

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

May 8, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 1, 2023

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 a Regular Meeting on May 8, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Security Camera Estimates *(to be provided under separate cover)*
4. Discussion/Consideration/Ratification of Pond Maintenance Proposals
5. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of March 31, 2023
7. Approval of April 10, 2023 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - ___ Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 12, 2023 at 1:30 PM

○ QUORUM CHECK

SEAT 1	TROY SIMPSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JOHN CURTIS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	CANDICE SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JARED LYBBERT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GREG MEATH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

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

Sincerely,



Chuck Adams
District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: _____

LOCATION: 7764 Penrose Place
Wildwood, Florida 34785

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

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

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2023.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 372,460				\$ 375,681
Allowable discounts (4%)	(14,898)				(15,027)
Assessment levy: on-roll - net	357,562	\$321,693	\$ 35,869	\$ 357,562	360,654
Landowner contribution	54,574	-	20,574	20,574	55,047
Lot closing KLP Villages	-	26,527	-	26,527	-
Lot closing	-	7,473	-	7,473	-
Interest	-	5,473	-	5,473	-
Total revenues	412,136	361,166	56,443	417,609	415,701
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	(215)	-	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,823	10,000	11,823	15,000
Engineering	3,500	-	1,500	1,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	500	250	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	117	383	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	342	1,158	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,680	-	7,680	8,000
Contingencies/bank charges	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	7,449	6,434	1,015	7,449	7,514
Supplies	300	-	300	300	300
Total professional & administrative	112,389	49,358	47,034	96,392	100,954

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field operations (shared)					
Management	20,000	19,089	15,000	34,089	35,000
Security amenity center	500	-	250	250	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	1,034	966	2,000	2,000
Electricity	5,000	-	2,500	2,500	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	8,000	12,172	4,000	16,172	8,000
Repairs and maintenance	2,500	2,728	2,000	4,728	2,500
Monuments and street signage					
Repairs and maintenance	1,000	95	905	1,000	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,218	60,000	126,218	160,000
Mulch	65,000	56,279	5,000	61,279	65,000
Plant replacement	5,000	60,669	10,000	70,669	5,000
Tree treatment	8,500	-	8,500	8,500	8,500
Contingencies	-	443	-	443	-
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	110	-	110	-
Roadway maintenance	2,500	950	2,500	3,450	2,500
Hurricane - clean up	-	2,550	-	2,550	-
Total field operations	<u>299,750</u>	<u>227,884</u>	<u>124,824</u>	<u>352,708</u>	<u>314,750</u>
Total expenditures	<u>412,139</u>	<u>277,242</u>	<u>171,858</u>	<u>449,100</u>	<u>415,704</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3)	83,924	(115,415)	(31,491)	(3)
Fund balance - beginning (unaudited)	25,402	113,660	197,584	113,660	82,169
Fund balance - ending (projected)	<u>\$ 25,399</u>	<u>\$ 197,584</u>	<u>\$ 82,169</u>	<u>\$ 82,169</u>	<u>\$ 82,166</u>

