

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

August 8, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

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

August 1, 2022

Board of Supervisors
Beaumont Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 8, 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. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law **[Assessment Area Two (Commercial) to Address Sundance Replats]**
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-12, Supplementing Resolutions 2018-25, 2019-01, 2019-05 and 2019-08; Acknowledging the Presentation of Certain Plats; Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating to True-Up for Debt Assessments; Providing for an Update to the District's Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-13, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2022-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest

Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

6. Ratification of Juniper Landscaping of Florida, LLC, Proposal No. 166293 for Additional Maintenance
7. Consideration of Service Agreements for A/C Units
8. Acceptance of Unaudited Financial Statements as of June 30, 2022
9. Approval of July 11, 2022 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 12, 2022 at 1:30 P.M.

○ QUORUM CHECK

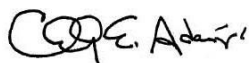
Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
John Curtis	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> 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

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

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

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

Sincerely,



Chuck Adams
 District Manager

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Beaumont Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/15/2022, 07/22/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/22/2022

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$3600.40

Order No: 7526740

of Copies:

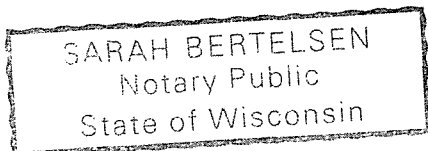
Customer No: 534909

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3B


STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

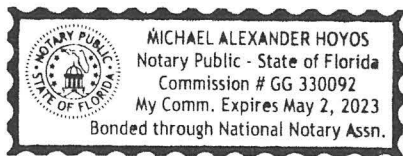
BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Beaumont Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Beaumont Community Development District.
4. I do hereby certify that on June 9, 2022, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Beaumont Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Michal Szymonowicz

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this ____ day of August 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC


Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Mailed Notices

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

WILDWOOD APTS HOLDINGS LLC
115 SCHMITT BLVD
FARMINGDALE, NY 11735

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

K-BERGER 8 LLC
12261 HAMMOCK CREEK WAY
FORT MYERS, FL 33905

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

BARON ASSOCIATES LLC & ROBIN H
1237 GORDON RIVER TRL
NAPLES, FL 34105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

CASTO BEAUMONT 462 LLC
5391 LAKEWOOD RANCH BLVD
STE 100
LAKEWOOD RANCH, FL 34240

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

DADE CITY PROPERTIES LLC
PO BOX 5031

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postmark Here

WEST PROPERTY LLC
100 W LUCERNE CIR STE 501
ORLANDO, FL 32801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 0790 9780

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Posta
\$

Sent To

Street and A

City, State, Z

BEAUMONT PROPERTIES LLC
13553 STATE RD STE 170
ODESSA, FL 33556

Postmark Here
 BOCA RATON FL
 JUL - 9 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 0790 2060

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Pos
\$

Sent To

Street and

City, State, Z

SWEETWATER CAR WASH VILLAGES L
7659 MAJORCA PL
ORLANDO, FL 32819

Postmark Here
 BOCA RATON FL
 JUL - 9 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 0790 2606

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Posta
\$

Sent To

Street and,

City, State,

CNL BEAUMONT SLIVER LLC
5391 LAKEWOOD RANCH BLVD STE
100
SARASOTA, FL 34240

Postmark Here
 BOCA RATON FL
 JUL - 9 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 0790 2582

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Posi
\$

Sent To

Street and

City, State,

SHSB 466 LLC
16701 COLLINS AVE
SUNNY ISLES, FL 33160

Postmark Here
 BOCA RATON FL
 JUL - 9 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 0734 2048

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Pos
\$

Sent To

Street and

City, State,

SUNBELT INVESTMENTS LLC
5022 TURBEVILLE HWY
TURBEVILLE, SC 29162

Postmark Here
 BOCA RATON FL
 JUL - 9 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

CASTO BEAUMONT 462 LLC
5391 LAKEWOOD RANCH BLVD, STE 100
LAKEWOOD RANCH, FL 34240

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04Q247

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

BARON ASSOCIATES LLC & ROBIN H
1237 GORDON RIVER TRL
NAPLES, FL 34105

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04Q248

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

WEST PROPERTY LLC
100 W LUCERNE CIR STE 501
ORLANDO, FL 32801

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04N249

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

SUNBELT INVESTMENTS LLC
5022 TURBEVILLE HWY
TURBEVILLE, SC 29162

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04N250

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, slightly slanted style.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

DADE CITY PROPERTIES LLC
PO BOX 5031
CLEARWATER, FL 33758

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04N251 and G04N252

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE: **August 8, 2022**
TIME: **1:30 p.m.**
LOCATION: **7764 Penrose Place**
 Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

SWEETWATER CAR WASH VILLAGES L
7659 MAJORCA PL
ORLANDO, FL 32819

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04N253

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

BEAUMONT PROPERTIES LLC
13553 STATE RD STE 170
ODESSA, FL 33556

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04N254

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

SHSB 466 LLC
16701 COLLINS AVE
SUNNY ISLES, FL 33160

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04P259

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

WILDWOOD APTS HOLDINGS LLC
115 SCHMITT BLVD
FARMINGDALE, NY 11735

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04P260

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

CNL BEAUMONT SLIVER LLC
5391 LAKEWOOD RANCH BLVD STE 100
SARASOTA, FL 34240

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04S421

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, somewhat stylized font.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

July 9, 2022

K-BERGER 8 LLC
12261 HAMMOCK CREEK WAY
FORT MYERS, FL 33905

RE: *Beaumont Community Development District (“District”)*
Notice of Hearings on Debt Assessments
Parcel ID# G04S422

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Beaumont Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE:	August 8, 2022
TIME:	1:30 p.m.
LOCATION:	7764 Penrose Place Wildwood, Florida 34785

By way of background, and 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**”). 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.

Section 9 of Resolution 2019-01 requires that plats containing any portion of the lands within the Commercial Assessment Area 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. 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. 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, 256, 257, 258, 259, 260, 261, 264, 421 and 422 (together, “**Commercial Lots**”). 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.

The District’s Engineer has issued an *Engineer’s Certificate regarding Commercial Lots* (“**Engineer’s Certificate**”), and therein, 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. Based on the Engineer’s Certificate, the District’s Assessment Consultant has prepared an “**Assessment Consultant’s Certificate**” determining that no true-up payment is due because there is no material change to the development plan to the Commercial Lots.

