

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

July 10, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 3, 2023

Board of Supervisors
Beaumont Community Development District

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

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on July 10, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Recovered Energy Technologies, Off-Grid Lighting & Sensing Technical & Financial Proposal for Beaumont Amenities Centre
 - A. Consideration of Solar Lighting Lease Agreement
4. Consideration of Pool Area Related Proposals
 - A. Bathroom Key Fobs
 - B. Install Security Cameras
5. Consideration of Fencing Proposals
6. Consideration of Juniper Landscaping, Landscape Maintenance Rate Increase Proposal
7. Continued Discussion: Fiscal Year 2024 Proposed Budget
 - A. Updated Single Family and Townhome Capital Outlay Requests
8. Acceptance of Unaudited Financial Statements as of May 31, 2023
9. Approval of June 12, 2023 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*

C. Field Operations Manager: *Evergreen Lifestyles Management*

- Action Items/Tracker

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

- NEXT MEETING DATE: August 14, 2023 at 1:30 PM [Fiscal Year 2024 Budget Adoption Hearing]

○ QUORUM CHECK

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

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

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

Sincerely,



Chuck Adams
 District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3

OFF-GRID LIGHTING & SENSING

TECHNICAL & FINANCIAL PROPOSAL

Onall3650 

The smartest off-grid lighting and sensors in the world

Beaumont Amenities Centre



Recovered Energy
technologies

A Project by:

PROJECT: Beaumont Amenities Centre

Kolter Land Partners

Reviewed: Monday June 26th, 2023

PROPOSAL : RET2023-KOL-003

VERSION: 1

KOLTER
LAND PARTNERS



PREFACE

This Technical & Financial Proposal presents an overview of community lighting for the Beaumont Amenities Centre.

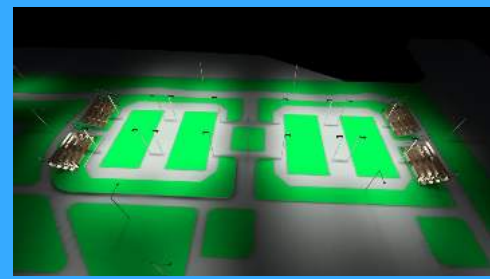


This project consists of an entry road, parking lot and Pickleball Courts. We have designed the lighting to meet the IENSA standards for laneways and parking lots and the USA Pickleball Association standard for recreational Pickleball Courts.

Thank you for the opportunity to present you with this totally green, renewable solution. We look forward to discussing at your earliest convenience.

PART 1: TECHNICAL PROPOSAL

Photometric Objective & Project Details



Project Name: Beaumont Amenities Centre
Location: North Carolina



PHOTOMETRIC STUDY

The purpose of each Photometric study is to determine the optimal off-grid lighting solution for the specific application being considered, whether a major boulevard, bridge, parking lot or in this case a combination of entry way, parking lot and Pickleball courts.

Our lighting is a state-of-the art, off-grid solution that will provide years of lighting service using renewable energy harvested from the sun. These lights will operate 365 days a year and provide lighting security even when the grid cannot.

APPLICATION:

LANEWAY-PARKING LOT-PICKLEBALL COURTS

- Light mounting height: 18 ft.
- Pole distribution: As per attached Photometric.
- Width of road: Various

UNIQUE CONSIDERATIONS

Pickleball courts demand a minimum average of 30 Foot Candles of light with a uniformity ratio of at least 3:1. We exceed this standard.

SMARTER by DESIGN

CLOUD BASED ARTIFICIAL INTELLIGENCE (Ai) and MACHINE LEARNING

The lights recommended for the Beaumont Amenities Centre will use advanced cloud-based learning software to optimize lighting profiles based on dozens of parameters; including time of day, season, forecast temperature and weather, levels of air contamination, special events, historical and current motion sensing and more. When connected to the Internet, the systems use local weather forecasts to analyze trends and adjust lighting parameters to ensure optimum light, power conservation and guarantee lighting 365 night a year under any weather conditions. All backed by an industry leading warranty when purchased and full coverage for length of Solar Light as a Service (SLaaS™) Agreements.



EXCLUSIVE SMART ENERGY MANAGEMENT PLATFORM

SMARTER ON ALL COUNTS

RET's intelligent Energy Management Platform is a cloud-based service that can be accessed through any PC or mobile device to efficiently manage an unlimited number of power packs that are driving streetlights and sensors. AiEMP provides interactive and user-friendly control and reporting tools that give you real time views of the health of the lighting hardware, local environmental conditions and advanced alerts and status indicators.

*System must have Internet connection.

PART 1: TECHNICAL PROPOSAL

Sensors and Monitoring



Recovered Energy Technologies has the option of deploying air quality sensing at any of its projects. This allows real time access to weather and air quality data all year long.

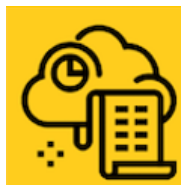
Beaumont Amenities Centre



- Complete plug-and-play lighting and sensor solution
- 24X7 cloud-based streetlight health and performance monitoring using advanced communications
- Optional Air Quality Monitoring
- Optional camera's when Internet access is available
- Customized dashboard, alarms, notifications
- Public access to online sharable data

ADVANCED COMMUNICATIONS

LOWERING THE TOTAL COST of OWNERSHIP



RET intelligent streetlights are optimized to use a variety of communications methods providing the lowest cost of operations available. These include Bluetooth, LoRaWAN, SigFox, NB-IOT and 4G/5G wireless connectivity methods. The communication method selected will be based on agreed to project requirements.



