

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

July 8, 2024

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

July 1, 2024

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 July 8, 2024 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 (*Agenda Items: 3 Minutes Per Speaker*)
3. Continued Discussion: Fiscal Year 2025 Proposed Budget
4. Update: Developer Projects
5. Consideration of Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity
6. Discussion Items
 - Social Media
 - Special Dispensation for Kids Craft Club
 - Fence Behind Penrose Exit
 - Lifestyle Director
 - Pool Condition
7. Consideration of Element Service Solutions, Inc. Proposals
 - A. #7763 [Community Sign Straightening]
 - B. #7779 [Clubhouse Bathroom Faucets - Repairs]
 - C. #7781 [Clubhouse Bathroom Faucets - Replacement]
8. Acceptance of Unaudited Financial Statements as of May 31, 2024

9. Approval of June 10, 2024 Regular Meeting Minutes

10. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

C. Field Operations Manager: *Evergreen Lifestyles Management*

- Action Items/Tracker

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

- 517 Registered Voters in District as of April 15, 2024

- NEXT MEETING DATE: August 12, 2024 at 1:30 PM [Adoption of FY2025 Budget, Amenity Rules and Rates and Parking Rules]

○ QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAN SINISCALCHI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests

12. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)

13. 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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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 434,250				\$ 505,861
Allowable discounts (4%)	(17,370)				(20,234)
Assessment levy: on-roll - net	416,880	\$374,899	\$ 41,981	\$ 416,880	485,627
Interest	-	2,777	-	2,777	-
Total revenues	416,880	377,676	41,981	419,657	485,627
EXPENDITURES					
Professional & administrative					
Supervisors	-	1,722	5,300	7,022	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	13,823	10,000	23,823	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	328	172	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	535	965	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,000	9,127	-	9,127	6,817
Contingencies/bank charges	500	64	436	500	50,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	8,685	7,491	1,194	8,685	10,117
Supplies	300	-	300	300	300
Total professional & administrative	102,125	66,325	53,022	119,347	174,974

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Field operations (shared)					
Management	35,000	32,149	2,851	35,000	50,000
Security amenity center	500	-	500	500	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	6,853	1,147	8,000	8,000
Repairs and maintenance	2,500	750	1,750	2,500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	4,927	-	4,927	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,050	93,950	160,000	174,400
Mulch	65,000	-	30,000	30,000	35,000
Plant replacement	5,000	10,190	-	10,190	5,000
Tree treatment	8,500	-	-	-	5,000
Irrigation repairs	2,000	-	2,000	2,000	2,000
Roadway maintenance	2,500	-	2,500	2,500	2,500
Total field operations	<u>314,750</u>	<u>126,088</u>	<u>153,498</u>	<u>279,586</u>	<u>310,650</u>
Total expenditures	<u>416,875</u>	<u>192,413</u>	<u>206,520</u>	<u>398,933</u>	<u>485,624</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	185,263	(164,539)	20,724	3
Fund balance - beginning (unaudited)	81,954	153,688	338,951	153,688	174,412
Fund balance - ending (projected)	<u>\$ 81,959</u>	<u>\$ 338,951</u>	<u>\$ 174,412</u>	<u>\$ 174,412</u>	<u>\$ 174,415</u>

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

Expenditures

Professional & administrative

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,817
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	50,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	10,117
Supplies	300

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

Expenditures (continued)	
Field operations (shared)	
Management	50,000
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	174,400
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	35,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$485,624</u></u>