The purpose of the public hearings announced above is to hear comments and testimony regarding the Sundance Plats and to determine whether to impose a true-up in connection with the Sundance Plats. The 2019 Commercial Bonds secured by the Commercial Debt Assessments financed certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements, as set forth in the Engineer’s Report. The Commercial Debt Assessments are described in the *Revised Master Special Assessment Methodology Report*, dated August 5, 2018, as revised August 7, 2018 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, confirm the levy and imposition of Commercial Debt Assessments taking into account the Sundance Plats, and as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Wildwood, Florida, lying within Sections 4, Township 19 South, Range 23 East; more precisely the northeast quadrant of the intersection of CR 466A and CR 462. All benefitted lands within the Commercial Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in black ink that reads "Chuck Adams". The signature is written in a cursive, slightly slanted style.

Chuck Adams
District Manager

Exhibits:

- *Attachment A - Summary of Commercial Debt Assessments*

EXHIBIT A

Summary of Commercial Debt Assessments

1. **Commercial Debt Assessments / Total Revenue.** For all Commercial Debt Assessments, the District expects to collect no more than **\$3,245,000 (\$7,100,000 in original revenue less prepayments of principal and principal payments made as regular annual payments)** in total revenue (not including interest and collection costs), or **\$273,723.40** per year for 30 annual installments, to fund the District’s Commercial Project.

2. **Unit of Measurement.** As described in the Assessment Report, and generally speaking, all Commercial Debt Assessments are allocated on a per net acre basis, subject to adjustments for true-up determinations.

3. **Schedule of Commercial Debt Assessments**

Land Use	Total # of Assessable Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
Total Debt Amounts				
Total Debt Amounts				
Commercial	17.87 acres	n/a	\$3,245,000	\$273,723.40
Per Unit/Acre Amounts				
Commercial	1 acre	n/a	\$181,589.26	\$15,317.48

Parcel #	Assessable Acres	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)*
G04Q247	2.36	\$428,550.64	\$36,149.26
G04Q248	2.10	\$381,337.44	\$32,166.71
G04N249	1.04	\$188,852.83	\$15,930.18
G04N250	0.99	\$179,773.36	\$15,164.31
G04N251	1.00	\$181,589.26	\$15,317.48
G04N252	1.09	\$197,932.29	\$16,696.06
G04N253	1.16	\$210,643.54	\$17,768.28
G04N254	1.00	\$181,589.26	\$15,317.48
G04P259	1.71	\$310,517.63	\$26,192.89
G04P260	3.61	\$655,537.21	\$55,296.11
G04S421	0.541	\$98,239.79	\$8,286.76
G04S422	1.269	\$230,436.77	\$19,437.88
Total	17.87	\$3,245,000	\$273,723.40

*The annual amounts include estimated collection costs and early payment discounts.

The Commercial Debt Assessments are expected to be collected over a period of 30 years subsequent to the issuance of debt to finance the improvements. Further, the Commercial Debt Assessments do not include any other assessments that may have been levied previously or that may be levied in the future.

4. **Collection.** The Commercial Debt Assessments constitute a lien against benefitted property located within the Commercial Assessment Area just as do each year's property taxes. For the Commercial Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3C

RESOLUTION 2022-12

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

A RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) SUPPLEMENTING RESOLUTIONS 2018-25, 2019-01, 2019-05 AND 2019-08; ACKNOWLEDGING THE PRESENTATION OF CERTAIN PLATS; ACCEPTING A CERTIFICATE OF CONSULTING ENGINEER, AND A CERTIFICATE OF ASSESSMENT CONSULTANT RELATING TO TRUE-UP FOR DEBT ASSESSMENTS; PROVIDING FOR AN UPDATE TO THE DISTRICT’S IMPROVEMENT LIEN BOOK; AND PROVIDING FOR 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; 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, the District levied and imposed special assessments on the “**Commercial Assessment Area**” (as defined in the foregoing resolutions) 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 recently recorded and presented to the District Manager; 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, after holding a public hearing in order to address the Sundance Plats pursuant to Resolution 2022-09, and after considering public comment and testimony on the items addressed herein, the District desires to acknowledge the presentation of the Sundance Plats, and to accept the Engineer’s Certificate and Assessment Consultant’s Certificate, and to update the District’s improvement lien book accordingly.

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

1. INCORPORATION OF RECITALS. All of the above recitals are recognized as true and accurate and are expressly incorporated into this Resolution.

2. ACKNOWLEDGMENT OF PRESENTATION OF PLATS. The presentation to the District of the Sundance Plats is hereby acknowledged.

3. SUPPLEMENT TO PRIOR DEBT ASSESSMENT RESOLUTIONS; ACCEPTANCE OF ENGINEER’S CERTIFICATE AND ASSESSMENT CONSULTANT’S CERTIFICATE; TRUE-UP DETERMINATION. The District hereby determines to supplement Resolutions 2018-25, 2019-01, and 2019-05, as amended by Resolution 2019-08, as set forth herein. Consistent therewith, the District accepts the Engineer’s Certificate attached as **Exhibit A**, and the Assessment Consultant’s Certificate attached as **Exhibit B**. Based on the forgoing, the Board hereby

determines that no true-up payment is due as a result of the recording of the Sundance Plats, and that the Commercial Debt Assessments shall continue to be in full force and effect as set forth in **Exhibits A and B**.

4. AUTHORIZATION TO UPDATE IMPROVEMENT LIEN BOOK. The District Manager shall update the District's improvement lien book to address the Sundance Plats and the determinations set forth herein.

5. CONFLICTS. Resolutions 2018-25, 2019-01, 2019-05, and 2019-08 are hereby supplemented by this Resolution and otherwise remain in full force and effect. All other resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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 the passage and adoption of this Resolution by the Board of Supervisors of the Beaumont Community Development District.

