

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

June 14, 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

June 7, 2021

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 June 14, 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. Continued Discussion: Fiscal Year 2022 Proposed Budget
4. Consideration of Resolution 2021-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
5. Discussion: Towing
6. Acceptance of Unaudited Financial Statements as of April 30, 2021
7. Consideration of May 10, 2021 Regular 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*
 - I. 51 Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: July 12, 2021 at 1:30 P.M.

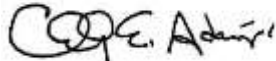
○ QUORUM CHECK

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

3

**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	
REVENUES					
Assessment levy: on-roll - gross	\$ 85,164				\$ 139,989
Allowable discounts (4%)	(3,407)				(5,600)
Assessment levy: on-roll - net	81,757	\$ 73,681	\$ 17,444	\$ 91,125	134,389
Landowner contribution	253,436	43,868	176,117	219,985	207,205
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>341,594</u>
EXPENDITURES					
Professional & administrative					
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	2,800
Total professional & administrative	<u>103,043</u>	<u>55,782</u>	<u>50,011</u>	<u>105,793</u>	<u>105,940</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	
Field operations (shared)					
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	12,000	13,831	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	84,000
Plant replacement	7,500	2,515	4,985	7,500	7,500
Tree treatment	-	-	-	-	8,500
Fertilization and pest control	-	-	-	-	16,000
Irrigation repairs	15,000	2,243	7,000	9,243	10,000
Roadway maintenance	5,000	520	4,480	5,000	5,000
Total field operations	<u>232,150</u>	<u>77,082</u>	<u>139,142</u>	<u>216,224</u>	<u>235,650</u>
Total expenditures	<u>335,193</u>	<u>132,864</u>	<u>189,153</u>	<u>322,017</u>	<u>341,590</u>
Net increase/(decrease) of fund balance	-	3,246	20,155	23,401	4
Fund balance - beginning (unaudited)	17,983	1,475	4,721	1,475	23,401
Fund balance - ending (projected)	<u>\$17,983</u>	<u>\$4,721</u>	<u>\$24,876</u>	<u>\$23,401</u>	<u>\$23,405</u>

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

Expenditures

Professional & administrative

Management/accounting/recording	\$48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	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	2,800

**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	84,000
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.	
Tree treatment	8,500
Fertilization and pest control	16,000
Irrigation repairs	10,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$341,590</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		
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 27,051				\$ 86,770
Allowable discounts (4%)	(1,082)				(3,471)
Assessment levy: on-roll - net	25,969	\$ 22,530	\$ 3,439	\$ 25,969	83,299
Landowner contribution	99,862	-	105,876	87,383	137,286
Lot closing	-	9,708	8,785	18,493	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	126,331	32,238	118,600	132,345	221,085
EXPENDITURES					
Single Family Program					
Onsite management	-	-	-	-	33,000
Lifetyles events	-	-	-	-	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	-	-	-	-	6,240
Streetlighting Maintenance	-	-	-	-	2,000
Landscape maintenance	30,000	12,852	17,148	30,000	18,000
Tree treatment	-	-	-	-	7,160
Fertilization and pest control	-	-	-	-	4,000
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	5,000	6,774	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
Total single family program	125,790	74,518	77,331	151,849	219,350
Other Fees and Charges					
Tax collector	541	451	90	541	1,735
Total other fees and charges	541	451	90	541	1,735
Total expenditures	126,331	74,969	77,421	152,390	221,085
Excess/(deficiency) of revenues over/(under) expenditures	-	(42,731)	41,179	(20,045)	-
Fund balance - beginning (unaudited)	6,590	25,271	(17,460)	25,271	5,226
Fund balances - ending					
Unassigned	6,590	(17,460)	23,719	5,226	5,226
Fund balance - ending (projected)	\$ 6,590	\$ (17,460)	\$ 23,719	\$ 5,226	\$ 5,226

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

Expenditures	
Onsite management	\$ 33,000
Lifetyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting Electric	6,240
Streetlighting Maintenance	2,000
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Fertilization and pest control	4,000
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	5,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	12,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	15,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	12,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
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.	
Contingencies	1,000
Tax collector	1,735
Total expenditures	<u><u>\$221,085</u></u>

