Security amenity center	49	246	-	N/A
Stormwater management				
Lake maintenance	825	4,950	10,000	50%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	581	3,673	24,000	15%
Repairs and maintenance	2,842	4,509	2,500	180%
Monuments and street signage				
Repairs and maintenance	331	774	2,000	39%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	11,974	58,097	84,000	69%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	-	8,500	0%
Fertilization and pest control	130	1,265	16,000	8%
Irrigation repairs	-	1,180	10,000	12%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>24,317</u>	<u>93,703</u>	<u>305,650</u>	31%
Total expenditures	<u>32,404</u>	<u>137,603</u>	<u>418,546</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(28,591)	247,771	(6,375)	
Fund balances - beginning	244,089	(32,273)	23,401	
Fund balances - ending	<u>\$ 215,498</u>	<u>\$ 215,498</u>	<u>\$ 17,026</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 84,137	\$ 85,202	99%
Landowner contribution	-	-	140,423	0%
Lot closing	5,782	48,735	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>5,782</u>	<u>132,872</u>	<u>226,125</u>	59%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	-	937	12,000	8%
Accounting	125	750	1,500	50%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,416	8,496	18,000	47%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	-	4,000	0%
Plant replacement	-	680	7,500	9%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	6,113	12,000	51%
Gym equipment- PM	275	550	1,000	55%
Repairs and maintenance	5,000	5,198	7,500	69%
Electricity	1,354	8,231	15,000	55%
Gate electricity	628	3,180	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	674	3,367	6,000	56%
Water/sewer/propane	196	1,382	12,000	12%
Janitorial	13,287	14,682	35,000	42%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	9,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Security amenity center	-	4,971	-	N/A
Pest control	65	390	1,200	33%
Permits/licenses	-	-	750	0%
Holiday decorating	-	498	1,000	50%
Supplies	533	1,113	3,000	37%
Contingencies	374	940	1,000	94%
Total single family program	<u>24,887</u>	<u>78,120</u>	<u>224,350</u>	35%
Other fees & charges				
Tax collector	-	1,683	1,775	95%
Total other fees & charges	<u>-</u>	<u>1,683</u>	<u>1,775</u>	95%
Total expenditures	<u>24,887</u>	<u>79,803</u>	<u>226,125</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(19,105)	53,069	-	
Fund balances - beginning	53,580	(18,594)	5,226	
Fund balances - ending	<u>\$ 34,475</u>	<u>\$ 34,475</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 49,591	\$ 36,916	134%
Landowner contribution	-	-	35,084	0%
Lot closing	-	15,947	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>65,538</u>	<u>72,500</u>	90%
EXPENDITURES				
Town Home Program				
Accounting	62	375	750	50%
Streetlighting electricity	1,977	1,977	2,280	87%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	196	1,176	18,000	7%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	710	4,260	9,000	47%
Repairs and maintenance	1,000	1,000	3,000	33%
Electricity	283	2,425	4,000	61%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	303	1,057	2,000	53%
Water/sewer	115	684	2,000	34%
Janitorial	4,152	4,330	12,800	34%
Pressure washing	-	-	3,000	0%
Security amenity center	-	-	2,500	0%