Part 1: TECHNICAL PROPOSAL

Lighting & Sensor Solution



Boulevards, **Residential Streets**, **Parking Lots**,
Security Lighting, Bridges, **Sports Courts**

DESCRIPTION

- Plug & play solar light
- Quick installation
- Ranging from 35 to 140 watts
- 10+ year lifespan guaranteed in cold and high temperature environments
- Best bumper-to-bumper warranty in the industry
- Full coverage for the length of all SLaaS™ agreements
- SMART light that uses Ai
- Cloud based monitoring & sensing when Internet is accessible



LIGHT DISTRIBUTION – TYPE II-III-IV



NR : Narrow Road

MR : Medium Road

AWR : Area Wide Road



High performance lighting
from 35 to 140 Watts to meet
almost every need



RECOMMENDED LIGHT

Data Sheet



DESCRIPTION	DESCRIPTION
Model	ON40 Single
LED Wattage	35 Watts
LED Luminous Flux	5900
Power pack color	RET Grey
Color temperature	4000
Light Fixture	Am-MR
Fixture color	Dark Bronze
Lighting Profile	Burn 100%
Dimming	N/A
LED module tilt angle	0°
Panel Orientation	South
Panel tilt angle	25°
Fixture height	18 ft
Pole spacing	As per design
Pole type	Aluminum 180 mph
Pole color	Dark Bronze
Pole base	None
Quantity	20

RECOMMENDED LIGHT

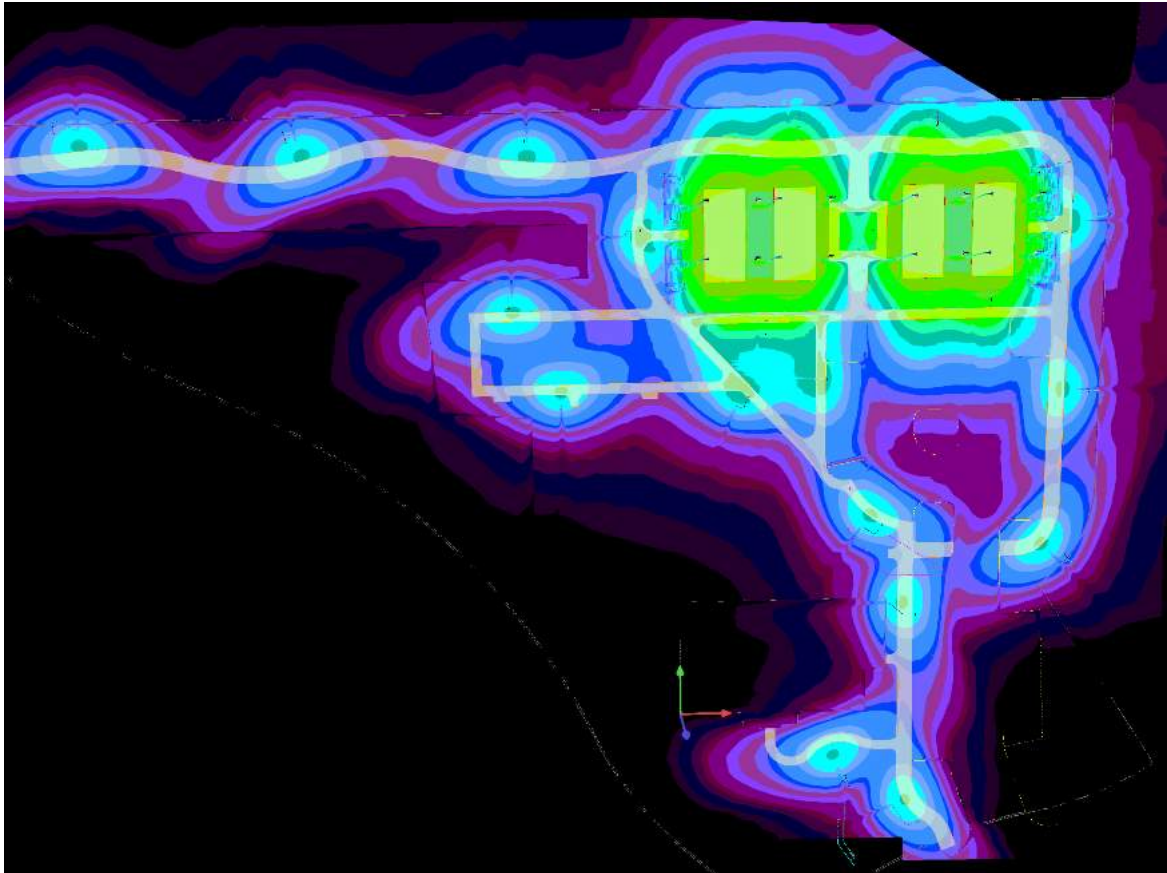
Data Sheet



DESCRIPTION	DESCRIPTION
Model	ON120 Single
LED Wattage	140 Watts
LED Luminous Flux	24,000+
Power pack color	RET Grey
Color temperature	4000
Light Fixture	Am-MR
Fixture color	Dark Bronze
Lighting Profile	Burn 100% - 8 Hours
Dimming	N/A
LED module tilt angle	0°
Panel Orientation	South
Panel tilt angle	25°
Fixture height	18 ft
Pole spacing	As per design
Pole type	Aluminum 180 mph
Pole color	Dark Bronze
Pole base	None
Quantity	16

Part 1: TECHNICAL PROPOSAL

Photometrics – Full Study Available on Request



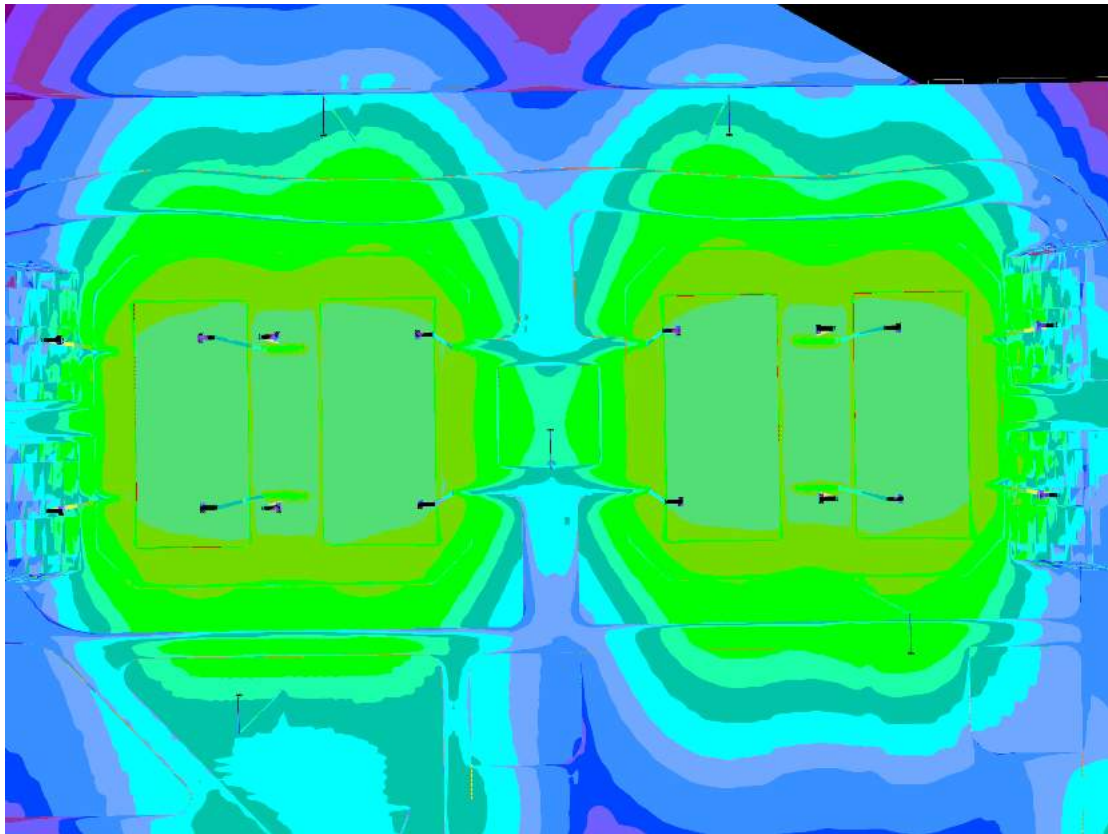
RET conducted a full Photometric study of the Beaumont Amenities Centre laneway, parking lot and Pickleball courts. We aim to comply with the IENSA standards for all roadways and in the case of Pickleball courts the USA Pickleball Association lighting standard. Our proposed design meets both standards.