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

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Townhome program	\$ 18,228				\$ 36,834
Allowable discounts (4%)	(729)				(1,473)
Assessment levy: on-roll - net	17,499	\$ 16,975	\$ 524	\$ 17,499	35,361
Landowner contribution	40,266	-	34,269	34,269	33,606
Lot closing	-	2,570	3,427	5,997	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	58,265	19,545	38,720	58,265	69,467
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	-	-	-	-	2,280
Streetlighting maintenance	-	-	-	-	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
Total other contractual	57,900	7,860	37,090	44,200	68,730
Other fees and charges					
Tax collector	365	339	26	365	737
Total other fees and charges	365	339	26	365	737
Total expenditures	58,265	8,199	37,116	44,565	69,467
Excess/(deficiency) of revenues over/(under) expenditures	-	11,346	1,604	13,700	-
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	23,679
Fund balance - ending (projected)	\$ 5,300	\$ 21,325	\$ 22,929	\$ 23,679	\$ 23,679

**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	2,280
Streetlighting maintenance	750
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	2,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	9,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	3,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	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.	
Expenditures (continued)	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	737
Total expenditures	<u><u>\$ 69,467</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	
REVENUES					
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	<u>425,530</u>	<u>91,124</u>	<u>334,709</u>	<u>425,833</u>	<u>520,441</u>
EXPENDITURES					
Debt service					
Interest	423,619	211,809	211,810	423,619	423,619
Total debt service	<u>423,619</u>	<u>211,809</u>	<u>211,810</u>	<u>423,619</u>	<u>423,619</u>
Other fees & charges					
Tax collector	1,911	1,695	216	1,911	3,488
Total other fees & charges	<u>1,911</u>	<u>1,695</u>	<u>216</u>	<u>1,911</u>	<u>3,488</u>
Total expenditures	<u>425,530</u>	<u>213,504</u>	<u>212,026</u>	<u>425,530</u>	<u>427,107</u>
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	6,645,000.00		7,988,990.80	14,633,990.80	

**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		
REVENUES					
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	<u>412,725</u>	<u>120,501</u>	<u>292,473</u>	<u>412,974</u>	<u>414,228</u>
EXPENDITURES					
Debt service					
Principal	90,000	90,000	-	90,000	95,000
Interest	317,225	159,569	157,656	317,225	313,294
Total debt service	<u>407,225</u>	<u>249,569</u>	<u>157,656</u>	<u>407,225</u>	<u>408,294</u>
Other fees & charges					
Tax collector	1,976	1,709	267	1,976	3,542
Total other fees & charges	<u>1,976</u>	<u>1,709</u>	<u>267</u>	<u>1,976</u>	<u>3,542</u>
Total expenditures	<u>409,201</u>	<u>251,278</u>	<u>157,923</u>	<u>409,201</u>	<u>411,836</u>
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	5,835,000.00		5,842,118.81	11,677,118.81	

**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	
REVENUES					
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>
EXPENDITURES					
Debt service					
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)	662,874	777,926	1,162,624	777,926	481,695
Ending fund balance (projected)	<u>\$359,578</u>	<u>\$1,162,624</u>	<u>\$481,695</u>	<u>\$481,695</u>	<u>317,195</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2022					(56,109)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 24,555</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	-
Total	3,345,000.00		1,474,734.50	4,819,734.50	

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

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
65	SF 50'	640.51	859.11	-	-	1,218.44	2,718.06	2,340.75
36	SF 40'	512.40	859.11	-	-	1,218.44	2,589.95	2,214.65
68	TH	409.92	-	541.68	-	794.64	1,746.24	1,653.85
169								
<u>Commercial</u>								
13.93	Commercial	3,735.43	-	-	15,229.43	-	18,964.86	16,164.04
13.93								

**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		
<u>Phases 1 and 2</u>								
5	SF 50'	602.08	807.56	-	-	1,146.31	2,555.95	2,201.28
6	SF 40'	481.66	807.56	-	-	1,146.31	2,435.53	2,082.75
66	TH	385.33	-	509.18	-	747.60	1,642.11	1,555.26
77								
<u>Commercial</u>								
24.64	Commercial	3,511.30	-	-	14,327.85	-	17,839.15	15,194.17
24.64								

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		
<u>Phases 1 and 2</u>								
52	SF 50'	602.08	807.56	-	-	1,146.31	2,555.95	2,201.28
20	SF 40'	481.66	807.56	-	-	1,146.31	2,435.53	2,082.75
0	TH	385.33	-	509.18	-	747.60	1,642.11	1,555.26
72								
<u>Future Phases</u>								
54	SF 50'	602.08	807.56	-	-	1,146.31	2,555.95	2,201.28
33	SF 40'	481.66	807.56	-	-	1,146.31	2,435.53	2,082.75
87								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-10

A RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with the City of Wildwood, Sumter County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of June, 2021.