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

Expenditures

Professional & administrative

Management/accounting/recording	\$48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<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	2,500
<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	8,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	7,514
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	35,000
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.	
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>\$415,704</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 165,296				\$ 210,457
Allowable discounts (4%)	(6,612)				(8,418)
Assessment levy: on-roll - net	158,684	\$ 145,043	\$ 13,641	\$ 158,684	202,039
Landowner contribution	61,672	-	90,508	90,508	78,521
Lot closing	-	6,407	-	6,407	-
Lot closing KLP Villages	-	14,417	-	14,417	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	220,856	165,867	104,649	270,516	281,060
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	20,000	20,000	33,000
Lifestyles events	12,000	5,467	6,533	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	-	3,300	3,300	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	32,089	10,000	42,089	20,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	-	220	-	220	-
Plant replacement	5,000	7,437	2,500	9,937	5,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Pool maintenance	13,500	6,551	6,949	13,500	13,500
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	143	3,500	3,643	7,500
Electricity	15,000	6,721	8,279	15,000	15,000
Gate electricity	-	5,126	5,000	10,126	10,000
Insurance	16,700	15,089	-	15,089	16,000
Phone/cable/internet	6,000	4,173	4,000	8,173	6,000
Water/sewer/propane	8,000	806	4,000	4,806	8,000
Janitorial	35,000	-	20,000	20,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	-	5,000	5,000	10,000
Gate repairs and maintenance	3,500	1,295	2,205	3,500	3,500
Security amenity center	-	5,061	-	5,061	-
Pest control	1,200	480	720	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,500	1,500	3,000
Contingencies	1,000	-	1,000	1,000	1,000
Capital outlay	-	-	-	-	50,000
Hurricane - clean up	-	689	-	689	-
Total single family program	217,550	92,372	123,371	215,743	276,850
Other Fees and Charges					
Tax collector	3,306	2,901	405	3,306	4,209
Total other fees and charges	3,306	2,901	405	3,306	4,209
Total expenditures	220,856	95,273	123,776	219,049	281,059
Excess/(deficiency) of revenues over/(under) expenditures	-	70,594	(19,127)	51,467	1
Fund balance - beginning (unaudited)	5,226	(51,467)	19,127	(51,467)	-
Fund balances - ending					
Unassigned	5,226	19,127	-	-	1
Fund balance - ending (projected)	\$ 5,226	\$ 19,127	\$ -	\$ -	\$ 1

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

Expenditures

Onsite management	\$ 33,000
Lifestyles 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
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.	
Gate electricity	10,000
Insurance	16,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	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.	

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

Expenditures (continued)	
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	
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
Capital outlay	50,000
Tax collector	4,209
Total expenditures	<u>\$ 281,059</u>

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Townhome program	\$ 70,879				\$ 102,382
Allowable discounts (4%)	(2,835)				(4,095)
Assessment levy: on-roll - net	68,044	\$ 62,840	\$ 5,204	\$ 68,044	98,287
Landowner contribution	3,124	-	3,124	3,124	4,512
Lot closing	-	17,796	-	17,796	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	71,668	80,636	8,828	89,464	103,299
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	1,720	2,280	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,486	11,514	16,000	16,000
Irrigation water	500	-	500	500	500
Plant replacement	1,000	16,320	2,500	18,820	1,000
Irrigation repairs	1,000	714	286	1,000	1,000
Pool maintenance	10,500	5,017	5,483	10,500	10,500
Repairs and maintenance	2,000	580	1,420	2,000	2,000
Electricity	5,000	2,893	3,000	5,893	6,000
Insurance	3,000	2,711	-	2,711	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,245	755	2,000	2,000
Water/sewer	2,000	814	1,000	1,814	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	296	1,250	1,546	2,500
Pest control	5,500	320	5,180	5,500	5,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	-	-	-	-	30,000
Hurricane - clean up	-	589	-	589	-
Total other contractual	70,250	38,080	45,043	83,123	101,250
Other fees and charges					
Tax collector	1,418	1,257	-	1,257	2,048
Total other fees and charges	1,418	1,257	-	1,257	2,048
Total expenditures	71,668	39,337	45,043	84,380	103,298
Excess/(deficiency) of revenues over/(under) expenditures	-	41,299	(36,215)	5,084	1
Fund balance - beginning (unaudited)	33,595	50,916	92,215	50,916	56,000
Fund balances - ending Unassigned	33,595	92,215	56,000	56,000	56,001
Fund balance - ending (projected)	\$ 33,595	\$ 92,215	\$ 56,000	\$ 56,000	\$ 56,001