PROJECT:	Walkways	Standard	Results
Average Fc	3.88	1	Exceed

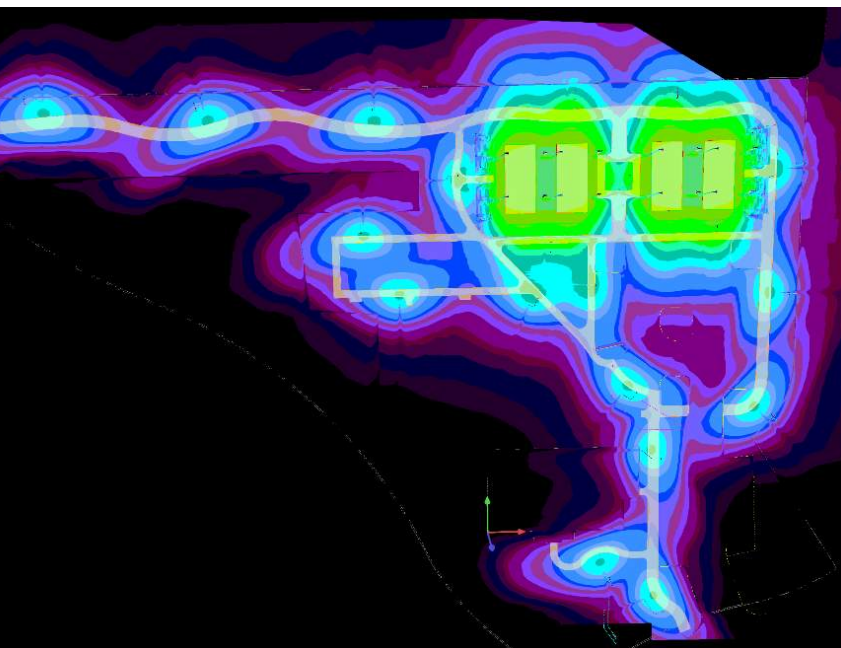
PROJECT:	Pickleball Courts	Standard	Results
Average Fc	35.2	30	Exceed
Uniformity	2:1	3	Exceed
Average Fc	35.7	30	Exceed
Uniformity	2:1	3	Exceed
Average Fc	35.5	30	Exceed
Uniformity	2:1	3	Exceed
Average Fc	35.7	30	Exceed
Uniformity	1:01	3	Exceed

Part 1: TECHNICAL PROPOSAL

Photometrics – Full Study Available on Request



Beaumont Amenities Centre Pickleball courts require a minimum average of 30 Foot Candles (Fc) of light delivered to the ground with a uniformity ratio of at least 3:1. Light uniformity is the consistency of light being delivered to the entire court with little to no variation.



Our solution delivers an average of 35 Fc and extremely uniform lighting at a ratio of 1.3:1. This exceeds the USA Pickleball Association requirement for recreational Pickleball.

Part 1: TECHNICAL PROPOSAL

Light Package Configuration



Bell Head Fixture

LIGHT CONFIGURATION

Our recommended solutions are based on several criteria including required Fc and lighting uniformity, fixture and pole color and style, desired pole spacing, and optimal light color temperature. The table below represents the light package configuration.

FIXTURE	Bell Head 40	Cobra 140 6' Arm
Fixture Color	Dark Bronze	Dark Bronze
Colour Temperature	4000k	4000k
Heat Film	No	No
Single or Double	Single	Single
LED Watts	34.1	136.4
POWER PACK	ON40	ON120
Battery Amp Hours	40	120
POLE TYPE	Composite	Composite
Pole Base	Washington	Washington
Pole/Base Color	Grey	Grey

PART 2: FINANCIAL PROPOSAL

Purchase

A photograph of a white calculator with a digital display showing '698542997'. The calculator is surrounded by financial documents, including a pen and a line graph. The background is a solid blue color.

FINANCIAL SUMMARY:

This estimate is turnkey full lighting packages.

- (20) 34.1 - Watt fixtures
- (16) 136.4 - Watt fixtures
- Dimming capability with all street & parking lot lights
- 18 ft fixture height with composite direct burial poles
- **Optional** cloud-based monitoring including an air quality sensor
- **Optional** customized online dashboard
- Installation cost is included, however may vary depending on sub-soil conditions and complexity of installation

Street & Parking lots lights:

\$4900 per installed lighting package

Pickle Ball Court Lights:

\$6200 per installed Lighting package

SLaaS™ Price per month:

\$54 for streetlights with monitoring

\$56 for Sports Court Lights

One-time \$4,000 fee for custom online dashboard (per project.)