Attest:

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>7764 Penrose Place, Wildwood, Florida, 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2021	Regular Meeting	1:30 PM
January 10, 2022	Regular Meeting	1:30 PM
February 14, 2022	Regular Meeting	1:30 PM
March 14, 2022	Regular Meeting	1:30 PM
April 11, 2022	Regular Meeting	1:30 PM
May 9, 2022	Regular Meeting	1:30 PM
June 13, 2022	Regular Meeting	1:30 PM
July 11, 2022	Regular Meeting	1:30 PM
August 8, 2022	Public Hearing & Regular Meeting	1:30 PM
September 12, 2022	Regular Meeting	1:30 PM

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2021**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 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
ASSETS										
Cash	\$ 11,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,123
Investments										
Revenue	-	-	-	103,882	100,432	12	-	-	-	204,326
Reserve	-	-	-	552,630	410,828	236,533	-	-	-	1,199,991
Prepayment	-	-	-	2,476	-	960,597	-	-	-	963,073
Construction	-	-	-	-	-	-	519,409	827	1	520,237
Cost of issuance	-	-	-	5,475	2,966	1,794	-	-	-	10,235
Interest	-	-	-	211,809	157,656	85,641	-	-	-	455,106
Undeposited funds	24,572	-	-	-	-	-	-	-	-	24,572
Due from Developer	37,639	-	-	-	-	-	-	7,175	-	44,814
Due from other	1,081	-	-	-	-	-	-	-	-	1,081
Due from general fund	-	-	31,478	5,338	5,383	-	-	-	-	42,199
Due from SRF - single family	24,067	-	-	-	-	-	-	-	-	24,067
Utility deposit	3,557	200	-	-	-	-	-	-	-	3,757
Prepaid expense	-	795	-	-	-	-	-	-	-	795
Total assets	<u>\$ 102,039</u>	<u>\$ 995</u>	<u>\$ 31,478</u>	<u>\$ 881,610</u>	<u>\$ 677,265</u>	<u>\$ 1,284,577</u>	<u>\$ 519,409</u>	<u>\$ 8,002</u>	<u>\$ 1</u>	<u>\$ 3,505,376</u>
LIABILITIES										
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	-	24,067	-	-	-	-	-	-	-	24,067
Due to SRF - town home	31,478	-	-	-	-	-	-	-	-	31,478
Due to debt service fund 2019	10,721	-	-	-	-	-	-	-	-	10,721
Contracts payable	-	-	-	-	-	-	59,695	7,175	-	66,870
Retainage payable	-	-	-	-	-	-	45,298	13,015	116,392	174,705
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>74,934</u>	<u>24,862</u>	<u>7,109</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>104,993</u>	<u>20,190</u>	<u>116,392</u>	<u>359,278</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	12,423	-	-	-	-	-	-	7,175	-	19,598
Total deferred inflows of resources	<u>12,423</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,175</u>	<u>-</u>	<u>19,598</u>
FUND BALANCES										
Restricted for										
Debt service	-	-	-	880,299	667,778	1,284,577	-	-	-	2,832,654
Capital projects	-	-	-	-	-	-	414,416	-	-	414,416
Unassigned	14,682	(23,867)	24,369	-	-	-	-	(19,363)	(116,391)	(120,570)
Total fund balances	<u>14,682</u>	<u>(23,867)</u>	<u>24,369</u>	<u>880,299</u>	<u>667,778</u>	<u>1,284,577</u>	<u>414,416</u>	<u>(19,363)</u>	<u>(116,391)</u>	<u>3,126,500</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 102,039</u>	<u>\$ 995</u>	<u>\$ 31,478</u>	<u>\$ 881,610</u>	<u>\$ 677,265</u>	<u>\$ 1,284,577</u>	<u>\$ 519,409</u>	<u>\$ 8,002</u>	<u>\$ 1</u>	<u>\$ 3,505,376</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,738	\$ 78,419	\$ 81,757	96%
Landowner contribution	-	43,868	253,436	17%
Lot closing	22,599	40,303	-	N/A
Interest and miscellaneous	1,526	2,383	-	N/A
Total revenues	<u>28,863</u>	<u>164,973</u>	<u>335,193</u>	49%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	1,236	10,627	25,000	43%
Engineering	975	975	3,500	28%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	10,500	10,500	100%
Telephone	17	116	200	58%
Postage	31	132	500	26%
Printing & binding	42	292	500	58%
