

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 10, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

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

May 3, 2021

Board of Supervisors  
Beaumont Community Development District

<b>ATTENDEES:</b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on May 10, 2021 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. Ratification of Change Orders
  - A. Number 28: (Hughes Brothers Construction, Inc.) [\$18,758.75]
  - B. Number 29: (Hughes Brothers Construction, Inc.) [\$60,447.50]
4. Consideration of Resolution 2021-09, Approving a Proposed Budget for Fiscal Year 2021/2022; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
5. Consideration of Envera Systems Equipment Repair Proposal
6. Acceptance of Unaudited Financial Statements as of March 31, 2021
7. Consideration of March 24, 2021 Special Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, PA*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *Evergreen Lifestyles Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: June 14, 2021 at 1:30 P.M.

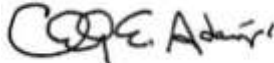
○ QUORUM CHECK

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

- 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

**TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**CHANGE ORDER NO. 28**

Date of Issuance: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Project: <b>Beaumont Project</b>	District: <b>Beaumont Community Development District</b>	District's Contract No.
Contract: <b>Contractor Agreement (assigned to the District on February 7, 2019)</b>		Date of Contract: <b>February 7, 2019</b>
Contractor: <b>Hughes Brothers Construction, Inc.</b>		Architect's/Engineer's Project No :

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Conduit Crossing & Asphalt - See Exhibit A attached hereto.**

Attachments:

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:  
  
**\$6,211,578.67**

Increase/Decrease from prior Change Orders:  
  
**\$260,062.86**

Contract Price prior to this Change Order:  
  
**\$6,471,641.53**

Increase/Decrease of this Change Order:  
  
**\$18,758.75**

Contract Price incorporating this Change Order:  
  
**\$6,490,400.28**

**CHANGE IN CONTRACT TIMES:**

Original Contract Times:	Working days	Calendar days
Substantial completion (days or date):		
Ready for final payment (days or date):		

Increase/Decrease from previously approved Change Orders  
No. \_\_\_\_\_ to No. \_\_\_\_\_:  
Substantial completion (days):  
Ready for final payment (days):

Contract Times prior to this Change Order:  
Substantial completion (days or date):  
Ready for final payment (days or date):

Increase/Decrease of this Change Order:  
Substantial completion (days or date):  
Ready for final payment (days or date):

Contract Times with all approved Change Orders:  
Substantial completion (days or date):  
Ready for final payment (days or date):

RECOMMENDED BY:  
**MORRIS ENGINEERING AND CONSULTING, LLC**  
DISTRICT ENGINEER

By:   
Title: DISTRICT ENGINEER  
Date: 4/6/21

ACCEPTED:  
**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

By:   
Title: CHAIRMAN  
Date: 4-8-2021

ACCEPTED:  
**HUGHES BROTHERS CONSTRUCTION, INC.**

By:   
Title: PM  
Date: 4/6/21

**EXHIBIT A**

Beaumont Ph. 1 CO #28

**PROJECT:** Beaumont PH. 1  
**DATE:** 2/12/2021  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
948 Walker Road  
Wilowood, FL 34785  
P: 352-399-6829  
F: 352-399-6830



**DIRECTED TO:** KLP Village, LLC.  
14025 Riveredge Dr. Suite 175  
Tampa, FL 33637

**ATTN:** Brad Walker

<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>
NEW	2" Conduit Crossing	360.00	LF	\$ 5.50	\$ 1,980.00
NEW	4" Conduit Crossing	300.00	LF	\$ 6.75	\$ 2,025.00
NEW	10" Conduit Crossing	60.00	LF	\$ 8.50	\$ 510.00
NEW	Survey Layout for Aided Crossings	1.00	LS	\$ 1,000.00	\$ 1,000.00
NEW	1" SP-9.5 Asphalt (top lift) Sundance Trail Ext.	1,625.00	SY	\$ 8.15	\$ 13,243.75
				<b>Subtotal:</b>	<b>\$ 18,758.75</b>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**CHANGE ORDER NO. 29**

Date of Issuance: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Project: <b>Beaumont Project</b>	District: <b>Beaumont Community Development District</b>	District's Contract No.:
Contract: <b>Contractor Agreement (assigned to the District on February 7, 2019)</b>	Date of Contract: <b>February 7, 2019</b>	
Contractor: <b>Hughes Brothers Construction, Inc.</b>	Architect's/Engineer's Project No.:	

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Roadway Improvements - See Exhibit A attached hereto.**

Attachments:

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:  
  
**\$6,211,578.67**

Increase/Decrease from prior Change Orders:  
  
**\$278,821.61**

Contract Price prior to this Change Order:  
  
**\$6,490,400.28**

Increase/Decrease of this Change Order:  
  
**\$60,447.50**

Contract Price incorporating this Change Order:  
  
**\$6,550,847.78**

**CHANGE IN CONTRACT TIMES:**

Original Contract Working days Calendar days  
Times:  
Substantial completion (days or date):  
Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders  
No. \_\_\_\_\_ to No. \_\_\_\_\_:  
Substantial completion (days):  
Ready for final payment (days):

Contract Times prior to this Change Order:  
Substantial completion (days or date):  
Ready for final payment (days or date):

Increase/Decrease of this Change Order:  
Substantial completion (days or date):  
Ready for final payment (days or date):

Contract Times with all approved Change Orders:  
Substantial completion (days or date):  
Ready for final payment (days or date):

RECOMMENDED BY:  
**MORRIS ENGINEERING AND CONSULTING, LLC**  
DISTRICT ENGINEER

By:   
Title: DISTRICT ENGINEER  
Date: 4/6/21

ACCEPTED:  
**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

By:   
Title: CHAIRMAN  
Date: 4-8-2021

ACCEPTED:  
**HUGHES BROTHERS CONSTRUCTION, INC.**

By:   
Title: PM  
Date: 4/6/21



EXHIBIT A

Beaumont Ph. 1 CO #29

**PROJECT:** Beaumont PH. 1  
**DATE:** 3/30/2021  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
P: 352-399-6829  
F: 352-399-6830