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Single Family program	\$ 295,057				\$ 361,864
Allowable discounts (4%)	(11,802)				(14,475)
Assessment levy: on-roll - net	283,255	\$ 254,730	\$ 28,525	\$ 283,255	347,389
Landowner contribution	-	-	117,416	117,416	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	283,755	254,730	146,441	401,171	347,889
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	33,000	33,000	40,000
Lifestyles events	12,000	5,776	6,224	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	1,815	4,425	6,240	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	-	20,000	20,000	21,800
Tree treatment	7,160	-	-	-	7,160
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	2,281	2,500	2,500
Pool maintenance	21,600	12,710	8,890	21,600	21,600
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	1,101	3,500	4,601	7,500
Electricity	15,000	7,904	7,096	15,000	15,000
Gate electricity	10,000	1,456	2,000	3,456	4,000
Insurance	16,000	25,033	-	25,033	26,000
Phone/cable/internet	6,000	5,465	535	6,000	6,000
Water/sewer/propane	8,000	1,311	2,500	3,811	8,000
Janitorial	35,000	-	17,500	17,500	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	7,132	7,200	14,332	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Pest control	1,200	1,080	120	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	1,000	1,000	1,000
Supplies	3,000	-	3,000	3,000	3,000
Contingencies	1,000	-	1,000	1,000	51,000
Capital outlay	37,900	-	-	-	37,900
Reserve study	5,000	-	-	-	5,000
Total single family program	277,850	72,302	135,221	207,523	340,650
Other Fees and Charges					
Tax collector	5,901	5,090	811	5,901	7,237
Total other fees and charges	5,901	5,090	811	5,901	7,237
Total expenditures	283,751	77,392	136,032	213,424	347,887
Excess/(deficiency) of revenues over/(under) expenditures	4	177,338	10,409	187,747	2
Fund balance - beginning (unaudited)	-	(118,949)	58,389	(118,949)	68,798
Fund balances - ending					
Unassigned	4	58,389	68,798	68,798	68,800
Fund balance - ending (projected)	\$ 4	\$ 58,389	\$ 68,798	\$ 68,798	\$ 68,800

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

Expenditures

Onsite management	\$ 40,000
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	21,800
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	21,600
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	4,000
Insurance	26,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	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, managing and monitoring a basic call box entry and camera system at each gate.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	51,000
Capital outlay	37,900
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	7,237
Total expenditures	<u>\$ 347,887</u>

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Townhome program	\$ 107,181				\$ 99,830
Allowable discounts (4%)	(4,287)				(3,993)
Assessment levy: on-roll - net	102,894	\$ 92,532	\$ 10,362	\$ 102,894	95,837
Interest and miscellaneous	500	-	500	500	500
Total revenues	103,394	92,532	10,862	103,394	96,337
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,620	11,380	16,000	17,440
Irrigation water	500	219	281	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	-	1,000	1,000	1,000
Pool maintenance	13,200	6,700	6,700	13,400	13,600
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	6,000	3,235	2,765	6,000	6,000
Insurance	3,000	-	3,000	3,000	5,000
Bank fees	500	-	250	250	500
Phone/cable/internet	2,000	609	625	1,234	1,500
Water/sewer	2,000	895	1,105	2,000	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	403	500	903	1,000
Pest control	5,500	385	750	1,135	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	5,000	-	-	-	250
Total other contractual	101,250	17,441	67,031	84,472	94,340
Other fees and charges					
Tax collector	2,144	1,849	295	2,144	1,997
Total other fees and charges	2,144	1,849	295	2,144	1,997
Total expenditures	103,394	19,290	67,326	86,616	96,337
Excess/(deficiency) of revenues over/(under) expenditures	-	73,242	(56,464)	16,778	-
Fund balance - beginning (unaudited)	56,000	84,155	157,397	84,155	100,933
Fund balances - ending					
Unassigned	56,000	157,397	100,933	100,933	100,933
Fund balance - ending (projected)	\$ 56,000	\$ 157,397	\$ 100,933	\$ 100,933	\$ 100,933

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	17,440
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	5,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	

Expenditures (continued)

Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	1,997
Total expenditures	<u><u>\$ 96,337</u></u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	3,195,000.00		3,324,084.49	6,519,084.49	

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

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

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

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

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

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

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

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	899.52	1,335.29	-	-	1,218.44	3,453.25	3,079.39
41	SF 40'	719.62	1,335.29	-	-	1,218.44	3,273.35	2,924.95
128	TH	575.69	-	745.00	-	794.64	2,115.33	2,088.70
235								
<u>Commercial</u>								
38.57	Commercial	5,242.92	-	-	15,229.43	-	20,472.35	19,730.14
38.57								

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

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	899.52	1,335.29	-	-	1,218.44	3,453.25	3,079.39
1	SF 40'	719.62	1,335.29	-	-	1,218.44	3,273.35	2,924.95
6	TH	575.69	-	745.00	-	794.64	2,115.33	2,088.70
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
57	SF 50'	899.52	1,335.29	-	-	1,218.44	3,453.25	3,079.39
30	SF 40'	719.62	1,335.29	-	-	1,218.44	3,273.35	2,924.95
87								