Pest control	630	5,103	900	567%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>9,428</u>	<u>22,912</u>	<u>71,730</u>	32%
Other fees & charges				
Tax collector	-	992	769	129%
Total other fees & charges	<u>-</u>	<u>992</u>	<u>769</u>	129%
Total expenditures	<u>9,428</u>	<u>23,904</u>	<u>72,499</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(9,428)	41,634	1	
Fund balances - beginning	68,201	17,139	23,679	
Fund balances - ending	<u>\$ 58,773</u>	<u>\$ 58,773</u>	<u>\$ 23,680</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 169,668	\$ 167,402	101%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	-	57,201	-	N/A
Interest	6	53	-	N/A
Total revenues	<u>6</u>	<u>1,082,795</u>	<u>326,012</u>	332%
EXPENDITURES				
Debt service				
Principal prepayment	-	855,000	-	N/A
Interest	-	145,748	264,244	55%
Total debt service	<u>-</u>	<u>1,000,748</u>	<u>264,244</u>	379%
Other fees & charges				
Tax collector	-	3,393	3,488	97%
Total other fees and charges	<u>-</u>	<u>3,393</u>	<u>3,488</u>	97%
Total expenditures	<u>-</u>	<u>1,004,141</u>	<u>267,732</u>	375%
Excess/(deficiency) of revenues over/(under) expenditures	6	78,654	58,280	
Fund balances - beginning	792,126	713,478	723,646	
Fund balances - ending	<u>\$ 792,132</u>	<u>\$ 792,132</u>	<u>\$ 781,926</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 185,638	\$ 170,014	109%
Assessment levy: off-roll	-	103,925	244,214	43%
Assessment prepayments	-	15,751	-	N/A
Lot closing	8,024	90,060	-	N/A
Interest	5	27	-	N/A
Total revenues	<u>8,029</u>	<u>395,401</u>	<u>414,228</u>	95%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	157,656	313,294	50%
Total debt service	<u>-</u>	<u>252,656</u>	<u>408,294</u>	62%
Other fees & charges				
Tax collector	-	3,713	3,542	105%
Total other fees and charges	<u>-</u>	<u>3,713</u>	<u>3,542</u>	105%
Total expenditures	<u>-</u>	<u>256,369</u>	<u>411,836</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	8,029	139,032	2,392	
Fund balances - beginning	695,822	564,819	668,563	
Fund balances - ending	<u>\$ 703,851</u>	<u>\$ 703,851</u>	<u>\$ 670,955</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 43,459	\$ 110,813	39%
Assessment prepayments	119,421	879,464	-	N/A
Lot closing	3,359	314,287	-	N/A
Interest	6	37	-	N/A
Total revenues	<u>122,786</u>	<u>1,237,247</u>	<u>110,813</u>	1117%
EXPENDITURES				
Debt service				
Principal prepayment	-	750,000	-	N/A
Interest	-	61,242	110,813	55%
Total debt service	<u>-</u>	<u>811,242</u>	<u>110,813</u>	732%
Excess/(deficiency) of revenues over/(under) expenditures	122,786	426,005	-	
Fund balances - beginning	893,149	589,930	294,932	
Fund balances - ending	<u>\$ 1,015,935</u>	<u>\$ 1,015,935</u>	<u>\$ 294,932</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 3	\$ 16
Total revenues	<u>3</u>	<u>16</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>46,188</u>
Total expenditures	<u>-</u>	<u>46,188</u>
Excess/(deficiency) of revenues over/(under) expenditures	3	(46,172)
Fund balances - beginning	<u>332,294</u>	<u>378,469</u>
Fund balances - ending	<u><u>\$ 332,297</u></u>	<u><u>\$ 332,297</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 735
Total revenues	-	735
EXPENDITURES		
Capital outlay	-	735
Total expenditures	-	735
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,276)	(4,276)
Fund balances - ending	\$ (4,276)	\$ (4,276)