**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	6,000
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
Capital outlay	30,000
Tax collector	2,048
Total expenditures	<u>\$103,298</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	<u>261,264</u>	\$ 230,489	\$ 12,593	\$ 243,082	<u>261,264</u>
Lot closing	-	18,182	-	18,182	-
Interest	-	6,746	-	6,746	-
Total revenues	<u>261,264</u>	<u>255,417</u>	<u>12,593</u>	<u>268,010</u>	<u>261,264</u>
EXPENDITURES					
Debt service					
Principal	45,000	45,000	-	45,000	50,000
Interest	208,303	104,869	103,434	208,303	205,275
Total debt service	<u>253,303</u>	<u>149,869</u>	<u>103,434</u>	<u>253,303</u>	<u>255,275</u>
Other fees & charges					
Tax collector	5,443	4,610	833	5,443	5,443
Total other fees & charges	<u>5,443</u>	<u>4,610</u>	<u>833</u>	<u>5,443</u>	<u>5,443</u>
Total expenditures	<u>258,746</u>	<u>154,479</u>	<u>104,267</u>	<u>258,746</u>	<u>260,718</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,518	100,938	(91,674)	9,264	546
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(941)	-	(941)	-
Total other financing sources/(uses)	<u>-</u>	<u>(941)</u>	<u>-</u>	<u>(941)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	2,518	99,997	(91,674)	8,323	546
Beginning fund balance (unaudited)	759,966	455,648	555,645	455,648	463,971
Ending fund balance (projected)	<u>\$ 762,484</u>	<u>\$ 555,645</u>	<u>\$ 463,971</u>	<u>\$ 463,971</u>	<u>464,517</u>
Use of fund balance:					
Debt service reserve account balance (required)					(261,458)
Principal expense - November 1, 2024					(50,000)
Interest expense - November 1, 2024					(101,841)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,218</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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		3,529,359.50	6,774,359.50	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 336,873				\$ 336,873
Allowable discounts (4%)	(13,475)				(13,475)
Net assessment levy - on-roll	323,398	\$ 296,565	\$ 26,833	\$ 323,398	323,398
Assessment levy: off-roll	92,751	48,376	44,375	92,751	92,751
Lot closing	-	46,999	-	46,999	-
Interest	-	10,043	-	10,043	-
Total revenues	416,149	401,983	71,208	473,191	416,149
EXPENDITURES					
Debt service					
Principal	95,000	95,000	-	95,000	100,000
Interest	307,856	154,938	152,918	307,856	303,713
Total debt service	402,856	249,938	152,918	402,856	403,713
Other fees & charges					
Tax collector	6,737	5,931	806	6,737	6,737
Total other fees & charges	6,737	5,931	806	6,737	6,737
Total expenditures	409,593	255,869	153,724	409,593	410,450
Excess/(deficiency) of revenues over/(under) expenditures	6,556	146,114	(82,516)	63,598	5,699
Fund balance:					
Net increase/(decrease) in fund balance	6,556	146,114	(82,516)	63,598	5,699
Beginning fund balance (unaudited)	661,743	618,213	764,327	618,213	681,811
Ending fund balance (projected)	\$ 668,299	\$ 764,327	\$ 681,811	\$ 681,811	687,510
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2024					(105,000)
Interest expense - November 1, 2024					(150,794)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 20,891

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	5,620,000.00		5,192,775.05	10,812,775.05	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Interest	\$ -	\$ 2,384	\$ -	\$ 2,384	\$ -
Total revenues	<u>-</u>	<u>2,384</u>	<u>-</u>	<u>2,384</u>	<u>-</u>
EXPENDITURES					
Debt service					
Principal prepayment	275,000	275,000	-	275,000	-
Interest	3,867	7,734	-	7,734	-
Total expenditures	<u>278,867</u>	<u>282,734</u>	<u>-</u>	<u>282,734</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	(278,867)	(280,350)	-	(280,350)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	-	(81,505)	(81,505)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(81,505)</u>	<u>(81,505)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(278,867)	(280,350)	(81,505)	(361,855)	-
Beginning fund balance (unaudited)	278,867	361,855	81,505	361,855	-
Ending fund balance (projected)	<u>\$ -</u>	<u>\$ 81,505</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2024					-
Projected fund balance surplus/(deficit) as of September 30, 2024				<u>\$</u>	<u>-</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	772.17	1,084.83	-	-	1,218.44	3,075.44	2,836.03
41	SF 40'	617.73	1,084.83	-	-	1,218.44	2,921.00	2,682.92
128	TH	494.19	-	799.86	-	794.64	2,088.69	1,838.33
235								
<u>Commercial</u>								
38.57	Commercial	4,500.63	-	-	15,229.43	-	19,730.06	19,691.46
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