[CONTINUED ON NEXT PAGE]

Introduced, considered favorably, and adopted this 8th day of August, 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

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

4A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Beaumont Cdd
Beaumont Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/19/2022, 07/26/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/26/2022

Legal Clerk

Notary, State of WI, County of Brown
7/27/22

My commision expires
Publication Cost: \$1359.66
Order No: 7539284 # of Copies:
Customer No: 534909 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Beaumont Community Development District ("District") will hold the following two public hearings and a regular meeting on Monday, August 8, 2022, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Phases 1 and 2			
SF 50'	175	1.25	\$791.09
SF 40'	96	1.00	\$632.87
TH	134	0.80	\$506.30
Commercial	38.57	7.285714	\$4,610.93

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

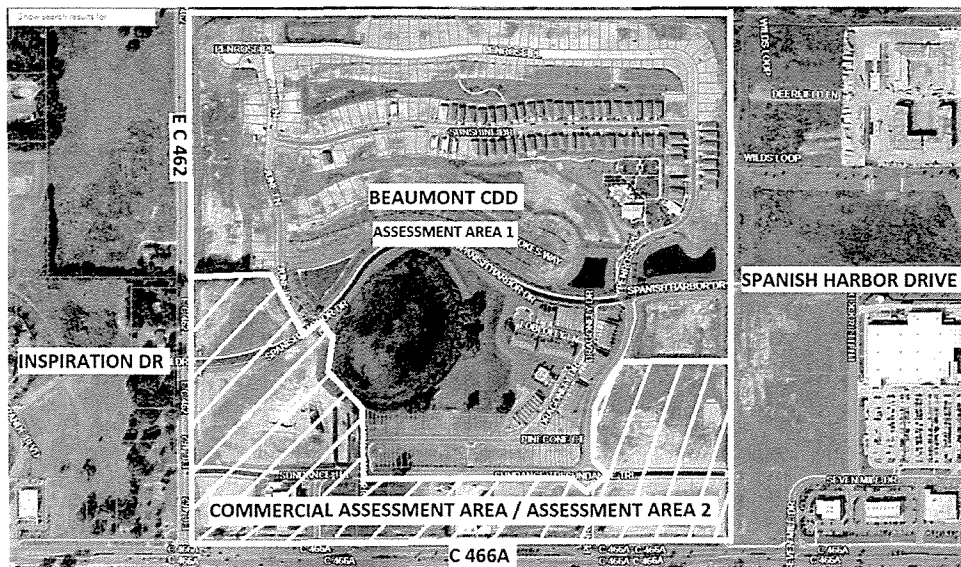
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on sold lots and/or commercial property, including lots sold during the Fiscal Year 2022/2023, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Beaumont Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/15/2022, 07/22/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/22/2022

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$3600.40

Order No: 7526740

of Copies:

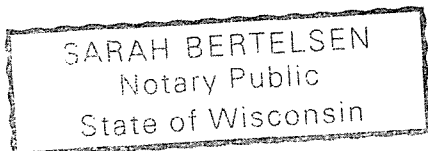
Customer No: 534909

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beaumont Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2022.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**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				\$ 372,460
Allowable discounts (4%)	(6,757)				(14,898)
Assessment levy: on-roll - net	162,156	\$226,652	\$ 11,437	\$ 238,089	357,562
Landowner contribution	250,015	66,371	71,317	137,688	54,574
Lot closing	-	86,995	10,000	96,995	-
Interest	-	5,356	-	5,356	-
Total revenues	412,171	385,374	92,754	478,128	412,136
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	7,449
Supplies	-	122	150	272	300
Total professional & administrative	106,518	43,900	64,797	108,697	112,389

**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	-
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	4,000	7,673	8,000
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	1,000
Electricity	1,250	774	476	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	84,000	58,097	60,000	118,097	160,000
Mulch	70,000	-	70,000	70,000	65,000
Plant replacement	7,500	-	7,500	7,500	5,000
Tree treatment	8,500	-	8,500	8,500	8,500
Fertilization and pest control	16,000	1,265	14,735	16,000	-
Irrigation repairs	10,000	1,180	5,000	6,180	2,000
Roadway maintenance	5,000	-	2,500	2,500	2,500
Total field operations	305,699	93,703	250,326	344,029	299,750
Total expenditures	412,217	137,603	315,123	452,726	412,139
Excess/(deficiency) of revenues over/(under) expenditures	3	247,771	(222,369)	25,402	(3)
Fund balance - beginning (unaudited)	23,401	(32,273)	215,498	(32,273)	25,402
Fund balance - ending (projected)	\$23,404	\$215,498	\$(6,871)	\$25,402	\$25,399

**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	7,449
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	-
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	8,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	1,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	160,000
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	65,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	8,500
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$412,139</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
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 - gross Single Family program	\$ 88,752				\$ 165,296
Allowable discounts (4%)	(3,550)				(6,612)
Assessment levy: on-roll - net	85,202	\$ 84,137	\$ 4,246	\$ 88,383	158,684
Landowner contribution	140,423	-	111,002	111,002	61,672
Lot closing	-	48,735	10,000	58,735	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	226,125	132,872	125,748	258,620	220,856
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	20,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	4,000	-	4,000	4,000	-
Plant replacement	7,500	680	6,820	7,500	5,000
Irrigation repairs	5,000	-	5,000	5,000	2,500
Pool maintenance	12,000	6,113	5,887	12,000	13,500
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	16,700
Phone/cable/internet	6,000	3,367	2,633	6,000	6,000
Water/sewer/propane	12,000	1,382	6,000	7,382	8,000
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	154,905	233,025	217,550
Other Fees and Charges					
Tax collector	1,775	1,683	92	1,775	3,306
Total other fees and charges	1,775	1,683	92	1,775	3,306
Total expenditures	226,125	79,803	154,997	234,800	220,856
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	20,000
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	-
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,500
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	16,700
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	8,000
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	3,306
Total expenditures	<u><u>\$220,856</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				\$ 70,879
Allowable discounts (4%)	(1,538)				(2,835)
Assessment levy: on-roll - net	36,916	\$ 49,591	\$ 2,503	\$ 52,094	68,044
Landowner contribution	35,084	-	-	-	3,124
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	71,668
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	2,280	1,977	2,000	3,977	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	18,000	1,176	9,000	10,176	16,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	1,000
Irrigation repairs	2,500	525	1,250	1,775	1,000
Pool maintenance	9,000	4,260	4,740	9,000	10,500
Repairs and maintenance	3,000	1,000	1,500	2,500	2,000
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	5,000	9,330	10,000
Pressure washing	3,000	-	-	-	2,000
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	500
Contingencies	500	-	500	500	250
Total other contractual	71,730	22,912	38,181	61,093	70,250
Other fees and charges					
Tax collector	769	992	-	992	1,418
Total other fees and charges	769	992	-	992	1,418
Total expenditures	72,499	23,904	38,181	62,085	71,668
Excess/(deficiency) of revenues over/(under) expenditures	1	41,634	(25,178)	16,456	-
Fund balance - beginning (unaudited)	23,679	17,139	58,773	17,139	33,595
Fund balances - ending					
Unassigned	23,679	58,773	33,595	33,595	33,595
Fund balance - ending (projected)	\$ 23,679	\$ 58,773	\$ 33,595	\$ 33,595	\$ 33,595