**DIRECTED TO:** KLP Village, LLC.  
14025 Riveredge Dr. Suite 175  
Tampa, FL 33637

**ATTN:** Brad Walker

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
10	Mobilization	1.00	LS	\$ 2,000.00	\$ 2,000.00
20	Maintenance of Traffic	1.00	LS	\$ 10,000.00	\$ 10,000.00
30	4" Flatwork	550.00	SF	\$ 7.25	\$ 3,987.50
40	Remove and Replace Curbing as Shown	105.00	LF	\$ 60.00	\$ 6,300.00
50	Modified Curbing	150.00	LF	\$ 26.00	\$ 3,900.00
60	Remove and Replace SW on South Side	720.00	SF	\$ 15.00	\$ 10,800.00
70	Retaining Walls	90.00	SF	\$ 45.00	\$ 4,050.00
80	DOT Handrail	30.00	LF	\$ 125.00	\$ 3,750.00
90	ADA Ramps	8.00	EA	\$ 1,200.00	\$ 9,600.00
100	Debris Removal	1.00	LS	\$ 1,500.00	\$ 1,500.00
110	Striping	1.00	LS	\$ 4,560.00	\$ 4,560.00
				<b>Subtotal:</b>	<b>\$ 60,447.50</b>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; 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, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 9, 2021

HOUR: 1:30 P.M.

LOCATION: 7764 Penrose Place  
Wildwood, Florida 34785

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

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

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

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

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

**PASSED AND ADOPTED THIS 10<sup>th</sup> DAY OF MAY, 2021.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2021/2022 Proposed Budget

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 85,164				\$ 138,542
Allowable discounts (4%)	(3,407)				(5,542)
Assessment levy: on-roll - net	81,757	\$ 73,681	\$ 17,444	\$ 91,125	133,000
Landowner contribution	253,436	43,868	176,117	219,985	205,062
Lot closing	-	17,704	15,747	33,451	-
Interest	-	857	-	857	-
Total revenues	<u>335,193</u>	<u>136,110</u>	<u>209,308</u>	<u>345,418</u>	<u>338,062</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,392	15,608	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	10,500	-	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	100	400	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,739	750	2,489	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	6,961	-	6,961	7,000
Contingencies/bank charges	500	381	119	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	1,703	1,474	229	1,703	2,771
Total professional & administrative	<u>103,043</u>	<u>55,782</u>	<u>50,011</u>	<u>105,793</u>	<u>105,911</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	14,400	10,855	3,545	14,400	14,400
Stormwater management			-		
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Dry retention area maintenance	37,000	-	37,000	37,000	37,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	24,000	1,831	22,169	24,000	24,000
Repairs and maintenance	2,500	1,170	1,330	2,500	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	995	255	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	100,000	51,406	48,594	100,000	100,000
Plant replacement	7,500	2,515	4,985	7,500	7,500
Irrigation repairs	15,000	2,243	12,757	15,000	15,000
Roadway maintenance	5,000	520	4,480	5,000	5,000
Total field operations	<u>232,150</u>	<u>77,082</u>	<u>155,068</u>	<u>232,150</u>	<u>232,150</u>
Total expenditures	<u>335,193</u>	<u>132,864</u>	<u>205,079</u>	<u>337,943</u>	<u>338,061</u>
Net increase/(decrease) of fund balance	-	3,246	4,229	7,475	1
Fund balance - beginning (unaudited)	17,983	1,475	4,721	1,475	7,475
Fund balance - ending (projected)	<u>\$17,983</u>	<u>\$4,721</u>	<u>\$8,950</u>	<u>\$7,475</u>	<u>\$7,476</u>



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

**Expenditures**

**Professional & administrative**

Management/accounting/recording	\$48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; 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	7,000
<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	2,771

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

**Expenditures (continued)**

**Field operations (shared)**

Management	14,400
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Dry retention area maintenance	37,000
Covers the costs of mowing, string trimming and trash/debris pick up and disposal 30 times per year.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	24,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	2,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	100,000
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.	
Plant replacement	7,500
Periodic plant replacements.	
Irrigation repairs	15,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$338,061</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross Single Family program	\$ 27,051				\$ 65,994
Allowable discounts (4%)	(1,082)				(2,640)
Assessment levy: on-roll - net	25,969	\$ 22,530	\$ 3,439	\$ 25,969	63,354
Landowner contribution	99,862	-	105,876	87,383	104,416
Lot closing	-	9,708	8,785	18,493	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>126,331</b>	<b>32,238</b>	<b>118,600</b>	<b>132,345</b>	<b>168,270</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Accounting	1,500	750	750	1,500	1,500
Landscape maintenance	30,000	12,852	17,148	30,000	30,000
Plant replacement	7,500	-	3,500	3,500	7,500
Irrigation repairs	5,000	-	2,500	2,500	5,000
Pool maintenance	12,000	4,960	7,040	12,000	12,000
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	1,432	2,000	3,432	7,500
Electricity	6,000	10,296	7,000	17,296	15,000
Gate electricity	-	2,310	-	2,310	-
Insurance	15,000	14,409	-	14,409	15,000
Bank fees	500	-	-	-	-
Phone/cable/internet	6,000	2,727	3,273	6,000	6,000
Water/sewer/propane	12,000	1,774	10,226	12,000	12,000
Janitorial	9,000	14,508	20,000	34,508	35,000
Security monitoring/gates	3,840	-	4,300	4,300	9,000
Gate repairs and maintenance	3,500	330	1,500	1,830	3,500
Security amenity center	-	4,230	-	4,230	-
Pest control	1,200	580	620	1,200	1,200
Permits/licenses	750	275	475	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	2,500	2,316	1,000	3,316	3,000
Contingencies	-	494	500	994	1,000
<b>Total single family program</b>	<b>125,790</b>	<b>74,518</b>	<b>82,557</b>	<b>157,075</b>	<b>166,950</b>
<b>Other Fees and Charges</b>					
Tax collector	541	451	90	541	1,320
<b>Total other fees and charges</b>	<b>541</b>	<b>451</b>	<b>90</b>	<b>541</b>	<b>1,320</b>
<b>Total expenditures</b>	<b>126,331</b>	<b>74,969</b>	<b>82,647</b>	<b>157,616</b>	<b>168,270</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	(42,731)	35,953	(25,271)	-
Fund balance - beginning (unaudited)	6,590	25,271	(17,460)	25,271	-
Fund balances - ending					
Unassigned	6,590	(17,460)	18,493	-	-
<b>Fund balance - ending (projected)</b>	<b>\$ 6,590</b>	<b>\$ (17,460)</b>	<b>\$ 18,493</b>	<b>\$ -</b>	<b>\$ -</b>