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

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 1 and 2								
4	SF 50'	725.84	1,019.74	-	-	1,146.31	2,891.89	2,666.84
1	SF 40'	580.67	1,019.74	-	-	1,146.31	2,746.72	2,522.92
6	TH	464.54	-	751.87	-	747.60	1,964.01	1,728.67
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 2 and 3								
57	SF 50'	772.17	1,084.83	-	-	1,218.44	3,075.44	2,836.03
30	SF 40'	617.73	1,084.83	-	-	1,218.44	2,921.00	2,682.92
87								

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

	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 2 and 3								
48	SF 50'	725.84	1,019.74	-	-	1,146.31	2,891.89	2,666.84
24	SF 40'	580.67	1,019.74	-	-	1,146.31	2,746.72	2,522.92
72								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	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	\$ 367,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,531
Investments										
Revenue	-	-	-	292,264	385,747	849	-	-	-	678,860
Reserve	-	-	-	261,458	417,465	80,269	-	-	-	759,192
Prepayment	-	-	-	1,979	1,221	164	-	-	-	3,364
Construction	-	-	-	-	-	-	299,181	-	21	299,202
Interest	-	-	-	83	45	6	-	-	-	134
Sinking	-	-	-	36	27	-	-	-	-	63
Bond redemption	-	-	-	-	-	217	-	-	-	217
Undeposited funds	-	-	-	-	18,141	-	-	-	-	18,141
Due from Developer	19,542	-	-	-	-	-	-	-	-	19,542
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	-	103,235	1,136	1,461	-	-	-	-	105,832
Due from KLP Village	23,927	27,632	-	-	173,040	-	-	-	-	224,599
Due from SRF - single family	12,014	-	-	-	-	-	-	-	-	12,014
Due from SRF - townhome	1,008	3,166	-	-	-	-	-	-	-	4,174
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Total assets	<u>\$ 428,810</u>	<u>\$ 32,588</u>	<u>\$103,235</u>	<u>\$ 556,956</u>	<u>\$ 997,147</u>	<u>\$ 81,505</u>	<u>\$ 299,181</u>	<u>\$ -</u>	<u>\$ 21</u>	<u>\$ 2,499,443</u>
LIABILITIES										
Liabilities:										
Accounts payable	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Accounts payable - onsite	17,002	6,904	745	-	-	-	-	-	-	24,651
Due to other	-	-	7,109	-	-	-	3,386	-	-	10,495
Due to general fund	-	13,023	-	-	-	-	-	-	-	13,023
Due to SRF - single family	-	-	3,166	-	-	-	-	-	-	3,166
Due to SRF - town home	103,235	-	-	-	-	-	-	-	-	103,235
Due to debt service fund 2019 area two	1,135	-	-	-	-	-	-	-	-	1,135
Due to debt service fund 2019-A1	1,461	-	-	-	-	-	-	-	-	1,461
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	3,075	-	-	3,075
Tax payable	31	-	-	-	-	-	-	-	-	31
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>153,659</u>	<u>19,927</u>	<u>11,020</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>6,461</u>	<u>-</u>	<u>-</u>	<u>201,865</u>
DEFERRED INFLOWS OF RESOURCES										
Unearned revenue	-	-	-	-	50,293	-	-	-	-	50,293
Deferred receipts	43,469	27,632	-	-	173,040	-	-	-	-	244,141
Total deferred inflows of resources	<u>43,469</u>	<u>27,632</u>	<u>-</u>	<u>-</u>	<u>223,333</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>294,434</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	555,645	764,327	81,505	-	-	-	1,401,477
Capital projects	-	-	-	-	-	-	292,720	-	21	292,741
Unassigned	231,682	(14,971)	92,215	-	-	-	-	-	-	308,926
Total fund balances	<u>231,682</u>	<u>(14,971)</u>	<u>92,215</u>	<u>555,645</u>	<u>764,327</u>	<u>81,505</u>	<u>292,720</u>	<u>-</u>	<u>21</u>	<u>2,003,144</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 428,810</u>	<u>\$ 32,588</u>	<u>\$103,235</u>	<u>\$ 556,956</u>	<u>\$ 997,147</u>	<u>\$ 81,505</u>	<u>\$ 299,181</u>	<u>\$ -</u>	<u>\$ 21</u>	<u>\$ 2,499,443</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,617	\$ 321,693	\$ 357,562	90%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	4,030	26,527	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	449	5,473	-	N/A