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	16,000
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	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	10,500
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	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	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	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	500
Covers basic amenity center supplies.	
Contingencies	250
Tax collector	1,418
Total expenditures	<u><u>\$71,668</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
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	\$ 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	<u>326,012</u>	<u>1,082,795</u>	<u>95,642</u>	<u>1,178,437</u>	<u>261,264</u>
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	<u>264,244</u>	<u>1,000,748</u>	<u>104,869</u>	<u>1,105,617</u>	<u>253,303</u>
Other fees & charges					
Tax collector	3,488	3,393	95	3,488	5,443
Total other fees & charges	<u>3,488</u>	<u>3,393</u>	<u>95</u>	<u>3,488</u>	<u>5,443</u>
Total expenditures	<u>267,732</u>	<u>1,004,141</u>	<u>104,964</u>	<u>1,109,105</u>	<u>258,746</u>
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	3,245,000.00		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				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	\$ 177,098				\$ 336,873
Allowable discounts (4%)	(7,084)				(13,475)
Net assessment levy - on-roll	170,014	\$ 185,638	\$ 9,368	\$ 195,006	323,398
Assessment levy: off-roll	244,214	103,925	124,848	228,773	92,751
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>416,149</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	6,737
Total other fees & charges	<u>3,542</u>	<u>3,713</u>	<u>-</u>	<u>3,713</u>	<u>6,737</u>
Total expenditures	<u>411,836</u>	<u>256,369</u>	<u>180,638</u>	<u>437,007</u>	<u>409,593</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,392	139,032	(46,422)	92,610	6,556
Fund balance:					
Net increase/(decrease) in fund balance	2,392	139,032	(46,422)	92,610	6,556
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>663,985</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>\$ 241</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	\$ 25,875
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>25,875</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)	-
Fund balance:					
Net increase/(decrease) in fund balance	-	426,005	(742,217)	(316,212)	-
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>273,718</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>\$ 24,249</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'	765.55	852.04	-	-	1,218.44	2,836.03	2,870.02
41	SF 40'	612.44	852.04	-	-	1,218.44	2,682.92	2,715.45
128	TH	489.95	-	553.74	-	794.64	1,838.33	1,854.76
235								
<u>Commercial</u>								
38.57	Commercial	4,462.03	-	-	15,229.43	-	19,691.46	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'	719.61	800.92	-	-	1,146.31	2,666.84	2,698.80
1	SF 40'	575.69	800.92	-	-	1,146.31	2,522.92	2,553.50
6	TH	460.55	-	520.52	-	747.60	1,728.67	1,744.11
<u>11</u>								

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 2 and 3</u>								
57	SF 50'	765.55	852.04	-	-	1,218.44	2,836.03	2,698.80
30	SF 40'	612.44	852.04	-	-	1,218.44	2,682.92	2,553.50
<u>87</u>								

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

	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
48	SF 50'	719.61	800.92	-	-	1,146.31	2,666.84	2,698.80
24	SF 40'	575.69	800.92	-	-	1,146.31	2,522.92	2,553.50
<u>72</u>								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beaumont Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted

lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2022/2023. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly

by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 8th day of August, 2022.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6



Proposal

Proposal No.: 166293
Proposed Date: 06/20/22

PROPERTY:	FOR:
Beaumont - Maintenance Joey Arroyo 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD Additional Areas June maintenance

Juniper hereby proposes to deliver:

-June maintenance to all CDD "additional areas" that were not included in the initial work order for June. This includes all maintenance items to bring them into shape now and through the rest of the month of June.

SERVICE	TOTAL
June maintenance	\$3,870.00
Total	\$3,870.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL D.

C Smith Candice Smith _____
Signature (Owner/Property Manager) Date

Printed Name (Owner/Property Manager)
Mark Bradley 6-20-22 _____
Signature - Juniper Representative Date

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

Sun Kool Air Conditioning Service Agreement

Designed Especially for:

Beaumont CDD
7768 Penrose Place
Wildwood FL 34785

407-371-7256



SUN KOOL
AIR CONDITIONING, INC.

Sun Kool Air Conditioning, Inc.
PO Box 3171
Ocala, FL 34478
(352) 622-1067

Sun Kool Air Conditioning Company Resume

- Sun Kool has been in business for over 30 years
- Drug-free company
- Background checks completed on all employees
- Clean cut, courteous uniformed technicians on call 24 hours per day
- Modern GPS-equipped fleet for faster dispatched response
- We specialize in commercial replacement comfort systems
- Technicians are NATE Certified
- We use only the most reliable, high quality, energy efficient equipment available
- All installation and service technicians are factory trained
- Special care taken to protect your building and tenants during installation
- Manufacturers' recommendations, code requirements and federal laws are only our minimum standards
- Trouble-free, white glove clean installations
- Certified Energy-wise start up after installation
- Full sheet metal shop
- Total "turn key" responsibility
- Emergency repair parts on our trucks and in our warehouse
- Preferential service for Peak Performance customers
- Complete history for all work we do for you

Our financial strength allows us to offer several financing and leasing options

Sun Kool Air Conditioning Commercial Kool Club Maintenance Schedule

1. Condenser coil will be inspected for heat transfer loss.
2. Blower wheels and fans will be inspected to assure proper air delivery.
3. Refrigerant will be checked for proper charge and to assure system is leak free. (Studies have shown that 70% of all HVAC systems are improperly charged.)
4. Exposed duct work will be checked for leaks and proper insulation.
5. Belts and pulleys will be inspected and adjusted as required.
6. Thermostats will be checked and calibrated as required.
7. Motors and bearings will be lubricated as required.
8. Controls and safeties will be tested.
9. Condensate drain will be checked.
10. Crankcase heater will be checked for proper operation.
11. Relays and contactors will be inspected.
12. Unit wiring and electrical disconnect will be inspected.
13. Economizer operation will be checked, where applicable.
14. Temperatures and pressures will be recorded.
15. Evaporator coil will be inspected and surface cleaned in place annually.
16. Air filters discussed per each facility that Sun Kool Air Conditioning, Inc. maintains
17. Condenser and Evaporator Coils will be chemically cleaned and washed 1 time(s)
per year.
18. Furnish inspection report and advice of any abnormal conditions or necessary repairs.

Sun Kool Air Conditioning HVAC Fact Sheet

HVAC Impacts Income

The number one complaint is...space temperature that is too warm or too cold.

--*Building Owners and Managers Association (BOMA) study*

Being too hot or cold ranked first and second as the most frequent complaints from office tenants.

--*International Facility Managers Association (IFMA)*

If a tenant experiences three interruptions in a major service, like A/C or heat, during a 12-month period, there is a 56% probability that the tenant will not renew their lease.