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

<b>Expenditures</b>	
Accounting	\$1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Landscape maintenance	30,000
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	
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	5,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	12,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	15,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	12,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Security monitoring/gates	9,000
Covers costs associated with operating and managing a basic call box entry system at each gate, including credential entry system	

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

**Expenditures (continued)**

Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Tax collector	<u>1,320</u>
Total expenditures	<u><u>\$168,270</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
FISCAL YEAR 2021**

	Fiscal Year 2021				
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	Proposed Budget FY 2022
<b>REVENUES</b>					
Assessment levy: on-roll - gross Townhome program	\$ 18,228				\$ 35,199
Allowable discounts (4%)	(729)				(1,408)
Assessment levy: on-roll - net	17,499	\$ 16,975	\$ 524	\$ 17,499	33,791
Landowner contribution	40,266	-	34,269	34,269	32,114
Lot closing	-	2,570	3,427	5,997	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>58,265</b>	<b>19,545</b>	<b>38,720</b>	<b>58,265</b>	<b>66,405</b>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Landscape maintenance	18,000	1,458	9,000	10,458	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	-	1,250	1,250	2,500
Pool maintenance	9,000	2,525	6,475	9,000	9,000
Repairs and maintenance	3,000	-	1,500	1,500	3,000
Electricity	4,000	-	2,000	2,000	4,000
Insurance	7,000	-	1,500	1,500	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	-	628	1,000	1,628	2,000
Water/sewer	2,000	-	2,000	2,000	2,000
Janitorial	3,000	2,314	6,400	8,714	12,800
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	310	590	900	900
Permits/licenses	500	250	250	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
<b>Total other contractual</b>	<b>57,900</b>	<b>7,860</b>	<b>37,090</b>	<b>44,200</b>	<b>65,700</b>
<b>Other fees and charges</b>					
Tax collector	365	339	26	365	704
<b>Total other fees and charges</b>	<b>365</b>	<b>339</b>	<b>26</b>	<b>365</b>	<b>704</b>
<b>Total expenditures</b>	<b>58,265</b>	<b>8,199</b>	<b>37,116</b>	<b>44,565</b>	<b>66,404</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	11,346	1,604	13,700	1
Fund balance - beginning (unaudited)	5,300	9,979	21,325	9,979	23,679
Fund balances - ending					
Unassigned	5,300	21,325	22,929	23,679	23,680
<b>Fund balance - ending (projected)</b>	<b>\$ 5,300</b>	<b>\$ 21,325</b>	<b>\$ 22,929</b>	<b>\$ 23,679</b>	<b>\$ 23,680</b>

**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.).	
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	2,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	9,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	3,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	4,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	3,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	12,800
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Security amenity center	2,500
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	900
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
<b>Expenditures (continued)</b>	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	704
Total expenditures	<u><u>\$66,404</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 95,526				\$ 174,377
Allowable discounts (4%)	(3,821)				(6,975)
Net assessment levy - on-roll	91,705	\$ 84,734	\$ 20,038	\$ 104,772	167,402
Assessment levy: off-roll	333,825	-	314,671	314,671	353,039
Lot closing	-	6,359	-	6,359	-
Interest	-	31	-	31	-
Total revenues	425,530	91,124	334,709	425,833	520,441
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	423,619	211,809	211,810	423,619	423,619
Total debt service	423,619	211,809	211,810	423,619	423,619
<b>Other fees &amp; charges</b>					
Tax collector	1,911	1,695	216	1,911	3,488
Total other fees & charges	1,911	1,695	216	1,911	3,488
Total expenditures	425,530	213,504	212,026	425,530	427,107
Excess/(deficiency) of revenues over/(under) expenditures	-	(122,380)	122,683	303	93,334
Fund balance:					
Net increase/(decrease) in fund balance	-	(122,380)	122,683	303	93,334
Beginning fund balance (unaudited)	803,979	804,482	682,102	804,482	804,785
Ending fund balance (projected)	<u>\$803,979</u>	<u>\$682,102</u>	<u>\$804,785</u>	<u>\$804,785</u>	<u>898,119</u>
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2022					(90,000)
Interest expense - November 1, 2022					(211,809)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 43,685</u>