Total revenues	<u>6,096</u>	<u>361,166</u>	<u>412,136</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisor fees	215	215	-	N/A
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	334	1,823	25,000	7%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	500	500	750	67%
Dissemination agent	83	500	1,000	50%
Trustee	-	7,000	10,500	67%
Telephone	17	100	200	50%
Postage	17	117	500	23%
Printing & binding	42	250	500	50%
Legal advertising	-	342	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	-	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	32	6,434	7,449	86%
Supplies	-	-	300	0%
Total professional & administrative	<u>5,240</u>	<u>49,358</u>	<u>112,389</u>	44%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	19,089	20,000	95%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	4,950	10,000	50%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	1,034	2,000	52%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	2,065	12,172	8,000	152%
Repairs and maintenance	-	2,728	2,500	109%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,044	66,218	160,000	41%
Mulch	-	56,279	65,000	87%
Plant replacement	-	60,669	5,000	1213%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	-	110	-	N/A
Roadway maintenance	-	950	2,500	38%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>18,934</u>	<u>227,884</u>	<u>299,750</u>	76%
Total expenditures	<u>24,174</u>	<u>277,242</u>	<u>412,139</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(18,078)	83,924	(3)	
Fund balances - beginning	<u>249,760</u>	<u>147,758</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 231,682</u>	<u>\$ 231,682</u>	<u>\$ 25,399</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 729	\$ 145,043	\$ 158,684	91%
Landowner contribution	-	-	61,672	0%
Lot closing	-	6,407	-	N/A
Lot closing KLP Villages	4,806	14,417	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>5,535</u>	<u>165,867</u>	<u>220,856</u>	75%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	835	5,467	12,000	46%
Accounting	125	750	1,500	50%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	32,089	20,000	160%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	220	-	N/A
Plant replacement	-	7,437	5,000	149%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	-	6,551	13,500	49%
Gym equipment- PM	275	275	1,000	28%
Repairs and maintenance	-	143	7,500	2%
Electricity	4,779	6,721	15,000	45%
Gate electricity	1,890	5,126	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	1,046	4,173	6,000	70%
Water/sewer/propane	259	806	8,000	10%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	10,000	0%
Gate repairs and maintenance	-	1,295	3,500	37%
Security amenity center	1,687	5,061	-	N/A
Pest control	-	480	1,200	40%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>10,896</u>	<u>92,372</u>	<u>217,550</u>	42%
Other fees & charges				
Tax collector	15	2,901	3,306	88%
Total other fees & charges	<u>15</u>	<u>2,901</u>	<u>3,306</u>	88%
Total expenditures	<u>10,911</u>	<u>95,273</u>	<u>220,856</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	(5,376)	70,594	-	
Fund balances - beginning	(9,595)	(85,565)	5,226	
Fund balances - ending	<u>\$ (14,971)</u>	<u>\$ (14,971)</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 314	\$ 62,840	\$ 68,044	92%
Landowner contribution	-	-	3,124	0%
Lot closing	-	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>314</u>	<u>80,636</u>	<u>71,668</u>	113%
EXPENDITURES				
Town Home Program				
Accounting	63	375	750	50%