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2025					Total	Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
48	SF 50'	899.52	1,335.29	-	-	1,218.44	3,453.25	3,079.39
24	SF 40'	719.62	1,335.29	-	-	1,218.44	3,273.35	2,924.95
72								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT


5

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43043580.011 Application No(s): 822158
 Project Name: Phase (if applicable):

A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:  _____ Signature of Permittee Wildwood Land Holdings, LLC _____ Company Name 754-206-5710/gbaumann@bldgroup.com _____ Phone/email address	Greg Baumann, Registered Agent _____ Name and Title 1815 Griffin Rd Suite 301 _____ Company Address Dania Beach, FL 33004 _____ City, State, Zip
--	--

B. Agreement for System Operation and Maintenance Responsibility: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Signature of Representative of O&M Entity Tammy Collins _____ Name and Title tammy.collins@evergreen-lm.com _____ Email Address 860-997-9030 _____ Phone	Beaumont CDD _____ Name of Entity for O&M 270 W. Plant Street, Suite 340 _____ Address Winter Garden, FL 34787 _____ City, State, Zip _____ Date
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Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7A

Proposal For

Beaumont CDD

270 W. Plant Street
Suite 340
Winter Garden, FL 34787

Location

Common Areas

Wildwood, FL

Community Sign Straightening

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<p>General Maintenance</p> <p>AS IS SITUATION: There are (29) street signposts that are leaning and not stable.</p> <p>SCOPE OF WORK: * Dig out to the street signs and create space to pour concrete. * Stabilize and level the posts to be straightened. * Pour concrete surrounding the posts to strengthen and secure. * Fill the remaining gaps with dirt and remove debris off-site.</p> <p>NOTES: See attached spreadsheet for signposts details.</p>	1	\$ 3,710.00	\$ 3,710.00

2811 W. State Road 434
Longwood, FL 32779

SUBTOTAL	\$ 3,710.00
TOTAL	\$ 3,710.00

TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.

Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.

Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.

Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.

Signature

x

Date:

Please sign here to accept the terms and conditions

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7B

Proposal For

Beaumont CDD
 270 W. Plant Street
 Suite 340
 Winter Garden, FL 34787

Location

Common Areas
 Wildwood, FL

Clubhouse Bathroom Faucets - Repairs

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
------------------	----------	------------	--------

General Maintenance	1	\$ 1,596.00	\$ 1,596.00
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AS IS:
 The aerators on each faucet are partially clogged, which increases the water pressure and causes it to splash, soaking residents & creating a mess around the bathroom.

SCOPE OF WORK:

- * In the (6) areas of concern, prep the section to ensure guest safety.
- * Remove the damaged aerators and clean faucet head.
- * Install new aerators and tighten to be secured.
- * Test each (6) aerators to ensure proper water flow & check for leaks.
- * Clean the areas, and remove any construction related debris.

NOTES:

This scope of work is contingent upon the sinks being in working, serviceable condition. If any undisclosed damages are discovered, an additional proposal will be required to address the issues preventing this repair.

2811 W. State Road 434
Longwood, FL 32779

SUBTOTAL	\$ 1,596.00
TOTAL	\$ 1,596.00

TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.

Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.

Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.

Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.

Signature

x

Date:

Please sign here to accept the terms and conditions

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7C

Proposal For

Beaumont CDD

270 W. Plant Street
Suite 340
Winter Garden, FL 34787

Location

Common Areas

Wildwood, FL

Clubhouse Bathroom Faucets - Replacement

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
------------------	----------	------------	--------

General Construction

1

\$ 4,265.00

\$ 4,265.00

AS IS:

The aerators on each faucet are partially clogged, which increases the water pressure and causes it to splash, soaking residents & creating a mess around the bathroom.

SCOPE OF WORK:

- * In the (6) areas of concern, prep the section to ensure guest safety.
- * Remove the damaged faucets and clean countertop.
- * Install new faucets and ensure the unit is secured.
- * Test each (6) faucets to ensure proper water flow & check for leaks.
- * Clean the areas, and remove any construction related debris.

NOTES:

This scope of work is contingent upon the sinks being in working, serviceable condition. If any undisclosed damages are discovered, an additional proposal will be required to address the issues preventing this repair.