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	-		211,809.38	211,809.38	6,645,000.00
05/01/22	-		211,809.38	211,809.38	6,645,000.00
11/01/22	90,000.00	6.375%	211,809.38	301,809.38	6,555,000.00
05/01/23			208,940.63	208,940.63	6,555,000.00
11/01/23	95,000.00	6.375%	208,940.63	303,940.63	6,460,000.00
05/01/24			205,912.50	205,912.50	6,460,000.00
11/01/24	105,000.00	6.375%	205,912.50	310,912.50	6,355,000.00
05/01/25			202,565.63	202,565.63	6,355,000.00
11/01/25	110,000.00	6.375%	202,565.63	312,565.63	6,245,000.00
05/01/26			199,059.38	199,059.38	6,245,000.00
11/01/26	115,000.00	6.375%	199,059.38	314,059.38	6,130,000.00
05/01/27			195,393.75	195,393.75	6,130,000.00
11/01/27	125,000.00	6.375%	195,393.75	320,393.75	6,005,000.00
05/01/28			191,409.38	191,409.38	6,005,000.00
11/01/28	130,000.00	6.375%	191,409.38	321,409.38	5,875,000.00
05/01/29			187,265.63	187,265.63	5,875,000.00
11/01/29	140,000.00	6.375%	187,265.63	327,265.63	5,735,000.00
05/01/30			182,803.13	182,803.13	5,735,000.00
11/01/30	150,000.00	6.375%	182,803.13	332,803.13	5,585,000.00
05/01/31			178,021.88	178,021.88	5,585,000.00
11/01/31	160,000.00	6.375%	178,021.88	338,021.88	5,425,000.00
05/01/32			172,921.88	172,921.88	5,425,000.00
11/01/32	170,000.00	6.375%	172,921.88	342,921.88	5,255,000.00
05/01/33			167,503.13	167,503.13	5,255,000.00
11/01/33	180,000.00	6.375%	167,503.13	347,503.13	5,075,000.00
05/01/34			161,765.63	161,765.63	5,075,000.00
11/01/34	190,000.00	6.375%	161,765.63	351,765.63	4,885,000.00
05/01/35			155,709.38	155,709.38	4,885,000.00
11/01/35	205,000.00	6.375%	155,709.38	360,709.38	4,680,000.00
05/01/36			149,175.00	149,175.00	4,680,000.00
11/01/36	215,000.00	6.375%	149,175.00	364,175.00	4,465,000.00
05/01/37			142,321.88	142,321.88	4,465,000.00
11/01/37	230,000.00	6.375%	142,321.88	372,321.88	4,235,000.00
05/01/38			134,990.63	134,990.63	4,235,000.00
11/01/38	245,000.00	6.375%	134,990.63	379,990.63	3,990,000.00
05/01/39			127,181.25	127,181.25	3,990,000.00
11/01/39	260,000.00	6.375%	127,181.25	387,181.25	3,730,000.00
05/01/40			118,893.75	118,893.75	3,730,000.00
11/01/40	280,000.00	6.375%	118,893.75	398,893.75	3,450,000.00
05/01/41			109,968.75	109,968.75	3,450,000.00
11/01/41	295,000.00	6.375%	109,968.75	404,968.75	3,155,000.00
05/01/42			100,565.63	100,565.63	3,155,000.00
11/01/42	315,000.00	6.375%	100,565.63	415,565.63	2,840,000.00
05/01/43			90,525.00	90,525.00	2,840,000.00
11/01/43	335,000.00	6.375%	90,525.00	425,525.00	2,505,000.00
05/01/44			79,846.88	79,846.88	2,505,000.00
11/01/44	355,000.00	6.375%	79,846.88	434,846.88	2,150,000.00
05/01/45			68,531.25	68,531.25	2,150,000.00
11/01/45	380,000.00	6.375%	68,531.25	448,531.25	1,770,000.00
05/01/46			56,418.75	56,418.75	1,770,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	400,000.00	6.375%	56,418.75	456,418.75	1,370,000.00
05/01/47			43,668.75	43,668.75	1,370,000.00
11/01/47	430,000.00	6.375%	43,668.75	473,668.75	940,000.00
05/01/48			29,962.50	29,962.50	940,000.00
11/01/48	455,000.00	6.375%	29,962.50	484,962.50	485,000.00
05/01/49			15,459.38	15,459.38	485,000.00
11/01/49	485,000.00	6.375%	15,459.38	500,459.38	-
<b>Total</b>	<b>6,645,000.00</b>		<b>7,988,990.80</b>	<b>14,633,990.80</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 98,800				\$ 177,098
Allowable discounts (4%)	(3,952)				(7,084)
Net assessment levy - on-roll	94,848	\$ 85,473	\$ 20,156	\$ 105,629	170,014
Assessment levy: off-roll	317,877	-	272,317	272,317	244,214
Lot closing	-	35,003	-	35,003	-
Interest	-	25	-	25	-
Total revenues	412,725	120,501	292,473	412,974	414,228
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	90,000	-	90,000	95,000
Interest	317,225	159,569	157,656	317,225	313,294
Total debt service	407,225	249,569	157,656	407,225	408,294
<b>Other fees &amp; charges</b>					
Tax collector	1,976	1,709	267	1,976	3,542
Total other fees & charges	1,976	1,709	267	1,976	3,542
Total expenditures	409,201	251,278	157,923	409,201	411,836
Excess/(deficiency) of revenues over/(under) expenditures	3,524	(130,777)	134,550	3,773	2,392
Fund balance:					
Net increase/(decrease) in fund balance	3,524	(130,777)	134,550	3,773	2,392
Beginning fund balance (unaudited)	675,765	664,790	534,013	664,790	668,563
Ending fund balance (projected)	<u>\$679,289</u>	<u>\$534,013</u>	<u>\$668,563</u>	<u>\$668,563</u>	<u>670,955</u>
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2022					(95,000)
Interest expense - November 1, 2022					(155,638)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 9,492</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	95,000.00	4.250%	157,656.25	252,656.25	5,740,000.00
05/01/22	-		155,637.50	155,637.50	5,740,000.00
11/01/22	95,000.00	4.250%	155,637.50	250,637.50	5,645,000.00
05/01/23			153,618.75	153,618.75	5,645,000.00
11/01/23	100,000.00	4.250%	153,618.75	253,618.75	5,545,000.00
05/01/24			151,493.75	151,493.75	5,545,000.00
11/01/24	105,000.00	4.250%	151,493.75	256,493.75	5,440,000.00