Legal advertising	137	1,876	1,200	156%
Annual special district fee	-	175	175	100%
Insurance	-	6,961	5,500	127%
Contingencies/bank charges	25	408	500	82%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	95	1,569	1,703	92%
Total professional & administrative	<u>6,641</u>	<u>62,424</u>	<u>103,043</u>	61%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations (shared)				
Management	1,200	12,055	14,400	84%
Stormwater management				
Lake maintenance	825	5,775	10,000	58%
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	93	1,924	24,000	8%
Repairs and maintenance	-	1,170	2,500	47%
Monuments and street signage				
Repairs and maintenance	-	-	2,000	0%
Electricity	355	1,350	1,250	108%
Landscape maint. entries/buffers				
Maintenance contract	8,176	59,582	100,000	60%
Plant replacement	-	2,515	7,500	34%
Irrigation repairs	1,611	3,854	15,000	26%
Roadway maintenance	-	520	5,000	10%
Total field operations	<u>12,260</u>	<u>89,342</u>	<u>232,150</u>	38%
Total expenditures	<u>18,901</u>	<u>151,766</u>	<u>335,193</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	9,962	13,207	-	
Fund balances - beginning	4,720	1,475	17,983	
Fund balances - ending	<u>\$ 14,682</u>	<u>\$ 14,682</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 APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,448	\$ 23,978	\$ 25,969	92%
Landowner contribution	-	-	99,862	0%
Lot closing	9,709	19,417	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>11,157</u>	<u>43,395</u>	<u>126,331</u>	34%
EXPENDITURES				
Single Family Program				
Accounting	125	875	1,500	58%
Landscape maintenance	2,142	14,994	30,000	50%
Plant replacement	-	-	7,500	0%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	5,920	12,000	49%
Gym equipment- PM	275	550	1,000	55%
Repairs and maintenance	218	1,651	7,500	22%
Electricity	2,109	12,404	6,000	207%
Gate electricity	469	2,779	-	N/A
Insurance	-	14,409	15,000	96%
Bank fees	-	-	500	0%
Phone/cable/internet	889	3,617	6,000	60%
Water/sewer/propane	1,183	2,957	12,000	25%
Janitorial	8,370	22,878	9,000	254%
Security monitoring/gates	-	-	3,840	0%
Gate repairs and maintenance	-	330	3,500	9%
Security amenity center	795	5,025	-	N/A
Pest control	-	580	1,200	48%
Permits/licenses	-	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	-	2,316	2,500	93%
Contingencies	-	493	-	N/A
Total single family program	<u>17,535</u>	<u>92,053</u>	<u>125,790</u>	73%
Other fees & charges				
Tax collector	29	480	541	89%
Total other fees & charges	<u>29</u>	<u>480</u>	<u>541</u>	89%
Total expenditures	<u>17,564</u>	<u>92,533</u>	<u>126,331</u>	73%
Excess/(deficiency) of revenues over/(under) expenditures	(6,407)	(49,138)	-	
Fund balances - beginning	(17,460)	25,271	6,590	
Fund balances - ending	<u>\$ (23,867)</u>	<u>\$ (23,867)</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 APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,091	\$ 18,066	\$ 17,499	103%
Landowner contribution	-	-	40,266	0%
Lot closing	5,997	8,567	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>7,088</u>	<u>26,633</u>	<u>58,265</u>	46%
EXPENDITURES				
Town Home Program				
Accounting	63	438	750	58%
Landscape maintenance	243	1,701	18,000	9%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	710	3,235	9,000	36%
Repairs and maintenance	377	377	3,000	13%
Electricity	-	-	4,000	0%
Insurance	-	-	7,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	137	765	-	N/A
Water/sewer	-	-	2,000	0%
Janitorial	2,492	4,806	3,000	160%
Security amenity center	-	-	2,500	0%
Pest control	-	310	900	34%
Permits/licenses	-	250	500	50%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>4,022</u>	<u>11,882</u>	<u>57,900</u>	21%