Recovered Energy Technologies
ORIGINAL PROGRAMS

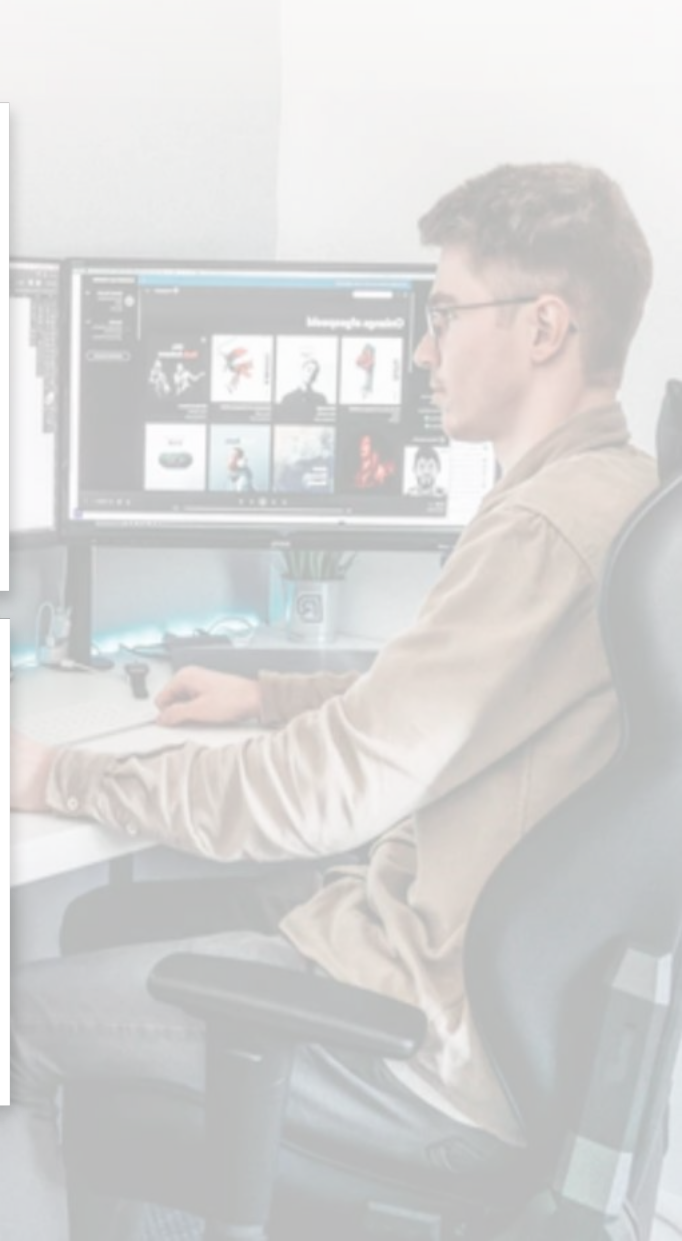
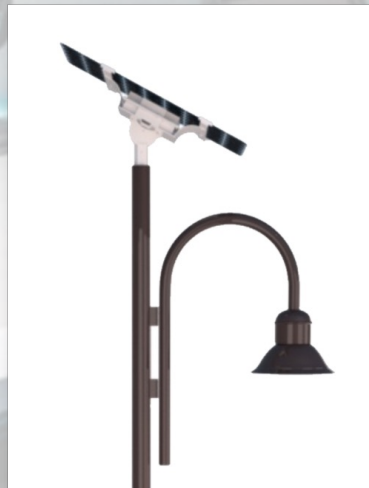
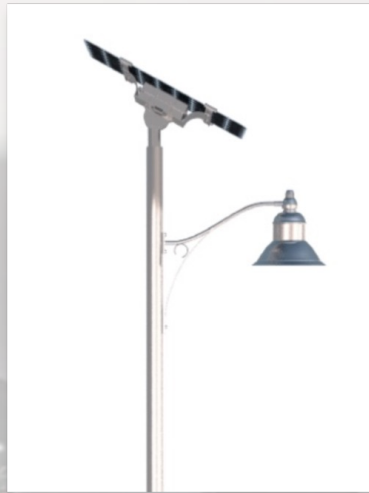
FLEXIBLE DESIGN

Get the look & feel you Love



If one of our unique fixtures doesn't suit, and with a minimum order*, we will design and manufacture a fixture specifically for your project. You can name the light and own the design. We will include the light in our portfolio of fixtures and every time the design sells, you automatically receive RET credits for future purchases.

**ASK US HOW YOUR INVESTMENT IN OFF-GRID LIGHTS
CAN RETURN MORE THAN GREAT LIGHTING - FOREVER**



**Normally 50 lights or more.*

COLOR MATCH

Get the color you Love



Sure, we have four standard colors, but with a minimum order we can deliver whatever color under the rainbow you chose. Another unique RET program to deliver superior lighting that you love.



SPORTS COURT LIGHTING

A RET Original Off-Grid Solution



Recommended Horizontal Illumination

Performance Criteria	Category I	Category II	Category III
Average Maintained Horizontal Foot-candles within PPA	75 (750 lux)	50 (500 lux)	30 (300 lux)
Minimum Maintained Horizontal Foot-candles within PPA	60 (600 lux)	40 (400 lux)	20 (200 lux)
Maximum Uniformity Ratio	1.7	2.0	2.0

ONall365 Pickleball court lights are the only off-grid lights that meet the standard for recreational Pickleball requirements of 30 Fc average and exceed the uniformity ratio of 2.0



SolarLight

as a service™

A Global

First

- Pay monthly
- Fully funded lighting program
 - No upfront overhead or underground infrastructure costs
 - No ongoing electrical costs
- Guaranteed light - 365 days a year
- Rapid design, manufacturing and deployment
- Flexible lighting layout
- Upgrades & maintenance included
- Improves green credentials (LEED)
- Program is CDD and HOA proven



*Requires a minimum of 50 lights

PROJECTS



Aguada Municipality, Puerto Rico



Mattamy Homes, Orlando, FL



Longboat Key Resort, Sarasota FL

PROJECTS



Sawgrass Boulevard Kolter homes, Orlando Fl



Solara Amenities center Mattamy Homes,, Orlando Fl



CONTACT US

Joel Brayman

joel.brayman@recoveredenergytechnologies.com

(613) 867-6928

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3A



SOLAR LIGHTING AS A SERVICE AGREEMENT

THIS SOLAR LIGHTING AS A SERVICES MASTER AGREEMENT ("**Agreement**"), effective as July 15th, 2023 by and between Recovered Energy Technologies (USA) Inc. ("**Company**"), and Beaumont Community Development District (CDD) ("**Customer**," together with Company, the "**parties**") provides as follows:

1. LIGHTING SERVICES DESCRIPTION. Company shall furnish, install, operate, and maintain, for the term of this Agreement, the lighting equipment, together with accessories and attachments (collectively, "**Equipment**") at each Installation Site, as such Equipment and Installation Site¹ are identified in the scope of work attached as **Addendum A** ("**Scope of Work**") and incorporated hereto. Company shall also furnish, install, operate, and maintain, for the term of this Agreement, any additional Equipment at any additional Installation Sites that may be agreed upon by the Parties pursuant to an additional scope of work (each such additional scope of work, a "**Work Order**").
2. PERMITS. Company shall be responsible for securing, at its own expense, all permits required to deploy and maintain the Equipment at the Installation Site (as defined in Addendum A or, as applicable, in a Work Order). Customer shall cooperate with, and assist where necessary, Company during the permitting process.
3. INSTALLATIONS. Company shall be responsible for installing Equipment in a good and workmanlike manner and in accordance with the scope of work described in the Scope of Work or Work Order, as applicable. To the extent any portion of the Customer's property is disturbed by the access and work performed by Company, its employees and agents, Company shall restore such areas to substantially the

¹ Capitalized terms not defined in the main body of this Agreement shall have the meaning ascribed to them in the Scope of Work and its exhibits.

condition that existed prior to the Company's access.

4. PAYMENT. Customer shall make monthly payments ("**Monthly Payments**") on the schedule provided in the Scope of Work or Work Order, as applicable; provided however, as a point of clarification, that Monthly Payments shall only be made for Equipment once actually installed and operational. Monthly Payments will commence as to Equipment as soon such Equipment has been installed and is operational ("**Payment Start Date**"). At such time as any Equipment is installed and operational, Company shall provide notice to Customer, and Customer shall have the right to inspect such Equipment to confirm that it is operational for a period of 5 business days after receipt of the notice.

5. COMPANY INSURANCE. Company warrants and covenants that it shall maintain during the Equipment installation period, and in any period of time in which the Company should be required to access the Customer's property for purposes of maintenance and repairs as set forth herein, commercial general liability insurance, workers compensation insurance, and automobile liability insurance as required by applicable law. Company shall be responsible to the Customer for the acts and omissions of its employees and agents performing any of the work under this Agreement, and Company shall indemnify and hold harmless Customer from any damages or liability to persons or property that may arise from the entry onto the Property by Company, its employees or agents. Company shall furnish Customer with a certificate of insurance evidencing compliance upon request and such certificate shall provide that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective prior to 30 calendar days of prior written notice to Customer, except in the case of non-payment, in which case any change or termination shall not be effective prior to 10 calendar days of prior written notice to Customer. The Company shall obtain copies of each subcontractor's insurance certificates and

shall provide those to Customer upon Customer's request. Company shall maintain insurance at the following policy limits:

- a. Workers' Compensation Insurance in accordance with the laws of the State of NORTH CAROLINA.
- b. Commercial General Liability Insurance covering the Company's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the any subcontractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The Customer, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders. The Company shall furnish the Customer with the Certificate of Insurance, and endorsements, evidencing compliance with this requirement. No certificate shall be acceptable to the Customer unless it is consistent with the requirements of this Section 5. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

6. CUSTOMER INSURANCE. Customer warrants that it has and covenants it shall maintain commercial insurance to protect against the risk of damage or loss. Notwithstanding anything herein to the contrary, Customer shall bear the risk of loss with respect to any and all damage to the Equipment other than due to ordinary wear and tear (such damage other than wear and tear, an "**Externality**"), and shall continue to be obligated to make

Monthly Payments irrespective of an Externality. Without limitation, the term "Externality" includes natural and manmade disaster, catastrophe, weather-related events, third-party negligence, mischief, vandalism, other intentional torts, and traffic accidents, in each case not caused by Company.

7. WAIVER OF JURY TRIAL. Each of Customer and Company hereby knowingly, intentionally, and voluntarily waives any right they and/or their successors and assignees may have to a trial by jury or a jury determination of any fact in any litigation based on this Agreement, or arising, out of, under, or in connection with this Agreement, or any agreements contemplated hereby, or any course of conduct, course of dealing, usage of trade, statements (whether verbal or written) or actions of the Parties.
8. Company represents that upon installation the Equipment shall be new and consistent with Addendum A or, as applicable, the Work Order. COMPANY OTHERWISE MAKES NO IMPLIED WARRANTIES. COMPANY MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF MERCHANTABILITY OF THE EQUIPMENT HEREBY CONTRACTED OR FOR ITS FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER AGREES THAT REGARDLESS OF CAUSE, COMPANY IS NOT RESPONSIBLE FOR AND CUSTOMER SHALL NOT MAKE ANY CLAIM AGAINST COMPANY FOR ANY DAMAGES, WHETHER CONSEQUENTIAL, SPECIAL, OR INDIRECT EXCEPT AS AUTHORIZED PURSUANT TO AGREEMENT INCLUDING BUT NOT LIMITED TO THE SECTIONS ENTITLED "DEFAULT" AND "CUSTOMER REMEDIES" AND "ADDENDUM A."
9. ADDITIONAL SIGNATURES EFFORTS. Each party agrees to execute any additional documents required by any third-party and obtain any approvals required for purposes of performing its obligations under this Agreement.
10. MAINTENANCE AND REPAIR. Company shall perform routine inspection of the Equipment at its own cost and expense and shall, also at its own cost

and expense, promptly provide all required maintenance and repair (including paying for parts) of the Equipment on account of ordinary wear and tear. If the Equipment is disabled or inoperable for any reason or if Customer observes any damage to the Equipment, Customer shall promptly notify Company and provided Company shall repair such equipment within thirty (30) days, subject to the availability of parts, from the date of notice, Customer shall not engage or authorize any other party to touch, maintain, or repair the Equipment. Company shall make commercially reasonable efforts to promptly repair the Equipment. If Customer attempts to repair the equipment, then Customer accepts full responsibility for the performance of its employees, agents, contractors or otherwise and for ongoing operation of the Equipment. Customer shall comply with all directions of Company concerning emergency repairs. As noted in Section 6, the cost and expense to repair damage due to any Externality shall be borne by Customer.