05/01/25			149,262.50	149,262.50	5,440,000.00
11/01/25	110,000.00	4.750%	149,262.50	259,262.50	5,330,000.00
05/01/26			146,650.00	146,650.00	5,330,000.00
11/01/26	115,000.00	4.750%	146,650.00	261,650.00	5,215,000.00
05/01/27			143,918.75	143,918.75	5,215,000.00
11/01/27	120,000.00	4.750%	143,918.75	263,918.75	5,095,000.00
05/01/28			141,068.75	141,068.75	5,095,000.00
11/01/28	125,000.00	4.750%	141,068.75	266,068.75	4,970,000.00
05/01/29			138,100.00	138,100.00	4,970,000.00
11/01/29	130,000.00	4.750%	138,100.00	268,100.00	4,840,000.00
05/01/30			135,012.50	135,012.50	4,840,000.00
11/01/30	140,000.00	5.500%	135,012.50	275,012.50	4,700,000.00
05/01/31			131,162.50	131,162.50	4,700,000.00
11/01/31	145,000.00	5.500%	131,162.50	276,162.50	4,555,000.00
05/01/32			127,175.00	127,175.00	4,555,000.00
11/01/32	155,000.00	5.500%	127,175.00	282,175.00	4,400,000.00
05/01/33			122,912.50	122,912.50	4,400,000.00
11/01/33	165,000.00	5.500%	122,912.50	287,912.50	4,235,000.00
05/01/34			118,375.00	118,375.00	4,235,000.00
11/01/34	170,000.00	5.500%	118,375.00	288,375.00	4,065,000.00
05/01/35			113,700.00	113,700.00	4,065,000.00
11/01/35	180,000.00	5.500%	113,700.00	293,700.00	3,885,000.00
05/01/36			108,750.00	108,750.00	3,885,000.00
11/01/36	190,000.00	5.500%	108,750.00	298,750.00	3,695,000.00
05/01/37			103,525.00	103,525.00	3,695,000.00
11/01/37	200,000.00	5.500%	103,525.00	303,525.00	3,495,000.00
05/01/38			98,025.00	98,025.00	3,495,000.00
11/01/38	210,000.00	5.500%	98,025.00	308,025.00	3,285,000.00
05/01/39			92,250.00	92,250.00	3,285,000.00
11/01/39	225,000.00	5.500%	92,250.00	317,250.00	3,060,000.00
05/01/40			86,062.50	86,062.50	3,060,000.00
11/01/40	235,000.00	5.625%	86,062.50	321,062.50	2,825,000.00
05/01/41			79,453.13	79,453.13	2,825,000.00
11/01/41	250,000.00	5.625%	79,453.13	329,453.13	2,575,000.00
05/01/42			72,421.88	72,421.88	2,575,000.00
11/01/42	265,000.00	5.625%	72,421.88	337,421.88	2,310,000.00
05/01/43			64,968.75	64,968.75	2,310,000.00
11/01/43	280,000.00	5.625%	64,968.75	344,968.75	2,030,000.00
05/01/44			57,093.75	57,093.75	2,030,000.00
11/01/44	295,000.00	5.625%	57,093.75	352,093.75	1,735,000.00
05/01/45			48,796.88	48,796.88	1,735,000.00
11/01/45	310,000.00	5.625%	48,796.88	358,796.88	1,425,000.00
05/01/46			40,078.13	40,078.13	1,425,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	330,000.00	5.625%	40,078.13	370,078.13	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	-
<b>Total</b>	<b>5,835,000.00</b>		<b>5,842,118.81</b>	<b>11,677,118.81</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-2  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 171,563	\$ -	\$ 90,227	\$ 90,227	\$ 112,219
Assessment prepayments	-	760,043	204,485	964,528	-
Lot closing	-	18,697	-	18,697	-
Interest	-	36	-	36	-
Total revenues	<u>171,563</u>	<u>778,776</u>	<u>294,712</u>	<u>1,073,488</u>	<u>112,219</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	295,000	300,000	890,000	1,190,000	160,000
Interest	179,859	94,078	85,641	179,719	116,719
Total expenditures	<u>474,859</u>	<u>394,078</u>	<u>975,641</u>	<u>1,369,719</u>	<u>276,719</u>
Excess/(deficiency) of revenues over/(under) expenditures	(303,296)	384,698	(680,929)	(296,231)	(164,500)
Fund balance:					
Net increase/(decrease) in fund balance	(303,296)	384,698	(680,929)	(296,231)	(164,500)
Beginning fund balance (unaudited)	<u>662,874</u>	<u>777,926</u>	<u>1,162,624</u>	<u>777,926</u>	<u>481,695</u>
Ending fund balance (projected)	<u><u>\$359,578</u></u>	<u><u>\$1,162,624</u></u>	<u><u>\$481,695</u></u>	<u><u>\$481,695</u></u>	<u><u>317,195</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2022					<u>(56,109)</u>
Projected fund balance surplus/(deficit) as of September 30, 2022					<u><u>\$ 24,555</u></u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	160,000.00		60,609.38	220,609.38	1,995,000.00
05/01/22			56,109.38	56,109.38	1,995,000.00
11/01/22	-		56,109.38	56,109.38	1,995,000.00
05/01/23			56,109.38	56,109.38	1,995,000.00
11/01/23	-		56,109.38	56,109.38	1,995,000.00
05/01/24			56,109.38	56,109.38	1,995,000.00
11/01/24	-		56,109.38	56,109.38	1,995,000.00
05/01/25			56,109.38	56,109.38	1,995,000.00
11/01/25	-		56,109.38	56,109.38	1,995,000.00
05/01/26			56,109.38	56,109.38	1,995,000.00
11/01/26	-		56,109.38	56,109.38	1,995,000.00
05/01/27			56,109.38	56,109.38	1,995,000.00
11/01/27	-		56,109.38	56,109.38	1,995,000.00
05/01/28			56,109.38	56,109.38	1,995,000.00
11/01/28	-		56,109.38	56,109.38	1,995,000.00
05/01/29			56,109.38	56,109.38	1,995,000.00
11/01/29	-		56,109.38	56,109.38	1,995,000.00
05/01/30			56,109.38	56,109.38	1,995,000.00
11/01/30	-		56,109.38	56,109.38	1,995,000.00
05/01/31			56,109.38	56,109.38	1,995,000.00
11/01/31	-		56,109.38	56,109.38	1,995,000.00
05/01/32			56,109.38	56,109.38	1,995,000.00
11/01/32	1,995,000.00	5.625%	56,109.38	2,051,109.38	-
<b>Total</b>	<b>3,345,000.00</b>		<b>1,474,734.50</b>	<b>4,819,734.50</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2022**