Other fees & charges				
Tax collector	22	361	365	99%
Total other fees & charges	<u>22</u>	<u>361</u>	<u>365</u>	99%
Total expenditures	<u>4,044</u>	<u>12,243</u>	<u>58,265</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	3,044	14,390	-	
Fund balances - beginning	<u>21,325</u>	<u>9,979</u>	<u>5,300</u>	
Fund balances - ending	<u>\$ 24,369</u>	<u>\$ 24,369</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 APRIL 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 5,447	\$ 90,181	\$ 91,705	98%
Assessment levy: off-roll	161,043	161,043	333,825	48%
Lot closing	31,810	38,168	-	N/A
Interest	5	38	-	N/A
Total revenues	<u>198,305</u>	<u>289,430</u>	<u>425,530</u>	68%
EXPENDITURES				
Debt service				
Interest	-	211,809	423,619	50%
Total debt service	<u>-</u>	<u>211,809</u>	<u>423,619</u>	50%
Other fees & charges				
Tax collector	109	1,804	1,911	94%
Total other fees and charges	<u>109</u>	<u>1,804</u>	<u>1,911</u>	94%
Total expenditures	<u>109</u>	<u>213,613</u>	<u>425,530</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	198,196	75,817	-	
Fund balances - beginning	682,103	804,482	803,979	
Fund balances - ending	<u>\$ 880,299</u>	<u>\$ 880,299</u>	<u>\$ 803,979</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 APRIL 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 5,492	\$ 90,965	\$ 94,848	96%
Assessment levy: off-roll	93,839	93,839	317,877	30%
Lot closing	34,539	69,542	-	N/A
Interest	4	30	-	N/A
Total revenues	<u>133,874</u>	<u>254,376</u>	<u>412,725</u>	62%
EXPENDITURES				
Debt service				
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%
Other fees & charges				
Tax collector	110	1,819	1,976	92%
Total other fees and charges	<u>110</u>	<u>1,819</u>	<u>1,976</u>	92%
Total expenditures	<u>110</u>	<u>251,388</u>	<u>409,201</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	133,764	2,988	3,524	
Fund balances - beginning	534,014	664,790	675,765	
Fund balances - ending	<u>\$ 667,778</u>	<u>\$ 667,778</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 APRIL 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ 48,315	\$ 48,315	\$ 171,563	28%
Assessment prepayments	73,628	833,671	-	N/A
Lot closing	-	18,697	-	N/A
Interest	10	46	-	N/A
Total revenues	<u>121,953</u>	<u>900,729</u>	<u>171,563</u>	525%
EXPENDITURES				
Debt service				
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	121,953	506,651	(303,296)	
Fund balances - beginning	1,162,624	777,926	662,874	
Fund balances - ending	<u>\$ 1,284,577</u>	<u>\$ 1,284,577</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 APRIL 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 5	\$ 48
Total revenues	<u>5</u>	<u>53</u>
EXPENDITURES		
Capital outlay	<u>65,284</u>	<u>535,363</u>
Total expenditures	<u>65,284</u>	<u>535,363</u>
Excess/(deficiency) of revenues over/(under) expenditures	(65,279)	(535,310)
Fund balances - beginning	<u>479,695</u>	<u>949,726</u>
Fund balances - ending	<u><u>\$ 414,416</u></u>	<u><u>\$ 414,416</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 APRIL 30, 2021**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 401,583	\$ 886,024
Interest	-	3
Total revenues	401,583	886,027
EXPENDITURES		
Capital outlay	7,175	950,417
Total expenditures	7,175	950,417
Excess/(deficiency) of revenues over/(under) expenditures	394,408	- (64,390)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	22,492
Total other financing sources/(uses)	-	22,492
Net change in fund balances	394,408	(41,898)
Fund balances - beginning	(413,771)	22,535
Fund balances - ending	\$ (19,363)	\$ (19,363)