--*Building Owners and Managers Association (BOMA) study*

More Business, more earnings

Nearly 50% of those planning to relocate were willing to pay more for better comfort.

--*Trane*

Productivity

...out of 500 pollutants studied, all except one were at a higher level indoors than outdoors...indoor contaminants represented a substantial portion of our exposure to air pollution.

--*Source: a five year study by US Environmental Protection Agency*

Correcting various environmental problems, including poor indoor air quality, can increase productivity by as much as 18%.

--*Building Owners and Managers Association (BOMA)*

Maintenance

1/100th of an inch of dirt on an evaporator coil can increase operating cost 5%

Dirty blower wheel can reduce air flow over 30%

23% refrigerant undercharge can cause 52% efficiency loss

10% reduction in air volume (where excessive) can decrease fan energy consumption by 30% and provide a more comfortable space temperature

15% return air leak from 120 degree attic can double operating costs

Depending on the severity, a savings of more than \$100 per rated ton may be possible where maintenance has been poor or nonexistent.

Sun Kool Air Conditioning Commercial Maintenance Supplemental Conditions

1. This Agreement provides 2 Cooling and Heating inspection(s) per year.
2. This Agreement provides a 20 percent discount off list price for all repair parts.
3. This Agreement provides 4 filter changes per year unless otherwise noted.
4. This Agreement provides priority service. Sun Kool will respond to the Customer's request for emergency service before providing service to any commercial customer who does not have a Service Agreement.
5. Upon completion of each Peak Performance inspection, Sun Kool will provide the Customer with a comprehensive inspection report listing work performed, defects found and corrected and any recommended corrective action.
6. Sun Kool shall maintain the Customer's equipment to keep utility and repair costs as low as possible, while preserving equipment reliability and life. Occupant comfort will always be a primary consideration.
7. The Customer shall operate the equipment in accordance with the manufacturer's recommendations and promptly notify Sun Kool of any abnormal conditions.
8. Any additional services that are not part of this agreement shall be billed at the prevailing time and material rate, less any discount listed above
9. Upon signing KCC agreement proposal, the first quarter is due in advance.

Sun Kool Air Conditioning Commercial Maintenance/ Service Agreement General Terms and Conditions

1. Sun Kool agrees to provide a comprehensive maintenance program designed to reduce your utility and repair costs, after any existing defects are corrected.
2. The customer agrees to furnish safe, reasonable access to the building and covered equipment. If required, the Customer will remove any material, fixtures, or walls so adequate access can be gained to the equipment.
3. This agreement does not include the maintenance, repair or replacement of recording or portable instruments, electrical disconnect switches, casing or cabinets, insulation, gas lines, water lines or non-moving parts such as ductwork, vessels, boiler shells, tubes, vents, flues, grills, tower fill or refractory material. Sun Kool shall not be required to furnish any equipment, service or materials or to perform tests, or make any modifications that have been recommended or required by any insurance company, governmental authority, equipment vendor or regulatory authority, or pay any future taxes imposed by any governmental agency.
4. Sun Kool shall not be liable for:
 - (a) damage or loss resulting from freezing, corrosion, electrolysis, vibration, plumbing stoppage, failure of any utility service, low voltage condition, lighting, single phasing or other electrical abnormalities;
 - (b) damage or loss resulting from negligence, faulty system design, abuse, acts of God, malicious mischief, vandalism or improper operation of equipment by customer's employees, agents or tenants;
 - (c) damage, loss or delays resulting from fire, explosion, flooding, the elements, strikes, labor troubles, civil commotion or any other cause beyond its control;
 - (d) any accident, injury, damage, or loss to equipment, personnel, property or revenue unless directly caused by its negligence;
 - (e) any indirect or consequential damages such as, but not limited to, loss of revenue or loss of use of any equipment process or facilities;
 - (f) the identification, detection, abatement, encapsulation, storage, removal, handling, recovery, recycling, or transportation of any regulated or hazardous substances. Regulated or hazardous substances may include, but are not limited to asbestos, certain refrigerants, and used refrigerant oils. If any such products or materials are encountered during the course of work, Sun Kool can discontinue work until regulated or hazardous materials have been removed or hazard or liability is eliminated. Sun Kool shall receive an extension equal to the time of delay to complete the work and reserves the right to be compensated for refrigerant recovery, recycling, reclamation or any loss due to delay.
5. Unless otherwise noted, Sun Kool shall not be liable for starting and stopping equipment, space temperature, regulation, air or water balance, indoor air quality, equipment relocation or maintenance or repair other than during normal working hours. If Customer requests work is performed other than during normal hours, the Customer agrees to reimburse Sun Kool for overtime pay or additional charges. (not applicable if customer has Manufacturer's extended warranties on all systems) .
6. Sun Kool shall use ordinary care in performing the tasks outlined in this agreement. No inspection shall guarantee the condition of the equipment or eliminate obsolescence and normal wear.
7. The occurrence of any of the following without the prior written consent of Sun Kool will constitute a default:
 - (a) failure of the Customer to make any payment due within fifteen days after it becomes due and payable;
 - (b) any alterations, additions, adjustments, or repairs to covered equipment, by anyone other than Sun Kool;
 - (c) breach by Customer of any term of this Agreement.If Sun Kool brings legal action to enforce this Agreement, and is successful, it shall be entitled to recover reasonable attorney fees and the cost of litigation in addition to any judgment for damages.
8. This Agreement begins on the date of acceptance and shall remain in force for the term stated. Thereafter, it shall be automatically renewed and shall continue in effect for successive renewal periods of one year unless either party gives the other written notice of termination at least 30 days before the anniversary date. With 45 days written notice, Sun Kool may add or delete equipment or services and increase or reduce the Agreement price. Customer shall have the right to terminate if any changes are not acceptable. If the customer adds equipment not listed under Equipment to be serviced to the facility then the price of the Agreement will increase. The price given on the Pricing and Acceptance page is fixed for the contract term on the equipment listed under Equipment to be Serviced.
This Agreement contains the entire understanding between Sun Kool and the Customer. Any modifications, amendments or changes must be in writing and signed by both parties.

Sun Kool Air Conditioning Commercial Maintenance/ Service Agreement Pricing and Acceptance

Customer: **Beaumont CDD**

Billing Address: 7768 Penrose Place, Wildwood FL 34785

Attention: **Jennifer**

Phone Number: (407) 371-7256

Contact: jchapman@evergreen-lm.com

Sun Kool agrees to furnish services in accordance with the General and Supplemental Terms and Conditions and each Peak Performance Schedule.