<b>On-Roll Assessments</b>								
<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2022</b>					<b>Total</b>	<b>Fiscal Year 2021 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b><u>Phases 1 and 2</u></b>								
65	SF 50'	633.88	653.41	-	-	1,218.44	2,505.73	2,340.75
36	SF 40'	507.11	653.41	-	-	1,218.44	2,378.96	2,214.65
68	TH	405.69	-	517.63	-	794.64	1,717.96	1,653.85
<b>169</b>								
<b><u>Commercial</u></b>								
13.93	Commercial	3,696.81	-	-	15,229.43	-	18,926.24	16,164.04
<b>13.93</b>								



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2022**

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

Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
5	SF 50'	595.85	614.21	-	-	1,146.31	2,356.37	2,201.28
6	SF 40'	476.68	614.21	-	-	1,146.31	2,237.20	2,082.75
66	TH	381.34	-	486.57	-	747.60	1,615.51	1,555.26
<b>77</b>								
<b><u>Commercial</u></b>								
24.64	Commercial	3,475.00	-	-	14,327.85	-	17,802.85	15,194.17
<b>24.64</b>								

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

	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
52	SF 50'	595.85	614.21	-	-	1,146.31	2,356.37	2,201.28
20	SF 40'	476.68	614.21	-	-	1,146.31	2,237.20	2,082.75
0	TH	381.34	-	486.57	-	747.60	1,615.51	1,555.26
<b>72</b>								
<b><u>Future Phases</u></b>								
54	SF 50'	595.85	614.21	-	-	1,146.31	2,356.37	2,201.28
33	SF 40'	476.68	614.21	-	-	1,146.31	2,237.20	2,082.75
<b>87</b>								

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

<b>Client/Community:</b>	<b>Proposal Date:</b>
--------------------------	-----------------------

Qty.	Equipment to be Repaired/Replaced	Unit Cost	Extended Cost

Total Charges \$   
(Plus any applicable taxes)