11. CUSTOMER ACCESS. Provided Company is in compliance with its obligations under this Agreement, Customer shall not touch or access any part of the Equipment for any reason or engage or authorize any third parties to do so, except in emergency circumstances (as necessary to prevent injury to persons or damage to property). In the event that Customer attempts to repair the equipment, then Customer accepts full responsibility for the performance of its employees, agents, contractors or otherwise, and Company shall not be responsible for any loss resulting from Customer's failure to repair such Equipment properly.
12. LATE CHARGES. If the Customer fails to timely make payment of any Monthly Payment, then the Company shall be entitled to applicable interest pursuant to the provisions of Florida's Local Government Prompt Payment Act, Sections 218.70 et seq., Florida Statutes.
13. TERMINATION. Unless otherwise terminated pursuant to the terms herein, this Agreement shall automatically expire upon completion of the Payment Schedule as set forth in the Addendum or Work Order, as

applicable. Neither party has the right or option to terminate this Agreement prior to its expiration except as otherwise explicitly provided in this Agreement.

14. **DEFAULT.** Any one or more of following events shall be considered a "**default**" under this Agreement: (a) failure of Customer make any Contract Payment when and as due under this Agreement herein; and (b) material breach of any warranty, covenant, or obligations under this Agreement by either party, except as provided in the next two sections.

15. **CUSTOMER REMEDIES.** In the event Company defaults under this Agreement, Customer shall, within 14 calendar days of becoming aware of a default, provide written demand upon Company to cure that default within 30 calendar days of Company's receipt of the written demand to cure ("**Company Cure Period**"). If Company fails to cure within the Company Cure Period, Customer may: (i) suspend the future applicable and proportional Monthly Payment(s) until the default is cured; (ii) pursue all other rights or remedies available at law or in equity; provided, the Customer waives the right to seek recovery for any special, indirect, incidental, or consequential damages whatsoever suffered by Customer or any third party as a result of a breach; or (iii) cancel or terminate this Agreement.

16. **COMPANY REMEDIES.**
 - a. In the event Customer defaults under this Agreement, Company shall, within 14 calendar days of learning of the default, provide written demand upon Customer to cure each default within 30 calendar days of Customer's receipt of the written demand to cure ("**Customer Cure Period**"). If Customer fails to cure such default within the Company Cure Period, Company may: suspend its performance until such default is cured and may avail itself of any of the remedies available under Section (b) below.

In the event Customer breaches the Agreement and has not cured its breach within the Customer Cure Period, then the Company may do one or more of the following: (i) cancel or terminate this Agreement; (ii) if the Agreement has not yet reached its sixth anniversary, require Customer to immediately pay Company, as compensation for loss of the Company's bargain, and not as a penalty, the sum equal to: the net present value of all unpaid Contract Payments for the remainder of the term – but only through the end of the sixth-year anniversary of this Agreement - using a discount rate of 4% *plus* the reasonable cost of removing the Equipment, but subject to any offsets that the Customer may have ("**Accelerated Payment**"); (iii) if the Agreement has reached its sixth anniversary, treat the breach as an exercise of Customer's option to purchase the Equipment under Section 20; and (iv) pursue all other rights and remedies available at law or in equity. The Company, except as provided in the following sentence, waives the right to seek recovery for any special, indirect, incidental, or consequential damages whatsoever suffered by Company or any third party as a result of a breach. If Customer does not pay Company in full pursuant to this paragraph within 30 days of the expiration of the Customer Cure Period, then COMPANY may remove the Equipment and sell it in a commercially reasonable manner, in which case its damages shall equal the difference between the price it actually sells the Equipment for and its Fair Market Value (as defined below). In all circumstances, (a) interest shall accrue on the amount owed at 18% per annum, compounding monthly, from the date the Customer defaults until paid; and (b) Customer shall be liable for Company's reasonable attorneys' fees.

17. TITLE AND TAX BENEFITS.

- a. The Parties stipulate that the Company is the owner of, and shall hold title to, the Equipment. All benefits of owning and operating the

Equipment (whether presently existing or existing in the future) shall inure exclusively to the Company, including but not limited to any governmental benefits, tax, environmental, or any other federal, state, or local government incentives, credits, deductions, or any other benefits of any kind (collectively, "**Incentives**"). This Agreement conveys only the right to have the light generated by the Equipment.

- b. At the Company's option, it may record or file a short-form memorandum of this Agreement among the appropriate land records of the county in which the Equipment is located, subject to Customer's reasonable approval as to the form of the short-form memorandum. In the event of a discrepancy between the provisions of this Agreement and such short-form memorandum thereof, the provisions of this Agreement shall prevail.
- c. The parties intend that this Agreement shall constitute a true lease under applicable Law. Company shall own title to the Equipment at all times. Customer acquires no ownership, title, property, right, equity, or interest in the Equipment other than its leasehold interest solely as lessee subject to all the terms and conditions of this Agreement. As a point of clarity, the parties intend that the Equipment remain at all times personal property of the Company and not a fixture under applicable law, even if the Equipment, or any part thereof, is affixed or attached to real property or any improvements.
- d. The parties intend and agree that, if this Agreement is recharacterized under applicable law as a secured financing or a lease intended for security, this Agreement shall be deemed a security agreement and hereof shall be deemed a grant to Company by Customer of a lien on and first priority security interest in the Equipment and its proceeds (as defined in the UCC) as a Purchase Money Security Interest under the UCC (or otherwise) , to secure the payment of Customer's obligations under this Agreement. Customer

hereby consents to the Company filing such documents and to do all such things and acts, necessary to ensure that such security interest would be a first priority perfected security interest under applicable law. Customer agrees to reasonably cooperate with any such actions.

e. Company agrees, from time to time and provided it is true at the time, within ten (10) days after request from Customer, to execute and deliver to Customer, an estoppel certification confirming that this Agreement is in full force and effect, that Customer is not in default under any of the terms of this Agreement, the termination date of this Agreement, and such other matters pertaining to the Agreement as may be reasonably requested by the Customer.

f. In addition to the provisions in Section 17 above (and to the extent the rights granted to Company in this subsection (f) are greater than those granted in the other subsections of Section 18), at Company's option, if this transaction is deemed to be a contract intended for security, Customer grants the Company a purchase money security interest in the Equipment (including any replacements, substitutions, additions, attachments, and proceeds). In the event this Contract is deemed a finance contract, the Customer shall deliver to the Company signed financing statements or other documents the Company reasonably requests to protect the Company's interest in the Equipment. THE CUSTOMER AUTHORIZES THE COMPANY TO FILE A COPY OF THIS CONTRACT AS A FINANCING STATEMENT AND APPOINTS THE COMPANY OR THE COMPANY'S DESIGNEE AS CUSTOMER'S ATTORNEY-IN-FACT TO EXECUTE AND FILE, ON CUSTOMER'S BEHALF, FINANCING STATEMENTS COVERING THE EQUIPMENT.