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Net change in fund balances	 -	 -
Fund balances - beginning	(8,253)	(8,253)
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

10

Draft
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 11, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

James Harvey	Chair
Bradley Walker	Assistant Secretary
Troy Simpson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Joey Arroyo	Evergreen Lifestyles Management
Chris Semko	Floralawn
Greg Klosterman	Resident
Sheri Austin	Resident
Jan Ennes	Resident
Amanda Fitzpatrick	Resident
Lori Anderson	Resident
Molly Blackmon	Resident
Walter Renic	Resident
Ann Judy	Resident, for Resident Elaine Stanchio

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:36 p.m. Supervisors Harvey, Simpson and Walker were present in person. Supervisors Smith and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Ann Judy, representing resident Elaine Stanchio, and residents Greg Klosterman, Sheri Austin, Amanda Fitzpatrick, Jan Ennes and Lori Anderson participated in public comments.

The following is a synopsis of the public comments, requests and opinions about deficiencies throughout the community and the related response if available:

42 ➤ As to Ms. Stanchio's question about her flag pole, it is an HOA matter or, if it involves
43 an Ordinance, it is a City issue; the CDD has no jurisdiction over private property.

44 ➤ Weeds/Dead Trees: These issues will be addressed later in the meeting.

45 ➤ Street Lights: A contractor will be hired to repair the street lights that are out.

46 ➤ Safety Concerns – Overnight Parking and Speeding: Mr. Arroyo stated it was difficult to
47 enforce no overnight parking, as he is not on site overnight. He would e-blast a reminder about
48 the Parking Policy, which is included in the Declarations, and post it on the website.

49 Mr. Arroyo read a portion of the Parking Policy from the Declarations, which does not
50 prohibit street parking. He stated the HOA disclaims any responsibility for enforcement, as it
51 rests solely on the governmental authorities. Residents should contact the Sheriff's office.

52 ➤ Pool Area - Noise Ordinance Policy: Earbuds/AirPods or head phones are required in the
53 pool area. The covered area is subject to the City's noise ordinance, which changes after 10:00
54 p.m. The City is responsible for enforcing its noise ordinance. Mr. Arroyo will e-blast the Noise
55 Ordinance to residents, and tell them to call the Police if it is being violated. Violations are
56 punishable with a fine of up to \$500.

57 ➤ Gates Not Functioning Properly: An electrician is being hired to repair the
58 malfunctioning sensor under the road and timer. As there is a soft gate policy, the gate will be
59 open for construction in the morning and closed at night, until construction is completed.

60 ➤ Street Cleaning: DR Horton has the streets cleaned during the home construction phase
61 but it will cease, once construction is completed.

62 ➤ CDD Meeting Notification: The Annual Meeting Schedule is advertised in the local
63 newspaper and posted on the CDD website www.Beaumontcdd.net.

64 ➤ Pool Cleaning Schedule: Mr. Arroyo stated the pool is heated to 82 degrees; he will
65 check the equipment. The pool is cleaned early in the day, three days a week.

66 Although Mr. Arroyo observed the pool technician doing a good job cleaning the pool
67 and the chemicals are balanced, a resident asked for it to be noted, on the record, that she gave
68 Mr. Arroyo proof that she observed the cleaners using the same rag and that, in her opinion,
69 they are not doing a great job. She felt that Mr. Arroyo should consider terminating them and
70 hiring another company and that the CDD should allocate more funds so the pools can be
71 cleaned more frequently and require proof that the work was done. She asked Staff to make
72 sure the Community Center areas that residents utilize look good and that the gates work
73 properly. She thought these things will engage people to buy and increase property values.

74 Mr. Adams stated that the audio is available and the summary meeting minutes will be
75 posted on the CDD’s website, once they are approved by the Board. Regarding allocating more
76 funds, he stated that budget deliberations will commence soon.

77 ➤ Regarding a request for additional landscaping to fill open gaps behind Sunshine, it was
78 noted that all landscaping in the initial phases was completed; therefore, the Board would need
79 to consider whether to plant additional trees.

80 ➤ Water Odor at Clubhouse: Determining if the faucet odor issue is related to circulation
81 or the water source and if installing a charcoal filter will correct the issue is underway.

82

83 **THIRD ORDER OF BUSINESS**

**Discussion: Assessment Area Two –
Commercial Project**

84

85

86 Mr. Adams stated the CDD met certain criteria necessary to reduce its reserve
87 requirement. Bond Counsel reviewed the documents, which support the intent to reduce and
88 to transfer excess reserve funds to the acquisition and construction fund so those funds can be
89 used for a few commercial improvement projects for which those funds can be used.