<b>Scope of Work:</b>
-----------------------

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

# **BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	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
<b>ASSETS</b>										
Cash	\$ 20,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,457
Investments										
Revenue	-	-	-	122,809	129,688	30,348	-	-	-	282,845
Reserve	-	-	-	552,652	410,845	236,543	-	-	-	1,200,040
Prepayment	-	-	-	2,476	-	893,939	-	-	-	896,415
Construction	-	-	-	-	-	-	594,087	41,498	1	635,586
Cost of issuance	-	-	-	5,475	2,966	1,794	-	-	-	10,235
Interest	-	-	-	1	1	-	-	-	-	2
Due from Developer	-	-	-	-	-	-	-	401,583	-	401,583
Due from other	1,176	-	-	-	-	-	17	-	-	1,193
Due from general fund	-	-	28,434	-	-	-	1,349	827	-	30,610
Due from SRF - single family	17,660	-	-	-	-	-	-	-	-	17,660
Utility deposit	3,557	200	-	-	-	-	-	-	-	3,757
Prepaid expense	-	795	-	-	-	-	-	-	-	795
Total assets	<u>\$ 42,850</u>	<u>\$ 995</u>	<u>\$ 28,434</u>	<u>\$ 683,413</u>	<u>\$ 543,500</u>	<u>\$ 1,162,624</u>	<u>\$ 595,453</u>	<u>\$ 443,908</u>	<u>\$ 1</u>	<u>\$ 3,501,178</u>
<b>LIABILITIES</b>										
Liabilities:										
Accounts payable	\$ 2,735	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,530
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to general fund	-	17,660	-	-	-	-	-	-	-	17,660
Due to SRF - town home	28,434	-	-	-	-	-	-	-	-	28,434
Due to capital projects fund 2019	1,349	-	-	-	-	-	-	-	-	1,349
Due to capital projects fund 2019A-1	827	-	-	-	-	-	-	-	-	827
Contracts payable	-	-	-	-	-	-	76,049	443,081	116,392	635,522
Retainage payable	-	-	-	-	-	-	39,709	13,015	-	52,724
Developer advance	4,784	-	-	-	-	-	-	-	-	4,784
Total liabilities	<u>38,129</u>	<u>18,455</u>	<u>7,109</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>115,758</u>	<u>456,096</u>	<u>116,392</u>	<u>762,737</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Deferred receipts	-	-	-	-	-	-	-	401,583	-	401,583
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>401,583</u>	<u>-</u>	<u>401,583</u>
<b>FUND BALANCES</b>										
Restricted for										
Debt service	-	-	-	682,102	534,013	1,162,624	-	-	-	2,378,739
Capital projects	-	-	-	-	-	-	479,695	-	-	479,695
Unassigned	4,721	(17,460)	21,325	-	-	-	-	(413,771)	(116,391)	(521,576)
Total fund balances	<u>4,721</u>	<u>(17,460)</u>	<u>21,325</u>	<u>682,102</u>	<u>534,013</u>	<u>1,162,624</u>	<u>479,695</u>	<u>(413,771)</u>	<u>(116,391)</u>	<u>2,336,858</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 42,850</u>	<u>\$ 995</u>	<u>\$ 28,434</u>	<u>\$ 683,413</u>	<u>\$ 543,500</u>	<u>\$ 1,162,624</u>	<u>\$ 595,453</u>	<u>\$ 443,908</u>	<u>\$ 1</u>	<u>\$ 3,501,178</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 73,681	\$ 81,757	90%
Landowner contribution	-	43,868	253,436	17%
Lot closing	-	17,704	-	N/A
Interest and miscellaneous	-	857	-	N/A
Total revenues	<u>-</u>	<u>136,110</u>	<u>335,193</u>	41%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	9,392	25,000	38%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	10,500	10,500	100%
Telephone	17	100	200	50%
Postage	-	100	500	20%
Printing & binding	42	250	500	50%
Legal advertising	118	1,739	1,200	145%
Annual special district fee	-	175	175	100%
Insurance	-	6,961	5,500	127%
Contingencies/bank charges	285	381	500	76%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	-	1,474	1,703	87%
Total professional & administrative	<u>4,545</u>	<u>55,782</u>	<u>103,043</u>	54%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	3,814	10,855	14,400	75%
Stormwater management				
Lake maintenance	825	4,950	10,000	50%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	73	1,831	24,000	8%
Repairs and maintenance	-	1,170	2,500	47%
Monuments and street signage				
Repairs and maintenance	-	-	2,000	0%
Electricity	303	995	1,250	80%
Landscape maint. entries/buffers				
Maintenance contract	8,176	51,406	100,000	51%
Plant replacement	-	2,515	7,500	34%
Irrigation repairs	-	2,243	15,000	15%
Roadway maintenance	-	520	5,000	10%
Total field operations	<u>13,191</u>	<u>77,082</u>	<u>232,150</u>	33%
Total expenditures	<u>17,736</u>	<u>132,864</u>	<u>335,193</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	(17,736)	3,246	-	
Fund balances - beginning	<u>22,457</u>	<u>1,475</u>	<u>17,983</u>	
Fund balances - ending	<u>\$ 4,721</u>	<u>\$ 4,721</u>	<u>\$ 17,983</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, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 22,530	\$ 25,969	87%
Landowner contribution	-	-	99,862	0%
Lot closing	-	9,708	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>32,238</u>	<u>126,331</u>	26%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Accounting	125	750	1,500	50%
Landscape maintenance	2,142	12,852	30,000	43%
Plant replacement	-	-	7,500	0%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	4,960	12,000	41%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	300	1,432	7,500	19%
Electricity	2,511	10,296	6,000	172%
Gate electricity	433	2,310	-	N/A
Insurance	-	14,409	15,000	96%
Bank fees	-	-	500	0%
Phone/cable/internet	484	2,727	6,000	45%
Water/sewer/propane	-	1,774	12,000	15%
Janitorial	1,116	14,508	9,000	161%
Security monitoring/gates	-	-	3,840	0%
Gate repairs and maintenance	-	330	3,500	9%
Security amenity center	1,447	4,230	-	N/A
Pest control	110	580	1,200	48%
Permits/licenses	-	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	-	2,316	2,500	93%
Contingencies	-	494	-	N/A
Total single family program	<u>9,628</u>	<u>74,518</u>	<u>125,790</u>	59%
<b>Other fees &amp; charges</b>				
Tax collector	-	451	541	83%
Total other fees & charges	<u>-</u>	<u>451</u>	<u>541</u>	83%
Total expenditures	<u>9,628</u>	<u>74,969</u>	<u>126,331</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(9,628)	(42,731)	-	
Fund balances - beginning	(7,832)	25,271	6,590	
Fund balances - ending	<u>\$ (17,460)</u>	<u>\$ (17,460)</u>	<u>\$ 6,590</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, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 16,975	\$ 17,499	97%
Landowner contribution	-	-	40,266	0%
Lot closing	-	2,570	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>19,545</u>	<u>58,265</u>	34%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	375	750	50%
Landscape maintenance	243	1,458	18,000	8%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	710	2,525	9,000	28%
Repairs and maintenance	-	-	3,000	0%
Electricity	-	-	4,000	0%
Insurance	-	-	7,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	138	628	-	N/A
Water/sewer	-	-	2,000	0%
Janitorial	178	2,314	3,000	77%
Security amenity center	-	-	2,500	0%
Pest control	65	310	900	34%
Permits/licenses	-	250	500	50%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>1,396</u>	<u>7,860</u>	<u>57,900</u>	14%
<b>Other fees &amp; charges</b>				
Tax collector	-	339	365	93%
Total other fees & charges	<u>-</u>	<u>339</u>	<u>365</u>	93%
Total expenditures	<u>1,396</u>	<u>8,199</u>	<u>58,265</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(1,396)	11,346	-	
Fund balances - beginning	<u>22,721</u>	<u>9,979</u>	<u>5,300</u>	
Fund balances - ending	<u>\$ 21,325</u>	<u>\$ 21,325</u>	<u>\$ 5,300</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, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 84,734	\$ 91,705	92%
Assessment levy: off-roll	-	-	333,825	0%
Lot closing	-	6,359	-	N/A
Interest	4	31	-	N/A
Total revenues	<u>4</u>	<u>91,124</u>	<u>425,530</u>	21%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	211,809	423,619	50%
Total debt service	<u>-</u>	<u>211,809</u>	<u>423,619</u>	50%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,695	1,911	89%
Total other fees and charges	<u>-</u>	<u>1,695</u>	<u>1,911</u>	89%
Total expenditures	<u>-</u>	<u>213,504</u>	<u>425,530</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	4	(122,380)	-	
Fund balances - beginning	<u>682,098</u>	<u>804,482</u>	<u>803,979</u>	
Fund balances - ending	<u><u>\$ 682,102</u></u>	<u><u>\$ 682,102</u></u>	<u><u>\$ 803,979</u></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, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 85,473	\$ 94,848	90%
Assessment levy: off-roll	-	-	317,877	0%
Lot closing	-	35,003	-	N/A
Interest	4	25	-	N/A
Total revenues	<u>4</u>	<u>120,501</u>	<u>412,725</u>	29%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	159,569	317,225	50%
Total debt service	<u>-</u>	<u>249,569</u>	<u>407,225</u>	61%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,709	1,976	86%
Total other fees and charges	<u>-</u>	<u>1,709</u>	<u>1,976</u>	86%
Total expenditures	<u>-</u>	<u>251,278</u>	<u>409,201</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	4	(130,777)	3,524	
Fund balances - beginning	<u>534,009</u>	<u>664,790</u>	<u>675,765</u>	
Fund balances - ending	<u>\$ 534,013</u>	<u>\$ 534,013</u>	<u>\$ 679,289</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, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 171,563	0%
Assessment prepayments	200,164	760,043	-	N/A
Lot closing	5,862	18,697	-	N/A
Interest	7	36	-	N/A
Total revenues	<u>206,033</u>	<u>778,776</u>	<u>171,563</u>	454%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal prepayment	-	300,000	295,000	102%
Interest	-	94,078	179,859	52%
Total debt service	<u>-</u>	<u>394,078</u>	<u>474,859</u>	83%
Excess/(deficiency) of revenues over/(under) expenditures	206,033	384,698	(303,296)	
Fund balances - beginning	956,591	777,926	662,874	
Fund balances - ending	<u>\$ 1,162,624</u>	<u>\$ 1,162,624</u>	<u>\$ 359,578</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, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 5	\$ 48
Total revenues	<u>5</u>	<u>48</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>40,060</u>	<u>470,079</u>
Total expenditures	<u>40,060</u>	<u>470,079</u>
Excess/(deficiency) of revenues over/(under) expenditures	(40,055)	(470,031)
Fund balances - beginning	<u>519,750</u>	<u>949,726</u>
Fund balances - ending	<u><u>\$ 479,695</u></u>	<u><u>\$ 479,695</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 33,369	\$ 484,441
Interest	-	2
Total revenues	33,369	484,443
<b>EXPENDITURES</b>		
Capital outlay	430,872	943,241
Total expenditures	430,872	943,241
Excess/(deficiency) of revenues over/(under) expenditures	(397,503)	(458,798)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	22,492
Total other financing sources/(uses)	-	22,492
Net change in fund balances	(397,503)	(436,306)
Fund balances - beginning	(16,268)	22,535
Fund balances - ending	\$ (413,771)	\$ (413,771)

**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, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 5
Total revenues	-	5
<b>EXPENDITURES</b>		
Capital outlay	-	19,340
Total expenditures	-	19,340
Excess/(deficiency) of revenues over/(under) expenditures	-	(19,335)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	-	(22,492)
Total other financing sources/(uses)	-	(22,492)
Net change in fund balances	-	(41,827)
Fund balances - beginning	(116,391)	(74,564)
Fund balances - ending	\$ (116,391)	\$ (116,391)



# **BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Beaumont Community Development District held a Special Meeting on March 24, 2021 at 1:00 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

James Harvey	Chair
Greg Meath	Vice Chair
Brad Walker	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris	District Engineer
Joey Arroyo	Evergreen Lifestyle Management
Karen Haber	Hopping, Green & Sams, P.A.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:03 p.m. Supervisors Walker, Harvey and Meath were present in person. Supervisors Simpson and Smith were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Change Orders**

- **Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 [Professional Services]**

Mr. Adams presented the Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 for Professional Services, previously executed by Mr. Harvey.