2811 W. State Road 434
Longwood, FL 32779

SUBTOTAL	\$ 4,265.00
TOTAL	\$ 4,265.00

TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.

Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.

Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.

Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.

Signature

x

Date:

Please sign here to accept the terms and conditions

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS									
Cash	\$ 417,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,917
Investments									
Revenue	-	-	-	229,216	348,782	-	-	-	577,998
Reserve	-	-	-	259,445	205,599	-	-	-	465,044
Prepayment	-	-	-	950	17,103	-	-	-	18,053
Construction	-	-	-	-	-	-	404	-	404
Interest	-	-	-	288	425	-	-	-	713
Sinking	-	-	-	105	210	-	-	-	315
Bond redemption	-	-	-	728	3,150	-	-	-	3,878
Due from Developer	29,132	117,418	-	-	-	-	-	1,400	147,950
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	37,732	133,180	904	1,444	-	-	-	173,260
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 451,837</u>	<u>\$ 160,106</u>	<u>\$ 133,180</u>	<u>\$ 491,636</u>	<u>\$ 576,713</u>	<u>\$ -</u>	<u>\$ 404</u>	<u>\$ 1,400</u>	<u>\$ 1,815,276</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 2,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,740
Accounts payable - onsite	46,200	5,290	5,616	-	-	-	-	-	57,106
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to SRF - single family	74,877	-	3,166	-	-	-	-	-	78,043
Due to SRF - town home	96,036	-	-	-	-	-	-	-	96,036
Due to debt service fund 2019 area two	904	-	-	-	-	-	-	-	904
Due to debt service fund 2019-A1	1,444	-	-	-	-	-	-	-	1,444
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	6,538	-	4,700	11,238
Tax payable	398	-	-	-	-	-	-	-	398
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>252,599</u>	<u>5,290</u>	<u>15,891</u>	<u>1,311</u>	<u>9,487</u>	<u>9,923</u>	<u>-</u>	<u>4,700</u>	<u>299,201</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	117,416	-	-	-	-	-	1,400	143,153
Total deferred inflows of resources	<u>24,337</u>	<u>117,416</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>143,439</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	490,325	566,940	-	-	-	1,057,265
Capital projects	-	-	-	-	-	(9,923)	404	(4,700)	(14,219)
Unassigned	174,901	37,400	117,289	-	-	-	-	-	329,590
Total fund balances	<u>174,901</u>	<u>37,400</u>	<u>117,289</u>	<u>490,325</u>	<u>566,940</u>	<u>(9,923)</u>	<u>404</u>	<u>(4,700)</u>	<u>1,372,636</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 451,837</u>	<u>\$ 160,106</u>	<u>\$ 133,180</u>	<u>\$ 491,636</u>	<u>\$ 576,713</u>	<u>\$ -</u>	<u>\$ 404</u>	<u>\$ 1,400</u>	<u>\$ 1,815,276</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,472	\$ 386,062	\$ 416,880	93%
Interest and miscellaneous	-	3,052	-	N/A
Total revenues	<u>1,472</u>	<u>389,114</u>	<u>416,880</u>	93%
Professional & administrative				
Supervisor fees	1,938	4,521	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	7,092	20,915	15,000	139%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	667	1,000	67%
Trustee	-	7,000	10,500	67%
Telephone	17	133	200	67%
Postage	-	328	500	66%
Printing & binding	41	333	500	67%
Legal advertising	-	535	1,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	112	291	500	58%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	29	7,713	8,685	89%
Supplies	-	-	300	0%
Total professional & administrative	<u>13,312</u>	<u>84,948</u>	<u>102,125</u>	83%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	6,262	44,464	35,000	127%
Security amenity center	-	-	500	0%
Pest control	110	220	-	N/A
Stormwater management				
Lake maintenance	825	6,600	10,000	66%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,807	8,660	8,000	108%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	808	7,388	1,000	739%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,250	114,799	160,000	72%
Mulch	26,079	75,879	65,000	117%
Plant replacement	3,750	13,940	5,000	279%
Tree treatment	-	10,034	8,500	118%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>55,891</u>	<u>282,953</u>	<u>314,750</u>	90%
Total expenditures	<u>69,203</u>	<u>367,901</u>	<u>416,875</u>	88%
Excess/(deficiency) of revenues over/(under) expenditures	(67,731)	21,213	5	
Fund balances - beginning	<u>242,632</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 174,901</u>	<u>\$ 174,901</u>	<u>\$ 81,959</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,000	\$ 262,315	\$ 283,255	93%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,000</u>	<u>262,315</u>	<u>283,755</u>	92%
 Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	1,310	7,412	12,000	62%
Accounting	125	1,000	1,500	67%
Streetlighting electric	606	2,421	6,240	39%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	-	20,000	0%
Tree treatment	-	-	7,160	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	1,800	16,310	21,600	76%
Gym equipment- PM	-	825	1,000	83%
Repairs and maintenance	-	1,601	7,500	21%
Electricity	1,456	9,360	15,000	62%
Gate electricity	273	1,729	10,000	17%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	1,057	7,321	6,000	122%
Sewer/ water/ propane	885	2,197	8,000	27%
Janitorial	-	-	35,000	0%