90 **A. Presentation of Supplement to Engineer’s Report**

91 Mr. Morris presented the Supplement to the Engineer’s Report, which outlines the
92 improvements within the CDD and Commercial Projects, as well as the related costs.

93 Mr. Earlywine stated the Third Order of Business deals only with the remaining items
94 related to the Commercial Project; it does not affect the residential project. Adjustments are
95 being made to the bond documents because the concept to release construction funds that
96 were set aside in the case of a default were not built into the original document, which
97 authorizes the release of construction funds to use for construction later on, such as for the
98 remaining commercial projects.

99 **B. First Amendment to Acquisition Agreement**

100 Mr. Earlywine presented the First Amendment to the Acquisition Agreement. It allows
101 the CDD to buy the completed commercial project, namely West Entry Road, from the builder.

102

103

104

105

106

107

On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the First Amendment to the Acquisition Agreement Between the Beaumont Community Development District and KLP Beaumont Commercial LLC, in substantial form and authorizing the Chair to execute, was approved

108 **C. Consideration of First Amendment to Third Supplemental Trust Indenture**

109 Mr. Earlywine presented the First Amendment to the Third Supplemental Trust
110 Indenture dated April 1, 2022. The concept inadvertently excluded from the original contract
111 was incorporated into this document to enable the CDD to purchase the rest of the Commercial
112 Project using construction funds that were held and are typically released over time.

113

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the
the First Amendment to the Third Supplemental Trust Indenture, between
Beaumont Community Development District and Regions Bank, was approved**

114

115

116

117

118

119 **D. Opinion of Bond Counsel**

120 Mr. Earlywine recommended accepting Items 3D and 3E as part of the transaction, as
121 they support adding the concept into the Trust Indenture and the Bondholders' being agreeable
122 to this action.

123 **E. Presentation of Bondholder Consent**

124

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the
Opinion of Bond Counsel and the Bondholder Consent letter, as stated, were
accepted.**

125

126

127

128

129

130 **F. Consideration of Acquisition of Project Roadway and Other Items**

131 Mr. Earlywine recommended accepting acquisition of the items identified in the
132 Engineer's Report.

133

**On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the
Supplement to the Engineer's Report for Acquisition of the Projects identified
therein and authorizing Staff to prepare any documents necessary to acquire
those items and to convey them, was approved.**

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140 **FOURTH ORDER OF BUSINESS**

**Ratification of Morris Engineering and
Consulting, LLC, Proposal for Preparation
of Stormwater Management Needs
Analysis**

141

142

143

144

145 Mr. Adams presented the Morris Engineering and Consulting, LLC, proposal, to prepare
146 the 20-Year Stormwater Management Needs Analysis Report, for ratification.

147

148 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor, the**
149 **Morris Engineering and Consulting, LLC proposal to prepare and submit the 20-**
150 **Year Stormwater Management Needs Analysis Report, in a not-to-exceed**
151 **amount of \$4,500, was ratified.**

152

153

154 **FIFTH ORDER OF BUSINESS**

**Update: Status of Line-of-Sight Issues and
Stop Sign at Wildwood Intersection**

155

156

157 Mr. Harvey stated that the City denied the request to make the Wildwood intersection a
158 four-way stop. Resident would need to petition and pursue it with the City directly.

159

160 **SIXTH ORDER OF BUSINESS**

**Consideration of Floralawn Landscape
Enhancement Proposals/Report**

161

162

163 **A. Floralawn Site Inspection Report – February 3, 2022**

164 Mr. Chris Semco presented the Floralawn Site Inspection Report. It included soil testing
165 in specific areas and concluded that 90% of the turf has sand and needs more organic matter.
166 He stated that the proposals provided are recommendations to give more color and enhance
167 focal points. He discussed the color palette and selecting plants that are resistant to freeze. It
168 was noted that the turf stress was caused by construction or drainage issues.

169 Discussion ensued about broken concrete around homes and DR Horton not cleaning up
170 areas before laying sod. Once the summer schedule commences, cleanup of the common areas
171 and green space will occur weekly.