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**On MOTION by Mr. Harvey and seconded by Mr. Meath with all in favor, the Traffic & Mobility Consultants, LLC Addendum/Change Order No. 4 for Professional Services, was ratified.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07, Adopting a Policy Governing Commercial Signage; Accepting an Assignment of Rights; Addressing Operations and Maintenance Expenses; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-07. The plaza’s commercial sign marquee panels are the responsibility of the commercial property owners, in terms of repair and replacement. The District would own and maintain the marquee and receive assessments to support the cost of maintaining the marquee.

Mr. Earlywine stated the policy was in draft form, so approval would be in substantial form. Discussion ensued regarding review processes, construction and the quantity and locations of signs. Because the signs were not constructed yet, the commercial owners would be contacted to confirm their interest, in advance of construction.

**On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, Resolution 2021-07, Adopting a Policy Governing Commercial Signage, in substantial form; Accepting an Assignment of Rights; Addressing Operations and Maintenance Expenses; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08, Acknowledging the Presentation of Certain Plats; Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment Consultant Relating to True-Up for Debt Assessments; Providing for an Update to the District’s Improvement Lien Book; and Providing for Severability and an Effective Date**

78 Mr. Earlywine presented Resolution 2021-08. Two new plats were recorded, with public  
79 roadway access to adjoining commercial lots; no true-up payment would be due, as there was  
80 no material change to the adjoining lots.

81

82 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor,**  
83 **Resolution 2021-08, Acknowledging the Presentation of Certain Plats;**  
84 **Accepting a Certificate of Consulting Engineer, and a Certificate of Assessment**  
85 **Consultant Relating to True-Up for Debt Assessments; Providing for an Update**  
86 **to the District's Improvement Lien Book; and Providing for Severability and an**  
87 **Effective Date, in substantial form, and authorizing the Chair to execute, was**  
88 **adopted.**

89

90

91 **SIXTH ORDER OF BUSINESS**

**Consideration of Restated Landscape and  
Irrigation Services Agreement**

92

93

94 Mr. Earlywine discussed why the Restated Landscape and Irrigation Services Agreement  
95 was necessary. Several agreements had been signed and the scope of services was being  
96 revised to remove fertilization and pest control, clarify that monitoring and reporting were  
97 provided at no additional charge and add guaranteed replacement of certain irrigation  
98 components, at a cost of approximately \$240 per month.

99

100 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor,**  
101 **authorizing Staff to prepare and negotiate the Restated Landscape and**  
102 **Irrigation Services Agreement, as described, in a not-to-exceed amount of**  
103 **\$9,000 per month for the landscape and irrigation services, was approved.**

104

105

106 **SEVENTH ORDER OF BUSINESS**

**Consideration of Pest Control Proposals**

107

108 Mr. Arroyo presented the Complete Pest Control proposals. With the engagement of  
109 Complete Pest Control, based on the proposals presented, the palm tree injection program  
110 would be implemented and the annual cost savings would be \$2,000.

111 Mr. Arroyo stated the proposed costs were as follows:

112 Pest Control, Clubhouse: \$3,624

113 Pest Control, Common Areas and Townhomes Pool: \$14,220

- 114 Palm Tree Treatment, Clubhouse: \$7,160
- 115 Palm Tree Treatment, Common Areas: \$8,165
- 116 Tree Treatment, Center Island Oak: \$120

117

118 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**  
 119 **Complete Pest Management proposals, in the amounts set forth, and**  
 120 **authorizing Staff to prepare and negotiate a Form of Agreement with Complete**  
 121 **Pest Management, was approved.**

122

123

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2021**

125

126

127 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. The  
128 financials were accepted.

129

**NINTH ORDER OF BUSINESS**

**Consideration of February 23, 2021 Public Hearings and Regular Meeting Minutes**

131

132

133 Mr. Adams presented the February 23, 2021 Public Hearings and Regular Meeting  
134 Minutes.

135

136 **On MOTION by Mr. Harvey and seconded by Mr. Meath, with all in favor, the**  
 137 **February 23, 2021 Public Hearings and Regular Meeting Minutes, as presented,**  
 138 **were approved.**

139

140

**TENTH ORDER OF BUSINESS**

**Staff Reports**

142

**A. District Counsel: *Hopping Green & Sams, PA***

144 There being no report, the next item followed.

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

146 There being no report, the next item followed.

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

148 There being no report, the next item followed.

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

150 • NEXT MEETING DATE: April 12, 2021 at 1:30 P.M.

151 ○ QUORUM CHECK

152 The meeting scheduled for April 12, 2021, would likely be cancelled.

153

154 **ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

155

156 There were no Board Members' comments or requests.

157

158 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

159

160 There were no public comments.

161

162 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

163

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

165

166 **On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the**  
167 **meeting adjourned at 1:30 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D**



**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE****LOCATION***7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 27, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>CALL IN NUMBER: <a href="tel:1-888-354-0094">1-888-354-0094</a> CONFERENCE ID: <a href="#">2144145</a></b>		
<b>November 3, 2020</b>	<b>Landowners' Meeting</b>	<b>11:00 AM</b>
<b>November 9, 2020</b>	<b>Special Meeting</b>	<b>1:00 PM</b>
<b>January 26, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 23, 2021</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 24, 2021</b>	<b>Special Meeting</b>	<b>1:00 PM</b>
<b>April 12, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 10, 2021</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 14, 2021</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 12, 2021</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 9, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:30 PM</b>
<b>September 13, 2021</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>