Pressure washing	2,410	2,410	5,000	48%
Security monitoring/gates	869	7,132	10,000	71%
Gate repairs and maintenance	7,945	7,945	3,500	227%
Pest control	1,430	2,510	1,200	209%
Permits/licenses	275	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	802	857	3,000	29%
Contingencies	4,168	4,168	1,000	417%
Capital outlay	-	-	37,900	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>25,411</u>	<u>100,725</u>	<u>277,850</u>	36%
 Other fees & charges				
Tax collector	20	5,241	5,901	89%
Total other fees & charges	<u>20</u>	<u>5,241</u>	<u>5,901</u>	89%
Total expenditures	<u>25,431</u>	<u>105,966</u>	<u>283,751</u>	37%
 Excess/(deficiency) of revenues over/(under) expenditures				
	(24,431)	156,349	4	
 Fund balances - beginning				
	61,831	(118,949)	4	
Fund balances - ending	<u>\$ 37,400</u>	<u>\$ 37,400</u>	<u>\$ 8</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 MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 363	\$ 95,287	\$ 102,894	93%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>363</u>	<u>95,287</u>	<u>103,394</u>	92%
EXPENDITURES				
Town Home Program				
Accounting	62	500	750	67%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	32,460	16,000	203%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	77	1,000	8%
Pool maintenance	1,100	8,980	13,200	68%
Repairs and maintenance	-	-	2,000	0%
Electricity	744	3,979	6,000	66%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	472	1,368	2,000	68%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	5,088	5,490	2,500	220%
Pest control	125	510	5,500	9%
Permits/licenses	275	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	5,000	0%
Total town home program	<u>7,866</u>	<u>54,467</u>	<u>101,250</u>	54%
Other fees & charges				
Tax collector	8	1,904	2,144	89%
Total other fees & charges	<u>8</u>	<u>1,904</u>	<u>2,144</u>	89%
Total expenditures	<u>7,874</u>	<u>56,371</u>	<u>103,394</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(7,511)	38,916	-	
Fund balances - beginning	124,800	78,373	56,000	
Fund balances - ending	<u>\$ 117,289</u>	<u>\$ 117,289</u>	<u>\$ 56,000</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 922	\$ 241,950	\$ 261,264	93%
Interest	2,709	16,783	-	N/A
Total revenues	<u>3,631</u>	<u>258,733</u>	<u>261,264</u>	99%
EXPENDITURES				
Debt service				
Principal	-	50,000	50,000	100%
Principal prepayment	90,000	90,000	-	N/A
Interest	101,841	205,275	205,275	100%
Total debt service	<u>191,841</u>	<u>345,275</u>	<u>255,275</u>	135%
Other fees & charges				
Tax collector	19	4,834	5,443	89%
Total other fees and charges	<u>19</u>	<u>4,834</u>	<u>5,443</u>	89%
Total expenditures	<u>191,860</u>	<u>350,109</u>	<u>260,718</u>	134%
Excess/(deficiency) of revenues over/(under) expenditures	(188,229)	(91,376)	546	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	<u>-</u>	<u>82,696</u>	<u>-</u>	N/A
Net change in fund balances	<u>(188,229)</u>	<u>(8,680)</u>	<u>-</u>	
Fund balances - beginning	678,554	499,005	463,971	
Fund balances - ending	<u>\$ 490,325</u>	<u>\$ 490,325</u>	<u>\$ 464,517</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 MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,473	\$ 386,432	\$ 418,043	92%
Assessment prepayments	-	15,151	-	N/A
Interest	2,867	20,070	-	N/A
Total revenues	<u>4,340</u>	<u>421,653</u>	<u>418,043</u>	101%
EXPENDITURES				
Debt service				
Principal	-	100,000	100,000	100%
Interest	150,375	302,875	303,713	100%
Total debt service	<u>150,375</u>	<u>402,875</u>	<u>403,713</u>	100%
Other fees & charges				
Tax collector	29	7,720	8,709	89%
Total other fees and charges	<u>29</u>	<u>7,720</u>	<u>8,709</u>	89%
Total expenditures	<u>150,404</u>	<u>410,595</u>	<u>412,422</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(146,064)	11,058	5,621	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(207,354)	-	N/A
Total other financing sources	<u>-</u>	<u>(207,354)</u>	<u>-</u>	N/A
Net change in fund balances	(146,064)	(196,296)	5,621	
Fund balances - beginning	713,004	763,236	681,811	
Fund balances - ending	<u>\$ 566,940</u>	<u>\$ 566,940</u>	<u>\$ 687,432</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MAY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ 3,516
Total revenues	<u>-</u>	<u>3,516</u>
EXPENDITURES		
Construction costs	-	88,909
Total expenditures	<u>-</u>	<u>88,909</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(85,393)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	6,077
Transfer out	-	(88,773)
Total other financing sources/(uses)	<u>-</u>	<u>(82,696)</u>
Net change in fund balances	-	(168,089)
Fund balances - beginning	(9,923)	158,166
Fund balances - ending	<u>\$ (9,923)</u>	<u>\$ (9,923)</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 MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 404
Total revenues	-	404
EXPENDITURES		
Construction costs		207,354
Total expenditures	-	207,354
Excess/(deficiency) of revenues over/(under) expenditures	-	(206,950)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	207,354
Total other financing sources/(uses)	-	207,354
Net change in fund balances	-	404
Fund balances - beginning	404	-
Fund balances - ending	\$ 404	\$ 404