172 **B. Work Order #1571, Location 4 [\$17,665.92]**

173 **C. Work Order #1572, Location 5 [\$20,653.61]**

174 **D. Work Order #1573, Location 6 [\$7,284.71]**

175 **E. Work Order #1574, Location 8 [\$5,952.06]**

176 **F. Work Order #1575, Location 7 [\$8,423.66]**

177 **G. Work Order #1576, Select Mulching [\$44,072.00]**

178 **H. Work Order #1581, Location 1 [\$17,890.92]**

179 **I. Work Order #1582, Location 2 [\$5,167.06]**

180 **J. Work Order #1583, Location 3 [\$5,757.06]**

181 K. Work Order #1584, Location 9 [\$21,973.61]

182 L. Plant Selections

183 Items 6B through 6L were deferred.

184

185 SEVENTH ORDER OF BUSINESS

Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)

186

187

188 Mr. Semco presented the proposal for a rate increase due to nationwide labor and
189 materials costs increases; the increase would go into effect in June. Mr. Semco was asked to
190 prepare and email a comparison contract rate spreadsheet to Mr. Adams to email to the Board.

191 Mr. Adams would prepare a financial impact analysis report and, upon receipt of
192 information, determine if a budget amendment will be necessary.

193 Whether the landscaping crew is not maintaining some areas was discussed.

194 This item was deferred to the May meeting.

195

196 EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Palm Tree Arborjet Services

197

198

199 A. Complete Pest Management – Commons

200 B. Complete Pest Management – Clubhouse

201 The Board agreed with Mr. Arroyo’s recommendation to table these items until a
202 decision is made about the landscapers and if it should be included in the Floralawn contract.

203

204 NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Designating a Date, Time and Location for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

205

206

207

208

209

210 Mr. Adams presented Resolution 2022-05.

211

212 **On MOTION by Mr. Harvey and seconded by Mr. Simpson, with all in favor,**
213 **Resolution 2022-05, Designating a Date, Time and Location of November 14,**
214 **2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785, for a**
215 **Landowners’ Meeting and Election; Providing for Publication, Providing for**
216 **Severability and an Effective Date, was adopted.**

217

218

- 219 ▪ **Consideration of Resolution 2022-06, Designating Dates, Times and Locations for**
- 220 **Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023**
- 221 **and Providing for an Effective Date**

222 **This item was an addition to the agenda.**

223 Mr. Adams presented Resolution 2022-06. The Regular Meetings would be held on the
224 second Monday of each month at 1:30 p. m., at 7764 Penrose Place, Wildwood, Florida 34785.

225

226 **On MOTION by Mr. Simpson and seconded by Mr. Walker, with all in favor,**

227 **Resolution 2022-06, Designating Dates, Times and Locations for Regular**

228 **Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023**

229 **and Providing for an Effective Date, was adopted.**

230

231

232 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of February 28, 2022**

233

234

235 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022.

236 The financials were accepted.

237

238 **ELEVENTH ORDER OF BUSINESS**

**Approval of February 14, 2022 Regular
Meeting Minutes**

239

240

241 Mr. Adams presented the February 14, 2022 Regular Meeting Minutes.

242

243 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**

244 **February 14, 2022 Regular Meeting Minutes, as presented, were approved.**

245

246

247 **TWELFTH ORDER OF BUSINESS**

Staff Reports

248

249 **A. District Counsel: *KE Law Group, PLLC***

250 There was no report.

251 **B. District Engineer: *Morris Engineering and Consulting, LLC***

252 There was no report.

253 **• Update: Status of Stormwater System Completion**

254 This item was discussed during the Fourth Order of Business.

255 **C. Field Operations Manager: *Evergreen Lifestyles Management***

256 There was no report.

257 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

258 • **NEXT MEETING DATE: May 9, 2022 at 1:30 P.M.**

259 ○ **QUORUM CHECK**

260 The next meeting would be held on May 9, 2022.

261

262 **THIRTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

263

264 Mr. Harvey discussed the following:

265 ➤ Pool Area: Mr. Arroyo would arrange for Staff to be on site for a two-week period to
266 maintain the pool area and he would send photographs and a written report to Management.