Streetlighting electricity	334	1,720	4,000	43%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	-	16,320	1,000	1632%
Irrigation repairs	-	714	1,000	71%
Pool maintenance	-	5,017	10,500	48%
Repairs and maintenance	-	580	2,000	29%
Electricity	840	2,893	5,000	58%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	208	1,245	2,000	62%
Water/sewer	257	814	2,000	41%
Janitorial	-	-	10,000	0%
Pressure washing	-	-	2,000	0%
Security amenity center	50	296	2,500	12%
Pest control	-	320	5,500	6%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>1,752</u>	<u>38,080</u>	<u>70,250</u>	54%
Other fees & charges				
Tax collector	6	1,257	1,418	89%
Total other fees & charges	<u>6</u>	<u>1,257</u>	<u>1,418</u>	89%
Total expenditures	<u>1,758</u>	<u>39,337</u>	<u>71,668</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(1,444)	41,299	-	
Fund balances - beginning	93,659	50,916	33,595	
Fund balances - ending	<u>\$ 92,215</u>	<u>\$ 92,215</u>	<u>\$ 33,595</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,159	\$ 230,489	\$ 261,264	88%
Lot closing	18,182	18,182	-	N/A
Interest	1,636	6,746	-	N/A
Total revenues	<u>20,977</u>	<u>255,417</u>	<u>261,264</u>	98%
EXPENDITURES				
Debt service				
Principal	-	45,000	45,000	100%
Interest	-	104,869	208,303	50%
Total debt service	<u>-</u>	<u>149,869</u>	<u>253,303</u>	59%
Other fees & charges				
Tax collector	23	4,610	5,443	85%
Total other fees and charges	<u>23</u>	<u>4,610</u>	<u>5,443</u>	85%
Total expenditures	<u>23</u>	<u>154,479</u>	<u>258,746</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	20,954	100,938	2,518	
OTHER FINANCING SOURCES/(USES)				
Transfers out		(941)	-	N/A
Total other financing sources	-	(941)	-	N/A
Net change in fund balances	20,954	99,997	-	
Fund balances - beginning	534,691	455,648	759,966	
Fund balances - ending	<u>\$ 555,645</u>	<u>\$ 555,645</u>	<u>\$ 762,484</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,491	\$ 296,565	\$ 323,398	92%
Assessment levy: off-roll	48,376	48,376	92,751	52%
Lot closing	6,878	46,999	-	N/A
Interest	2,439	10,043	-	N/A
Total revenues	<u>59,184</u>	<u>401,983</u>	<u>416,149</u>	97%
31-Mar-23				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	154,938	307,856	50%
Total debt service	<u>-</u>	<u>249,938</u>	<u>402,856</u>	62%
Other fees & charges				
Tax collector	<u>30</u>	<u>5,931</u>	<u>6,737</u>	88%
Total other fees and charges	<u>30</u>	<u>5,931</u>	<u>6,737</u>	88%
Total expenditures	<u>30</u>	<u>255,869</u>	<u>409,593</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	59,154	146,114	6,556	
Fund balances - beginning	705,173	618,213	661,743	
Fund balances - ending	<u>\$ 764,327</u>	<u>\$ 764,327</u>	<u>\$ 668,299</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest	\$ 256	\$ 2,384	\$ -	N/A
Total revenues	<u>256</u>	<u>2,384</u>	<u>-</u>	N/A
31-Mar-23				
Debt service				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Total debt service	<u>-</u>	<u>282,734</u>	<u>278,867</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	256	(280,350)	(278,867)	
Fund balances - beginning	81,249	361,855	278,867	
Fund balances - ending	<u>\$ 81,505</u>	<u>\$ 81,505</u>	<u>\$ -</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 940	\$ 7,220
Total revenues	940	7,220
EXPENDITURES		
Construction costs	-	197,746
Total expenditures	-	197,746
Excess/(deficiency) of revenues over/(under) expenditures	940	(190,526)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	941
Total other financing sources/(uses)	-	941
Net change in fund balances	940	(189,585)
Fund balances - beginning	291,780	482,305
Fund balances - ending	\$ 292,720	\$ 292,720