**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 MAY 31, 2024**

	<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>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 (4,700)	 (4,700)
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 10, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Ann Judy	Chair
Jan Siniscalchi	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary

Also present:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt & Associates LLC
Bennett Davenport	District Counsel
Tammy Collins	On-site Manager
Two Juniper representatives	

Residents present:

Becky Osborne	Jan Ennes	Walter Ennes	Gene Carmenini
Pierre Fortin	John Forza	Maygaly Martino	Sheryl Carmenini
Donald Miller	Anna Ilic	Joyce Kusuma	George Michaels
Corinne Perez	Joe Vitalo	Natalie Izadpanah	

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
THE MEETING WAS TRANSCRIBED FROM MANAGER'S MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Siniscalchi, Smith and Michaels were present. Supervisor Williams was not present.

41 **SECOND ORDER OF BUSINESS** **Public Comments (Agenda Items: 3**
42 **Minutes Per Speaker)**

43
44 This item was not captured in the meeting notes.

45
46 **THIRD ORDER OF BUSINESS** **Continued Discussion: Fiscal Year 2025**
47 **Proposed Budget**

48
49 Mr. Adams reviewed the Proposed Fiscal Year 2025 budget, highlighting any line item
50 increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained
51 the reasons for any changes. Mr. Adams noted a potential 11% increase in the budget and
52 advised that this is a high-water mark, which will be worked down based on Supervisor
53 requests and Management understanding the potential plans.

54
55 **FOURTH ORDER OF BUSINESS** **Update: Developer Projects**

56
57 Ms. Collins provided the Developer Projects update.
58 Resident Gene Carmenini reported a drainage issue at the rear of his property and asked
59 for assistance to resolve it.

60 Ms. Davis stated she is aware of the issue and is awaiting responses from the vendors
61 that were contacted about the matter.

62 Mr. Adams will follow up with the vendors and provide an update at or prior to the next
63 meeting.

64
65 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-13, to**
66 **Designate the Date, Time and Location of a**
67 **Public Hearing and Authorization to**
68 **Publish Notice of Such Hearing for the**
69 **Purpose of Adopting Revised Amenity**
70 **Rules and Rates**

71
72 Mr. Shaw presented Resolution 2024-13.