18. If the Customer does not exercise its option to purchase before this contract expires, this Contract shall terminate on its expiration date and, unless the Customer purchases the Equipment, the Company shall have the

right, but not the obligation, upon termination or expiration to remove the Equipment.

19. ASSIGNMENT OF AGREEMENT. Customer and Company may each sell, assign all its rights and delegate all its duties (collectively, such assignment and delegation, an "**Assign**") under this Agreement as follows:

- a. The Agreement, as it pertains to the Equipment that is the subject of the Scope of Work may be Assigned by Customer to [**Beaumont CDD**].
- b. The Agreement, as it pertains to the Equipment that is the subject of each Work Order may be Assigned by Customer to [**Beaumont CDD**].
- c. The Agreement, as it pertains to the Equipment that is the subject of the Scope of Work may be Assigned by Company to any third party.
- d. The Agreement, as it pertains to the Equipment that is the subject of each Work Order may be Assigned by Company to any third party.
- e. In the event of an Assign, the assigning and delegating party will notify the other party, and the other party hereby agrees that the third party to who the Agreement is Assigned shall have the same rights and benefits that the assigning and delegating party now has under this Agreement.

20. PURCHASE OPTION. The Customer shall have the option to purchase the Equipment from the Company for Fair Market Value, , plus a fee equal to 10% of the Fair Market Value at the time of the exercise of such option, on any anniversary on or after the sixth-year anniversary of this Agreement; provided that to exercise such option, Customer shall provide notice to Company of its decision to so exercise no earlier than seven

months prior, and no later than six months prior, to such anniversary. "**Fair Market Value**" (defined as in use and in place) shall be determined by an independent appraiser as agreed to jointly by the Company and Customer and paid for by the Customer. Upon payment of the Fair Market Value, the Company shall transfer the Company's interest in the Equipment to the Customer free and clear of all liens and encumbrances, with a warranty that Company is the lawful owner of the Equipment. Except as otherwise provided herein, Customer shall accept the Equipment "As-Is, Where Is" without any representation or warranty whatsoever. Upon the transfer of the Equipment to Customer, this Agreement shall terminate.

21. RIGHT OF WAY.

- a. All Equipment will be installed in public utility easements or public right-of-ways.
- b. If the Equipment is not to be installed in a public utility easement or public right-of way, then this subparagraph b. will apply. Customer hereby provides Company a license to the Installation Site to install, operate, test, repair, maintain, and, to the extent applicable, replace, or remove, the Equipment. Customer warrants and represents to Company that as of the date of installation of any Equipment and as of the date of any servicing of any Equipment that (a) it possess and shall provide to Company lawful access to the Installation Site; and (b) no existing lease, easement, right of way, declaration, restriction or other matter of record or any existing agreement of Customer with respect to the Installation Site interferes with or impairs, or will interfere with or impair, the license or other rights granted or to be granted pursuant to this Agreement. In the event Customer notifies the Company or the Company otherwise becomes aware of a breach of the foregoing as of the date the Company would otherwise service the Equipment, the Company's obligation to service the Equipment shall be suspended until such breach is cured.

22. DATA COLLECTION. Subject to Florida's Public Records laws, Chapter 119, Florida Statutes, any data collected during the ongoing live monitoring of the lights or through deployed sensors remains the property of the Company.

23. NOTICES. All notices required or permitted by this Agreement shall be provided by email, to the email addresses below (unless and until either party informs the other party of a change in email address, which change must be communicated by email) and shall be deemed delivered 24 hours after sending if no "bounce back" email is received by the party who sent the notice:

a. Notices to Customer:

- csmith@kolter.com
- adamsc@whhassociates.com

b. Notices to Company:

- joel.brayman@recoveredenergytechnologies.com
- Brad.carlson@recoveredenergytechnologies.com

24. JOINTLY DRAFTED. Each party agrees that they intend that any court interpreting this Agreement do so as if it was drafted jointly by the parties, and that both parties have had the opportunity to fully negotiate its terms and to have the assistance of independent counsel of each party's own choosing for the review of the terms of this Agreement prior to its execution. In the event of any dispute over the interpretation of this Agreement, its terms shall not be construed against or in favor of either party but shall be construed in a neutral manner.

25. ENTIRE AGREEMENT. The Parties agree that the terms and conditions contained in this Agreement and its addenda comprise the entire agreement between the parties regarding the Agreement of the

Equipment. No amendments to this Agreement shall be permitted, unless signed by both parties. Both parties agree that the express terms of this Agreement shall not be explained, modified, or contradicted by any prior course of dealing between the parties or by any usage of the general trade.

26. COUNTERPARTS. This Agreement may be executed in on or more counterparts, each of which shall be deemed to be an original and which together shall constitute one and the same documents. Documents delivered via facsimile or email with electronic signatures shall be considered originals.
27. BINDING EFFECT. This agreement shall inure to the benefit of, and shall be binding upon, Company and Customer and their respective successors and assignees.
28. SCRUTINIZED COMPANIES. Company certifies, by acceptance of this Agreement, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, and in the event such status changes, Company shall immediately notify Customer.
29. PUBLIC RECORDS. Company acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
30. LIMITATION OF LIABILITY. Notwithstanding anything to the contrary herein, nothing herein shall be construed to be a waiver of the Customer's limit of liability contained in Section 768.28, Florida Statutes or other statute of law.

31. CERTIFICATION AND AUTHORIZATION. Each party expressly certifies that the authorized agent below has the authority to execute this agreement and that the party has complied with all internal policies, procedures, and applicable law upon which authority to execute this agreement is predicated. Furthermore, the Customer certifies and agrees that it will do or cause to be done all acts necessary to effect and preserve the Agreement in full force and effect, that it has complied with all bidding requirements where necessary, submitted this Agreement to notice and hearing where applicable, any other acts required for approval and adoption of this Agreement as a valid obligation by the Customer, and that it has sufficient funds available to pay all amounts due hereunder.
32. GOVERNING LAW AND SEVERABILITY. This Agreement shall be governed by the laws of the State of Florida and any suits pertaining to this Agreement shall be brought in the jurisdiction wherein the Equipment is located. If a court of competent jurisdiction shall determine that any provision of this agreement is unenforceable, the remaining provisions shall remain in full force and effect.
33. EFFECTIVE DATE. The Effective Date of this Agreement is stated in the first paragraph of the Agreement.