Agreement Price is **\$850.00** per year. This agreement can be paid **\$212.50** per quarter, or a onetime payment in full. This agreement includes two Maintenance cleanings per year on all equipment, clean condensate pumps 2 times per year @ Maintenance cleaning, **Filters and filter changes are included in this contract** and are 4 times a year. Customer Filters and replacement are documented at time of signed agreement

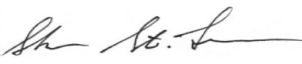
Service and repair labor for service calls will be charged at \$99.00 per hour and all standard parts are at a flat rate pricing. Note - Sun Kool recommends filters, pumps, and drain lines be replaced/cleaned on at least a monthly basis and this falls under the responsibility of the customer between maintenances.

This Agreement is effective upon signing & the first quarter will be due to collect the 1st maintenance appointment.

Customer Acceptance:

Signature _____
Name _____
Title _____
Date _____

Sun Kool Approval:

Signature 
Name Shawn St. Lawrence
Title Service Manager
Date August 4, 2022

Sun Kool Air Conditioning Equipment List

<i>Name</i>	<i>Manufacturer</i>	<i>Model</i>	<i>Equipment Type</i>	<i>Serial Number</i>
L	Lennox	CBA38MV-060-230-6-02	Air Handler	1620F03949
L	Lennox	XP20-060-230A03	Condenser	5820F04025
Lennox / CBA38MV-060-230-6-02	Lennox	CBA38MV-060-230-6-02	Air Handler	1620F03930
Lennox / XP20-060-230A03	Lennox	XP20-060-230A03	Condenser	5820F04022