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Construction costs - Developer		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 96,960
Interest	-	21
Total revenues	-	96,981
EXPENDITURES		
Construction costs - Developer	-	96,961
Total expenditures	-	96,961
Excess/(deficiency) of revenues over/(under) expenditures	-	20
Fund balances - beginning	21	1
Fund balances - ending	\$ 21	\$ 21

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

1 **MINUTES OF MEETING**
2 **BEAUMONT**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Board of Supervisors of the Beaumont Community Development District held a
6 Regular Meeting on April 10, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida
7 34785.

8
9 **Present were:**

10
11 Candice Smith Chair
12 John Curtis Vice Chair
13 Troy Simpson Assistant Secretary
14

15 **Also present were:**

16
17 Chuck Adams District Manager
18 Jere Earlywine (via telephone) District Counsel
19 Matt Morris District Engineer
20 Juniper Representative
21 Jan Ennis Resident
22 Walter Ennis Resident
23 Perfecto Rola Resident
24 Bill Siniscalchi Resident
25 Nancy Siniscalchi Resident
26 Paul Vitalo Resident
27

28
29 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

30
31 Mr. Adams called the meeting to order at 1:47 p.m.

32 Supervisors Smith, Simpson and Curtis were present. Supervisors Meath and Lybbert
33 were not present.
34

35 **SECOND ORDER OF BUSINESS**

Public Comments

36
37 Resident Jan Ennis voiced concerns about the pavers, back door, gates that do not close
38 and damaged and/or leaning street signs. She provided a list of other items that, in her opinion,

39 need to be addressed. She asked if a handyman is on staff and stated residents want a
40 playground near the bocce ball court. She noted alcohol is being brought to the family pool.

41 Mr. Curtis stated the part to repair the back door is on back order; when the part
42 arrives, the vendor will install it. He will confer with Brad about the gates and follow up with the
43 Board after the meeting. Regarding a handyman, Ms. Smith stated the Operations Manager,
44 Mr. Ruiz, is the main contact for these items and he has been ill; he will be given the list of open
45 items when he returns.

46 Discussion ensued regarding having a handyman on staff, workman's compensation
47 insurance and pool rules.

48 Resident Bill Siniscalchi asked if there is a plan to clear debris from the ponds, especially
49 now that the water level is low. Mr. Morris will secure a pond maintenance proposal.

50 Resident Perfecto Rola asked if there is a plan to install a fence around the front of the
51 community. Ms. Smith stated the community is fully constructed; therefore, anything in the
52 future must be funded through the regular CDD operational budget.

53 Discussion ensued regarding a fence, access, trespassers, the Fiscal Year 2024 budget,
54 installing hedges and a "No Trespassing" sign.

55 Regarding alcoholic beverages at the pool, Mr. Earlywine stated, upon reviewing the
56 pool rules, there is no prohibition against bringing alcohol into the pool area but it can be
57 added, if the Board is amenable.

58 Discussion ensued regarding whether to prohibit alcohol in the pool area, glass
59 containers and the rulemaking process.

60 Resident Paul Vitalo stated the signs in the pool area of the Townhomes have yet to be
61 replaced since the vandalism incident. He asked why the amount budgeted for "Janitorial
62 services" is unspent and why there is a lounge in one of the restrooms. He asked for an
63 enclosed children's play area outside the pool area. It was noted that Mr. Ruiz is working on
64 replacing the signs. Mr. Adams stated the \$10,000 for "Janitorial services" is booked
65 somewhere else.

66 Discussion ensued regarding the budget, status of the fence between the townhomes
67 and the apartments, headlights shining into two end-unit townhomes, a dog park and the
68 townhomes’ budget.

69 Ms. Ennis voiced her opinion that it would be nice to have a fountain or two in the
70 ponds.

71

72 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
73 **Elected Supervisor, Greg Meath [SEAT 5]**
74 **(the following to be provided in a separate**
75 **package)**
76

77 Mr. Adams stated that the Oath of Office was administered to Supervisor Meath outside
78 of the Board meeting and his Oath is on file.