267 ➤ Clubhouse: Reports showed that cleanliness of the Clubhouse improved.

268 A Board Member asked about the maintenance schedule for cleaning the outside of the
269 Clubhouse. Mr. Arroyo stated it is cleaned three days a week, including easements, pavers and
270 pumps. Pressure washing occurs twice a year, around October and before the summer.

271 ➤ Outstanding Issues: Staff would have all issues discussed today addressed, including
272 gates, lights, speed limit signs and water issues.

273 ➤ Speeding: Engaging an off-duty Sherriff Deputy to monitor the community would be
274 considered at the next meeting. Mr. Adams would include a new line item in the proposed
275 Fiscal Year 2023 budget.

276 Discussion ensued regarding speeding and it was noted that violators are predominately
277 construction trucks and a few residents.

278

279 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

280

281 The following is a synopsis of Board Member and Staff responses to comments,
282 questions and requests from the public:

283 ➤ Bonds: The 30-year bond interest rate was believed to be 4% or 4.5%, with a 10-year call
284 date. Homeowners have the option to pay off the balance of the debt service portion of their
285 assessment at any time.

286 ➤ Regarding construction debris in the path around the lakes and retention ponds, the
287 landscaper's scope of work did not include picking up blown construction debris in the grasses.

288 As the Builder is responsible for cleaning the construction sites, Mr. Harvey asked for a
289 letter to be sent putting DR Horton on notice and stating that the CDD will bill them if the CDD
290 has to pay to clean up construction debris.

291 Resident Walter Renic stated he received a Notice of Direct Violation for having his trash
292 containers out before 6:00 p.m. He discussed dog owners not picking up after their pets and
293 asked why parking on the sidewalk is not being addressed.

294 It was noted that the issues brought up by Mr. Renic are HOA matters. Concerns should
295 be emailed to Mr. Arroyo.

296 Mr. Harvey offered to answer any questions after the meeting.

297 A resident thanked the Board for listening to the homeowners and hoped the issues
298 discussed today would be resolved by the next meeting.

299 ➤ Board Member Election Process: The candidate qualifying period, election process and
300 criteria to transition from Landowner elected Seats to the General Election were explained.

301 A resident asked the Board Members if they are the Developers. It was noted that Kolter
302 Land is the Developer and DR Horton is the Builder.

303

304 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

305

306 There being nothing further to discuss, the meeting adjourned.

307

308 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**
309 **meeting adjourned at 2:43 p.m.**

310

311

312

313

314

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

315
316
317
318
319
320

Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

11D

William "Bill" Keen, Supervisor of Elections

Sumter County, Florida

• elections.sumtercountyfl.gov • electioninfo@sumtercountyfl.gov • (352) 569-1540 • Fax (352) 569-1541



April 18, 2022

To: Daphne Gillyard:

As of April 15, 2022 there were 182 registered voters in the Beaumont Community Development District.

If you have any questions, please feel free to call our office at (352) 569-1540 or email us at electioninfo@sumtercountyfl.gov

Sincerely,

William "Bill" Keen
Supervisor of Elections
Sumter County

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2021	Regular Meeting	1:30 PM
January 10, 2022 CANCELED	Regular Meeting	1:30 PM
February 14, 2022	Regular Meeting	1:30 PM
March 14, 2022 CANCELED NO QUORUM	Regular Meeting	1:30 PM
April 11, 2022	Regular Meeting	1:30 PM
May 9, 2022	Regular Meeting	1:30 PM
June 13, 2022	Regular Meeting	1:30 PM
July 11, 2022	Regular Meeting	1:30 PM
August 8, 2022	Public Hearing & Regular Meeting	1:30 PM
September 12, 2022	Regular Meeting	1:30 PM