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 283,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,310
Investments										
Revenue	-	-	-	188,420	196,693	8,969	-	-	-	394,082
Reserve	-	-	-	257,300	410,953	236,605	-	-	-	904,858
Prepayment	-	-	-	1,941	1,197	185,728	-	-	-	188,866
Construction	-	-	-	-	-	-	501,159	-	1	501,160
Undeposited funds	299	-	-	18,182	-	-	-	-	-	18,481
Due from Developer	24,336	-	-	-	-	-	-	-	-	24,336
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	2,039	63,178	-	-	-	-	-	-	65,217
Due from KLP Beaumont commercial	-	-	-	245,850	-	-	-	-	-	245,850
Due from KLP Village	-	-	-	-	268,213	22,260	-	-	-	290,473
Due from SRF - townhome	-	455	-	-	-	-	-	-	-	455
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	819	-	-	-	-	-	-	-	819
Total assets	<u>\$ 312,733</u>	<u>\$ 5,103</u>	<u>\$ 63,178</u>	<u>\$ 711,693</u>	<u>\$ 877,056</u>	<u>\$ 453,562</u>	<u>\$ 501,159</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 2,924,485</u>
LIABILITIES										
Liabilities:										
Accounts payable - onsite	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	3,386	4,276	-	14,771
Due to SRF - single family	2,039	-	455	-	-	-	-	-	-	2,494
Due to SRF - town home	63,178	-	-	-	-	-	-	-	-	63,178
Retainage payable	-	-	-	-	-	-	18,795	-	8,254	27,049
Accrued wages payable	61	-	-	-	-	-	-	-	-	61
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>95,399</u>	<u>-</u>	<u>7,564</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>22,181</u>	<u>4,276</u>	<u>8,254</u>	<u>148,472</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	24,336	-	-	245,850	268,213	22,260	-	-	-	560,659
Total deferred inflows of resources	<u>24,336</u>	<u>-</u>	<u>-</u>	<u>245,850</u>	<u>268,213</u>	<u>22,260</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>560,659</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	464,532	599,356	431,302	-	-	-	1,495,190
Capital projects	-	-	-	-	-	-	478,978	(4,276)	(8,253)	466,449
Unassigned	192,998	5,103	55,614	-	-	-	-	-	-	253,715
Total fund balances	<u>192,998</u>	<u>5,103</u>	<u>55,614</u>	<u>464,532</u>	<u>599,356</u>	<u>431,302</u>	<u>478,978</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>2,215,354</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 312,733</u>	<u>\$ 5,103</u>	<u>\$ 63,178</u>	<u>\$ 711,693</u>	<u>\$ 877,056</u>	<u>\$ 453,562</u>	<u>\$ 501,159</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 2,924,485</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 244,450	\$ 162,156	151%
Landowner contribution	-	39,866	250,015	16%
Lot closing	-	110,281	-	N/A
Interest and miscellaneous	301	5,858	-	N/A
Total revenues	<u>301</u>	<u>400,455</u>	<u>412,171</u>	97%
EXPENDITURES				
Professional & administrative				
Supervisor fees	405	405	-	N/A
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	2,454	10,932	25,000	44%
Engineering	-	600	3,500	17%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	84	750	1,000	75%
Trustee	-	10,500	10,500	100%
Telephone	17	150	200	75%
Postage	16	399	500	80%
Printing & binding	42	375	500	75%
Legal advertising	-	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	-	4,889	3,378	145%
Supplies	-	122	3,000	4%
Lifestyles events	(870)	-	-	N/A
Payroll expenses	25	25	-	N/A
Total professional & administrative	<u>6,173</u>	<u>73,065</u>	<u>109,518</u>	67%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	(17,037)	9,600	14,400	67%
Security amenity center	-	296	-	N/A
Pest control	-	140	-	N/A
Stormwater management				
Lake maintenance	825	7,425	10,000	74%
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	1,104	7,428	24,000	31%
Repairs and maintenance	-	7,363	2,500	295%
Monuments and street signage				
Repairs and maintenance	1,723	2,678	2,000	134%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	3,906	74,958	84,000	89%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	10,815	8,500	127%
Fertilization and pest control	-	4,968	16,000	31%
Irrigation repairs	1,176	2,356	10,000	24%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>(8,303)</u>	<u>128,624</u>	<u>305,650</u>	42%
Total expenditures	<u>(2,130)</u>	<u>201,689</u>	<u>418,546</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	2,431	198,766	(6,375)	
Fund balances - beginning	190,567	(5,768)	23,401	
Fund balances - ending	<u>\$ 192,998</u>	<u>\$ 192,998</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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 90,744	\$ 85,202	107%
Landowner contribution	-	-	140,423	0%
Lot closing	-	58,647	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>149,391</u>	<u>226,125</u>	66%
EXPENDITURES				
Single Family Program				
Management	21,833	21,833	33,000	66%
Lifestyles events	3,999	4,935	12,000	41%
Accounting	125	1,125	1,500	75%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	94	94	2,000	5%
Landscape maintenance	-	8,496	18,000	47%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	1,024	4,000	26%
Plant replacement	-	680	7,500	9%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	8,993	12,000	75%
Gym equipment- PM	393	943	1,000	94%
Repairs and maintenance	2,425	7,623	7,500	102%
Electricity	1,038	11,119	15,000	74%
Gate electricity	713	5,030	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	719	5,523	6,000	92%
Water/sewer/propane	155	1,895	12,000	16%
Janitorial	-	14,682	35,000	42%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	9,000	0%
Gate repairs and maintenance	-	1,990	3,500	57%
Security amenity center	819	8,247	-	N/A
Pest control	-	1,265	1,200	105%
Permits/licenses	275	275	750	37%
Holiday decorating	-	498	1,000	50%
Supplies	(1,029)	84	3,000	3%
Contingencies	(290)	883	1,000	88%
Total single family program	<u>32,229</u>	<u>123,879</u>	<u>224,350</u>	55%
Other fees & charges				
Tax collector	-	1,815	1,775	102%
Total other fees & charges	<u>-</u>	<u>1,815</u>	<u>1,775</u>	102%
Total expenditures	<u>32,229</u>	<u>125,694</u>	<u>226,125</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(32,229)	23,697	-	
Fund balances - beginning	37,332	(18,594)	5,226	
Fund balances - ending	<u>\$ 5,103</u>	<u>\$ 5,103</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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 53,486	\$ 36,916	145%
Landowner contribution	-	-	35,084	0%
Lot closing	-	15,947	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>69,433</u>	<u>72,500</u>	96%
EXPENDITURES				
Town Home Program				
Accounting	62	563	750	75%
Streetlighting electricity	319	2,913	2,280	128%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	1,176	18,000	7%
Irrigation water	-	-	500	0%
Plant replacement	-	8,127	2,500	325%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	710	6,390	9,000	71%
Repairs and maintenance	-	1,000	3,000	33%
Electricity	264	3,163	4,000	79%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	153	1,515	2,000	76%
Water/sewer	884	1,816	2,000	91%
Janitorial	-	4,330	12,800	34%
Pressure washing	-	-	3,000	0%
Security amenity center	49	99	2,500	4%
Pest control	-	6,398	900	711%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>2,441</u>	<u>38,015</u>	<u>71,730</u>	53%
Other fees & charges				
Tax collector	-	1,070	769	139%
Total other fees & charges	<u>-</u>	<u>1,070</u>	<u>769</u>	139%
Total expenditures	<u>2,441</u>	<u>39,085</u>	<u>72,499</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	(2,441)	30,348	1	
Fund balances - beginning	58,055	25,266	23,679	
Fund balances - ending	<u>\$ 55,614</u>	<u>\$ 55,614</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 JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 190,743	\$ 167,402	114%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	-	108,924	-	N/A
Interest	220	288	-	N/A
Total revenues	<u>220</u>	<u>1,155,828</u>	<u>326,012</u>	355%
EXPENDITURES				
Debt service				
Principal prepayment	-	855,000	-	N/A
Interest	-	250,617	264,244	95%
Total debt service	<u>-</u>	<u>1,105,617</u>	<u>264,244</u>	418%
Other fees & charges				
Tax collector	-	3,660	3,488	105%
Total other fees and charges	<u>-</u>	<u>3,660</u>	<u>3,488</u>	105%
Total expenditures	<u>-</u>	<u>1,109,277</u>	<u>267,732</u>	414%
Excess/(deficiency) of revenues over/(under) expenditures	220	46,551	58,280	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(295,497)	(295,497)	-	N/A
Total other financing sources	<u>(295,497)</u>	<u>(295,497)</u>	<u>-</u>	N/A
Net change in fund balances	(295,277)	(248,946)	-	
Fund balances - beginning	759,809	713,478	723,646	
Fund balances - ending	<u>\$ 464,532</u>	<u>\$ 464,532</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 JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 248,126	\$ 170,014	146%
Assessment levy: off-roll	-	-	244,214	0%
Assessment prepayments	-	15,751	-	N/A
Lot closing	-	103,816	-	N/A
Interest	178	217	-	N/A
Total revenues	<u>178</u>	<u>367,910</u>	<u>414,228</u>	89%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Principal prepayment	-	25,000	-	N/A
Interest	-	313,294	313,294	100%
Total debt service	<u>-</u>	<u>433,294</u>	<u>408,294</u>	106%
Other fees & charges				
Tax collector	-	4,004	3,542	113%
Total other fees and charges	<u>-</u>	<u>4,004</u>	<u>3,542</u>	113%
Total expenditures	<u>-</u>	<u>437,298</u>	<u>411,836</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	178	(69,388)	2,392	
Fund balances - beginning	<u>599,178</u>	<u>668,744</u>	<u>668,563</u>	
Fund balances - ending	<u><u>\$ 599,356</u></u>	<u><u>\$ 599,356</u></u>	<u><u>\$ 670,955</u></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 JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 16,042	\$ 110,813	14%
Assessment prepayments	-	1,065,124	-	N/A
Lot closing	-	322,119	-	N/A
Interest	128	183	-	N/A
Total revenues	<u>128</u>	<u>1,403,468</u>	<u>110,813</u>	1267%
EXPENDITURES				
Debt service				
Principal prepayment	-	1,510,000	-	N/A
Interest	-	95,555	110,813	86%
Total debt service	<u>-</u>	<u>1,605,555</u>	<u>110,813</u>	1449%
Excess/(deficiency) of revenues over/(under) expenditures	128	(202,087)	-	
Fund balances - beginning	431,174	633,389	294,932	
Fund balances - ending	<u>\$ 431,302</u>	<u>\$ 431,302</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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 103	\$ 125
Total revenues	<u>103</u>	<u>125</u>
EXPENDITURES		
Capital outlay	<u>143,375</u>	<u>195,113</u>
Total expenditures	<u>143,375</u>	<u>195,113</u>
Excess/(deficiency) of revenues over/(under) expenditures	(143,272)	(194,988)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>295,497</u>	<u>295,497</u>
Total other financing sources/(uses)	<u>295,497</u>	<u>295,497</u>
Net change in fund balances	152,225	100,509
Fund balances - beginning	<u>326,753</u>	<u>378,469</u>
Fund balances - ending	<u>\$ 478,978</u>	<u>\$ 478,978</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 JUNE 30, 2022**

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

**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 JUNE 30, 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	<u>(8,253)</u>	<u>(8,253)</u>
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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

Present were:

Candice Smith	Chair
Bradley Walker	Assistant Secretary
Troy Simpson	Assistant Secretary
John Curtis	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Meredith Hammond	District Counsel
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
Matt Morris	District Engineer
Jennifer Chapman	Evergreen Lifestyles Management
Jan Enis	Resident
Anne Judy	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:41 p.m. Supervisors Curtis, Simpson, Smith and Walker were present in person. Supervisor Meath was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank

This item was presented following the Tenth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Hereby Accepting the Audited Annual

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79

**Financial Report for the Fiscal Year Ended
September 30, 2021**

This item was presented following the Tenth Order of Business.

FIFTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year
2022/2023 Budget**

Mr. Adams stated that the proposed Fiscal Year 2023 budget in the agenda is not the newest version. The newest version includes the new numbers for landscape maintenance in all three budgets and several other items were removed or reduced that are included in the landscape contract. The goal to increase services while keeping assessments lower than in Fiscal Year 2022 was accomplished with the newest version of the proposed Fiscal Year 2023 budget. The Fiscal Year 2023 budget will be adopted at the August 8, 2022 budget Public Hearing. There is no requirement to send Mailed Notices since assessments will not increase.

SIXTH ORDER OF BUSINESS

**Consideration of Sparkling Waters Pool &
Spa Services Estimates**

Ms. Chapman stated Staff recently received several complaints about maintenance of the pool. The pool is currently maintained three times per week. The proposals are to have the pool serviced five times per week, as it should be serviced daily; scrubbing and vacuuming of the pool area would be done only on Wednesdays.

Discussion ensued regarding increasing pool maintenance from three days to five days, debris that lands in the pool and a funding source for the added expense.

- A. Estimate 776 [\$1,120.00]
- B. Estimate 777 [\$870.00]

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, Sparkling Waters Pool & Spa Services Estimates 776 and 777, in the amounts of \$1,120 and \$870, respectively, were approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Juniper Landscaping of
Florida, LLC, Landscape & Irrigation
Services Agreement (Common Areas)**

80 Mr. Adams presented the Juniper Landscaping of Florida, LLC, Landscape & Irrigation
81 Services Agreement for the common areas.

82

83 **On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, the**
84 **Juniper Landscaping of Florida, LLC, Landscape & Irrigation Services Agreement**
85 **for the common areas, was ratified.**

86

87

88 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
89 **Statements as of May 31, 2022**

90

91 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

92 The financials were accepted.

93

94 **NINTH ORDER OF BUSINESS** **Approval of June 13, 2022 Regular Meeting**
95 **Minutes**

96

97 Mr. Adams presented the June 13, 2022 Regular Meeting Minutes. The following
98 changes were made:

99 Line 13: Change "Assistant Secretary" to "Chair"

100 Line 14: Insert "John Curtis" and "Assistant Secretary"

101 Line 20 and throughout: Change "Arroyo" to "Chapman"

102

103 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
104 **June 13, 2022 Regular Meeting Minutes, as amended, were approved.**

105

106

107 **TENTH ORDER OF BUISINESS** **Staff Reports**

108

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

110 There was no report.

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

112 Asked if there was a maintenance map for the CDD, Mr. Morris stated he believed one
113 was created but would check and apprise Ms. Smith of his findings.

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

115 Ms. Chapman stated the towing company will not service the community unless an
116 authorized individual reports illegally parked vehicles and signs off on the towing action. So, an

117 authorized individual is needed who can tour the community at night, identify parking
118 violations and contact the towing company.

119 Discussion ensued regarding the Neighborhood Watch program in neighboring
120 communities, law enforcement, fining powers, abandoned vehicles, installing “No Parking
121 Overnight” signage, assigning a point person and the towing agreement.

122 Ms. Chapman would order 12 signs and have them installed by the towing company.

123

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, authorizing Staff to purchase 12 “No Overnight Parking” signs and have them installed, was approved.

127

128

129 Ms. Chapman presented a proposal from Juniper to remove the bark mulch in the pool
130 area and replace it with rocks.

131 Ms. Chapman will send e-blasts to homeowners alerting them of the pool rules.

132 Ms. Chapman will present the service agreements for the A/C units at the next meeting.

133 Pool lighting, solar lights, streetlights and extending the pool hours were discussed.

134

On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the Juniper proposal to remove bark mulch near the pool area and replace it with rocks, was approved.

138

139

140 Ms. Chapman stated that a morning schedule for Juniper will be created by the end of
141 the week.

142 Discussion ensued regarding a landscape monitoring service, tree replacement, the
143 irrigation system, whether Floralawn would still re-do the entrances, the mowing schedule,
144 snakes on the road, mulch and how residents feel about the new landscaping company.

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

- 146 • **NEXT MEETING DATE: August 8, 2022 at 1:30 P.M.**

- 147 ○ **QUORUM CHECK**

148 The next meeting would be held on August 8, 2022.

- 149 ■ **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September**
150 **30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank**

151 **This item, previously the Third Order of Business, was presented out of order.**

152 Mr. Gaines presented the Audited Financial Report for the Fiscal Year Ended September
153 30, 2021 and noted the pertinent information. There were no findings, recommendations,
154 deficiencies on internal control or instances of non-compliance.

155 Mr. Gaines pointed out that there were a few new reporting requirements in the
156 Management letter, as outlined on Page 33, under "Specific Information". He discussed a
157 required letter, which contains several disclosures, such as there were no immaterial or
158 uncorrected misstatements and no significant issues worth noting. Overall, it was a clean audit.

- 159 **▪ Consideration of Resolution 2022-11, Hereby Accepting the Audited Annual Financial**
- 160 **Report for the Fiscal Year Ended September 30, 2021**

161 **This item, previously the Fourth Order of Business, was presented out of order.**

162 Mr. Adams presented Resolution 2022-11.

163

164 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,**
165 **Resolution 2022-11, Hereby Accepting the Audited Annual Financial Report for**
166 **the Fiscal Year Ended September 30, 2021, was adopted.**

167

168

169 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

170

171 There were no Board Members' comments or requests.

172

173 **TWELFTH ORDER OF BUSINESS**

Public Comments

174

175 Resident Anne Judy asked who oversees streetlight maintenance, if the commercial
176 properties were sold and inquired about security monitoring at the gates. She was informed
177 that Seco should be contacted for streetlight repairs, Envera monitors the front gates and all
178 commercial properties were sold.

179 Resident Jan Ennis stated that a neighboring community has towing signs and suggested
180 contacting them about the effectiveness.

181

182 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

183

184

185 **On MOTION by Mr. Walker and seconded by Mr. Curtis, with all in favor, the**
186 **meeting adjourned at 2:40 p.m.**

187
188
189
190
191
192

Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

10D

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