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On MOTION by Mr. Smith and seconded by Ms. Michaels, with all in favor, Resolution 2024-13, to Designate August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Revised Amenity Rules and Rates, was adopted.

Ms. Judy reviewed the revised Amenity Rules that will be presented at the public hearing on August 12, 2024.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Setting a Public Hearing to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date

Mr. Shaw presented Resolution 2024-14.

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Resolution 2024-14, Setting a Public Hearing on August 12, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785 to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date of August 12, 2024, was adopted.

Ms. Judy reviewed the Revised Parking Rules that will be presented at the August 12, 2024 public hearing.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals Estimates, Quotes, Work Orders

- A. Juniper Landscaping of Florida, LLC Proposals**
 - I. Price Renewal**
 - II. No. 276769 [Metal Edging Around Pickleball Court]**

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On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the Juniper contract renewal with a 2% increase and Juniper Proposal #276769, to install metal edging around the pickleball court, were approved.

III. No. 277253 [Swapping Baseline Controller for Hunter System]

Ms. Michaels motioned to approve Juniper Proposal #277253, to swap the Baseline controller for the Hunter System. Ms. Judy seconded the motion. Mr. Adams stated that Mr. Shaw requested confirmation that the proposal covered all three systems and noted that the proposal did not cover all three systems.

The motion was rescinded.

A. Elements Service Solutions, Inc. Proposals

- I. #7336 [Pool Area Pressure Wash]**
- II. #7505 [Paver Repairs - Clubhouse Pool]**
- III. #7509 [Paver Repairs - Townhouse Pool]**

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, Elements Service Solutions, Inc. Proposal #7336 for Pool Area Pressure Wash, Proposal #7505 for Paver Repairs at the Clubhouse Pool and Proposal #7509 for Paver Repairs at the Townhouse Pool, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 13, 2024 Regular Meeting Minutes

Mr. Shaw presented the May 13, 2024 Regular Meeting Minutes.

The following changes were made:

Lines 86 and 88: Change “Ms. Judey” to “Ms. Michaels”

145 **On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the**
 146 **May 13, 2024 Regular Meeting Minutes, as amended, were approved.**

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TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport proposed giving a “CDD 101” informational presentation for the benefit of the new Board Members and suggested scheduling it for a meeting with a light agenda.

The Board was receptive to Mr. Davenport’s suggestion.

Mr. Shaw will follow up with Mr. Davenport to finalize the date of the presentation.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

• Action Items/Tracker

Ms. Collins provided updates from the Action Items tracker.

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

• NEXT MEETING DATE: July 8, 2024 at 1:30 PM

○ QUORUM CHECK

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)

This item was not captured in the meeting notes.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the meeting was adjourned at 4:18 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

William "Bill" Keen, Supervisor of Elections

Sumter County, Florida



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

April 18, 2024

To: Daphne Gillyard:

As of April 15, 2024 there were 517 registered voters in the Beaumont Community Development District.

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

Sincerely,

William "Bill" Keen
Supervisor of Elections
Sumter County

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE****LOCATION***7764 Penrose Place, Wildwood, Florida, 34785*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	1:30 PM
November 13, 2023	Regular Meeting	1:30 PM
December 11, 2023	Workshop	1:30 PM
December 11, 2023 CANCELED	Regular Meeting	1:30 PM
January 8, 2024	Regular Meeting	1:30 PM
February 12, 2024	Regular Meeting	1:30 PM
March 11, 2024	Workshop	12:30 PM
March 11, 2024	Regular Meeting	1:30 PM
April 8, 2024	Regular Meeting	1:30 PM
May 13, 2024	Regular Meeting	1:30 PM
May 30, 2024	Workshop	6:00 PM
June 10, 2024	Regular Meeting	1:30 PM
Teams Meeting ID: 260 487 160 479 Passcode: sWvy6x		
July 8, 2024	Regular Meeting	1:30 PM
August 12, 2024	Regular Meeting	1:30 PM
September 9, 2024	Regular Meeting	1:30 PM

ExceptionOctober meeting is one week earlier to accommodate the Columbus Day holiday.*