79 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

80 **B. Membership, Obligations and Responsibilities**

81 **C. Financial Disclosure Forms**

82 **I. Form 1: Statement of Financial Interests**

83 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

84 **III. Form 1F: Final Statement of Financial Interests**

85 **D. Form 8B: Memorandum of Voting Conflict**

86

87 **FOURTH ORDER OF BUSINESS** **Consideration of Security Camera**
88 **Estimates (to be provided under separate**
89 **cover)**
90

91 This item was deferred to the next agenda.

92

93 **FIFTH ORDER OF BUSINESS** **Ratification of Engagement with Jere**
94 **Earlywine at Kutak Rock, LLP**
95

96 • **Consideration of Fee Agreement**

97 Mr. Adams presented the Engagement Letter and Fee Agreement for Mr. Jere
98 Earlywine’s new firm, Kutak Rock, LLP, that was previously executed by the Vice Chair.

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On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the engagement of Jere Earlywine/Kutak Rock, LLP, was ratified.

On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the Kutak Rock, LLP, Fee Agreement for District Counsel Services, was approved/ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2023.

In response to Ms. Smith’s question, Mr. Morris stated the goal is to close out the bonds with the City and, in doing so, Staff will use the remaining construction bonds in the budget. He is working with the City to help complete the curbs and roadways in the area, which should be completed within three or four months. Mr. Morris will alert the CDD and the HOA of when the work will commence.

In response to Ms. Smith’s question, Mr. Earlywine stated residents can start being elected to the Board in November 2024.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 13, 2023 Regular Meeting Minutes

Mr. Adams presented the February 13, 2023 Regular Meeting Minutes, and stated Staff already corrected the spelling of Mr. Joe Batell’s last name.

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the February 13, 2023 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

Mr. Earlywine stated he is working on project completion and the real estate aspect.

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

136 There was no report.

137 Mr. Curtis will coordinate with Mr. Morris regarding installing a fence between the
138 multi-family units and the townhomes.

139 **C. Field Operations: *Evergreen Lifestyles Management***

140 There was no report.

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

- 142 • **NEXT MEETING DATE: May 8, 2023 at 1:30 P.M. [Presentation of Fiscal Year**
- 143 **2024 Budget]**

- 144 ○ **QUORUM CHECK**

145

146 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

147

148 Mr. Curtis stated he will coordinate with Juniper on a few items, including setting aside
149 funds to create a buffer area from the dogs.

- 150 ▪ **Landscape Update – Juniper**

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

152 The Juniper representative stated all the landscaping and the pine straw applications
153 were completed. He presented Juniper Proposal #208080. in the amount of \$2,365.62, to
154 beautify the townhome pool area.

155 Discussion ensued regarding the Juniper proposal. No action was taken.

156

157 **TENTH ORDER OF BUSINESS**

Public Comments

158

159 A resident asked if the CDD budgeted for bark mulch applications on the
160 paths/walkways. It was noted that a proposal for pine bark for the greenway will be submitted.

161 A resident thanked the Board for facilitating the wall repairs and reported that a few
162 overgrown oak trees were not cut back.

163 Ms. Ennis asked if the CDD Board will continue meeting monthly once construction is
164 completed. Mr. Curtis stated meetings will then be held on an as-needed basis but the Board
165 will eventually transition from being Developer-controlled to resident-controlled.

166 Discussion ensued regarding the oak trees, sod, Board Member requirements, pickleball
167 court lighting proposal and an irrigation main.

168

169 **ELEVENTH ORDER OF BUSINESS**

Adjournment

170

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

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173 **On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the**
174 **meeting adjourned at 2:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2022 CANCELED	Regular Meeting	1:30 PM
November 14, 2022	Landowners' Meeting	1:30 PM
November 14, 2022	Regular Meeting	1:30 PM
December 12, 2022 CANCELED	Regular Meeting	1:30 PM
January 9, 2023 CANCELED	Regular Meeting	1:30 PM
February 13, 2023	Regular Meeting	1:30 PM
March 13, 2023 CANCELED NO QUORUM	Regular Meeting	1:30 PM
April 10, 2023	Regular Meeting	1:30 PM
May 8, 2023	Regular Meeting	1:30 PM
June 12, 2023	Regular Meeting	1:30 PM
July 10, 2023	Regular Meeting	1:30 PM
August 14, 2023	Public Hearing & Regular Meeting	1:30 PM
September 11, 2023	Regular Meeting	1:30 PM