**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 APRIL 30, 2021**

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

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on May 10, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Greg Meath	Vice Chair
Troy Simpson	Assistant Secretary
Bradley 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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m. Supervisors Meath, Walker and Simpson were present in person. Supervisors Harvey and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Change Orders

Mr. Adams presented the following Change Orders:

- A. Number 28: (Hughes Brothers Construction, Inc.) [\$18,758.75]**
- B. Number 29: (Hughes Brothers Construction, Inc.) [\$60,447.50]**

38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74

On MOTION by Mr. Walker and seconded by Mr. Meath with all in favor, Hughes Brothers Construction, Inc., Change Orders Number 28, in the amount of \$18,758.75, and Number 29, in the amount of \$60,447.50, were ratified.

FOURTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2021-09. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases, adjustments and new line items, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments. Mr. Adams would meet with Mr. Arroyo and his team to closely review the operating costs and items to add. The proposed Fiscal Year 2022 budget anticipates an assessment increase; therefore, it will likely be necessary to send a Mailed Notice to the property owners.

Discussion ensued regarding amounts paid by townhome owners to use the single-family home amenities, the fees paid and collected, how new assessment levels would impact those that paid, determining the prorated amount that should have been collected versus what was collected, refunding those that might have overpaid and prorating based on the fiscal year.

On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, Resolution 2021-09, Approving a Proposed Budget for Fiscal Year 2021/2022; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Envera Systems Equipment Repair Proposal

Mr. Arroyo presented the Envera Systems proposal for equipment repair.

75 **On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the**
76 **Envera Systems Equipment Repair Proposal to install locks on restroom doors,**
77 **at the single-family Amenity Center, in the amount of \$1,786, was ratified.**

78
79
80
81 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of March 31, 2021**

82
83
84 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. The
85 financials were accepted.

86
87 **SEVENTH ORDER OF BUSINESS**

**Consideration of May 24, 2021 Special
Meeting Minutes**

88
89
90 Mr. Adams presented the May 24, 2021 Special Meeting Minutes.

91
92 **On MOTION by Mr. Meath and seconded by Mr. Walker, with all in favor, the**
93 **May 24, 2021 Special Meeting Minutes, as presented, were approved.**

94
95
96 **EIGHTH ORDER OF BUSINESS**

Staff Reports

97
98 **A. District Counsel: *Hopping Green & Sams, PA***

99 Mr. Earlywine stated that he was still working on some real estate items and on the
100 True-up Resolution that was adopted at a prior meeting to make sure the Landowners are
101 comfortable that the adjustment in the roadway did not trigger a true-up. An update would be
102 provided at a future meeting.

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

104 Mr. Morris was finishing work on the second, final plat for the residential units.

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

106 Mr. Arroyo discussed illegally parked vehicles and the need to initiate towing. He would
107 transmit the towing company information to Mr. Earlywine for preparation of a contract.

108 **▪ Envera Systems Proposal**

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

110 Mr. Arroyo presented a proposal from Envera Systems for installation of mag locks on
111 the Amenity Center back doors.

112

On MOTION by Mr. Walker and seconded by Mr. Meath, with all in favor, the Envera Systems Equipment Repair Proposal to install mag locks on the Amenity Center back restroom doors, in the amount of \$1,348.84, was ratified.

116

117

118 Mr. Arroyo discussed recent and future activities at the Amenity Center.

119

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

- 121 • **NEXT MEETING DATE: June 14, 2021 at 1:30 P.M.**

- 122 ○ **QUORUM CHECK**

123 The next meeting will be June 14, 2021.

124

125 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

126

127 There were no Board Members' comments or requests.

128

129 **TENTH ORDER OF BUSINESS**

Public Comments

130

131 There were no public comments.

132

133 **ELEVENTH ORDER OF BUSINESS**

Adjournment

134

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

136

On MOTION by Mr. Meath and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 1:45 p.m.

137

138

139

140

141

142

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

143
144
145
146
147
148
149

Secretary/Assistant Secretary

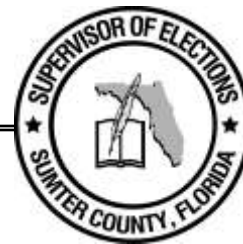
Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8DI

William "Bill" Keen, Supervisor of Elections

Sumter County, Florida



• www.sumterelections.org • info@sumterelections.org • (352) 569-1540 • Fax (352) 569-1541

June 5, 2021

Daphne Gillyard
2300 Glades Road Ste 410W
Boca Raton FL 33431

To: Daphne Gillyard

As of April 06, 2021, there are 51 registered voters within the Beaumont CDD.

Sincerely,
Sara Scanlon
Deputy Clerk
Sumter Elections

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8DII

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

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