[Addenda Follow]

Addendum A - Scope of Work

This is Addendum A to that certain SOLAR LIGHTING AS A SERVICES MASTER AGREEMENT ("**Agreement**"), effective as of July 15th, 2023, by and between Recovered Energy Technologies (USA) Inc. ("**Company**"), Beaumont CDD ("**Customer**"). This Addendum A is also executed as of July 25th, 2023 and is not intended to be a stand-alone document. In other words, it cannot and may not be read in isolation from the Agreement. Capitalized terms not defined in this Addendum A have the meaning ascribed to them in the Agreement.

This Addendum A provides details about the initial Equipment to be installed for Customer by Company.

If the parties agree in the future to have Company install additional Equipment for Customer, then they may execute an additional Work Order in connection with each such agreement. The parties contemplate that such additional Work Order(s) will serve the same purpose that this Addendum A serves and that each such Work Order, together with the Agreement, shall govern the parties' relationship with respect to the Equipment installed pursuant to such Work Order(s).

1. EQUIPMENT. In accordance with the Photometric and Autonomy Studies previously provided to and approved by Customer, attached to this Addendum A as **Exhibit 1**, the Company shall install and maintain the initial Equipment, which shall consist of:

- (20) solar lights each a RET ON40 34-Watt high performance solar light, and each approx. 18 ft above grade, with each located throughout Customer's site ("**Installation Site**"), as set forth in the design attached as **Exhibit 2**.
- (16) solar lights each a RET ON120 140-Watt high performance solar light, and each approx. 18 ft above grade, with each located throughout Customer's site ("**Installation Site**"), as set forth in the design attached as **Exhibit 2**.

2. LOCATION OF EQUIPMENT: Customer shall stake the locations of Equipment on roadways and/or commercial property prior to the installation of the Equipment by the Company. To assist Customer with the staking process, Company shall provide Customer with a final design sketch that is substantially in the form attached as **Exhibit 2** and that reflects the Equipment locations approved by Customer and will participate in the staking of light pole positions at the request of Customer.

3. UNDERGROUND OBSTRUCTIONS: Customer shall locate and advise Company through the provision of an accurate map and other necessary written descriptions of the exact location of all underground facilities including, but not limited to: sewage pipes, septic tanks, wells, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("**Underground Facilities**") at the Installation Site at least two calendar days prior to the commencement of any work by the Company at the Installation Site. Any and all cost liability for property damage to Underground Facilities by Company that were not properly identified by Customer, as described under this paragraph, shall be paid by Customer, except for those claims, losses or damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing design, installation, operation, maintenance or removal of Equipment. The phrase "**property damage**" includes, but is not limited to, damage to property of Customer, Company, or any third parties.

4. WARRANTIES. Company warrants that the Equipment will light the prescribed areas to a strength of at least 80% of the lumens stated in Exhibit 1.

5. PAYMENT SCHEDULE. Customer agrees to pay Company the sums per month outlined in Table A below. Payments commence on the Payment Start Date and shall continue for 240 months.

Table A

BEAUMONT CDD - SoW #1

Location	Phase	Poles	Fixture Height	Fixture Model	Notes	Cost per POLE per MONTH	MONTHLY Cost by PHASE	ANNUAL Cost by PHASE
Street & Parking Lots	1	20	18	ON40		\$ 54.00	\$ 1,080.00	\$ 12,960.00
PICKLEBALL COURTS	2	16	18	ON120	140 Watt Fixtures	\$ 56.00	\$ 896.00	\$ 10,752.00
TOTAL		36					\$ 1,976.00	\$ 23,712.00

The Monthly Payment will escalate by 5% escalator at the commencement of the 73rd month and another 5% at the commencement of the 145th month.

Customer agrees to deposit with Company, the additional sum of \$4,000 which represents approximately two months of service under this Agreement.

6. DELIVERY SCHEDULE. Notwithstanding anything in this Agreement to the contrary, it shall be a material condition of this Agreement that the Equipment be installed in accordance with the following mutually agreed upon schedule (the "**Delivery Schedule**"; which will be updated and reviewed weekly). If the Equipment is not installed in accordance with the Delivery Schedule, Company shall have 30 days to catch up or propose a new delivery schedule. If Company has not caught up with the Delivery Schedule and Customer has not agreed to Company's proposed revised delivery schedule, Customer may cancel that Equipment which has not yet been installed and Customer's obligations under this Agreement shall be reduced proportionately.

[Commence Installation on September 1st, 2023]

7. Force Majeure. Company shall not be liable or responsible to Customer, nor be deemed to have defaulted or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such failure or delay is caused by or results from acts or

circumstances beyond the reasonable control of Company including, without limitation, acts of God, flood, fire, earthquake, explosion, governmental actions, war, invasion or hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest, national emergency, revolution, insurrection, epidemic, pandemic, public health emergencies, quarantines, lock-outs, strikes or other labor disputes (whether or not relating to Company's workforce), restraints or delays affecting Company's suppliers or inability or delay in obtaining supplies of adequate or suitable materials, or the inability of either Party's personnel to come to work due to any of the aforementioned (a "**Force Majeure Event**"). Company shall give notice as soon as is practicable of the occurrence of a Force Majeure Event to the Customer, stating the period of time the occurrence is expected to continue if such period of time can be reasonably estimated. Company shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. Company shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event Company's failure or delay remains uncured for a period of 90 days following written notice given by it under this Section, Customer may thereafter terminate cancel its order for any Equipment that has not yet been installed, and the economics of this Agreement shall be reduced proportionally to reflect the reduced number of light poles.

EXHIBIT 1
TO ADDENDUM A – SCOPE OF WORK

Number of lights: 20
Light Temperature (Color): 4,000 Kelvins
Motion Sensor: No
Light Head: Kolter Bell Head
Fixture Color: Dark Bronze (RAL 8019)
Arm: Goose Neck or Elliptical
Pole Type: Aluminum Direct Burial
Pole Color: Dark Bronze (RAL 8019)
Pole Base: None



EXHIBIT 2
TO ADDENDUM A – SCOPE OF WORK

Number of lights: 16
Light Temperature (Color): 4,000 Kelvins
Motion Sensor: No
Light Head: Cobra Head for Sports Courts
Fixture Color: Dark Bronze (RAL 8019)
Arm: Elliptical
Pole Type: Aluminum Direct Burial
Pole Color: Dark Bronze (RAL 8019)
Pole Base: None

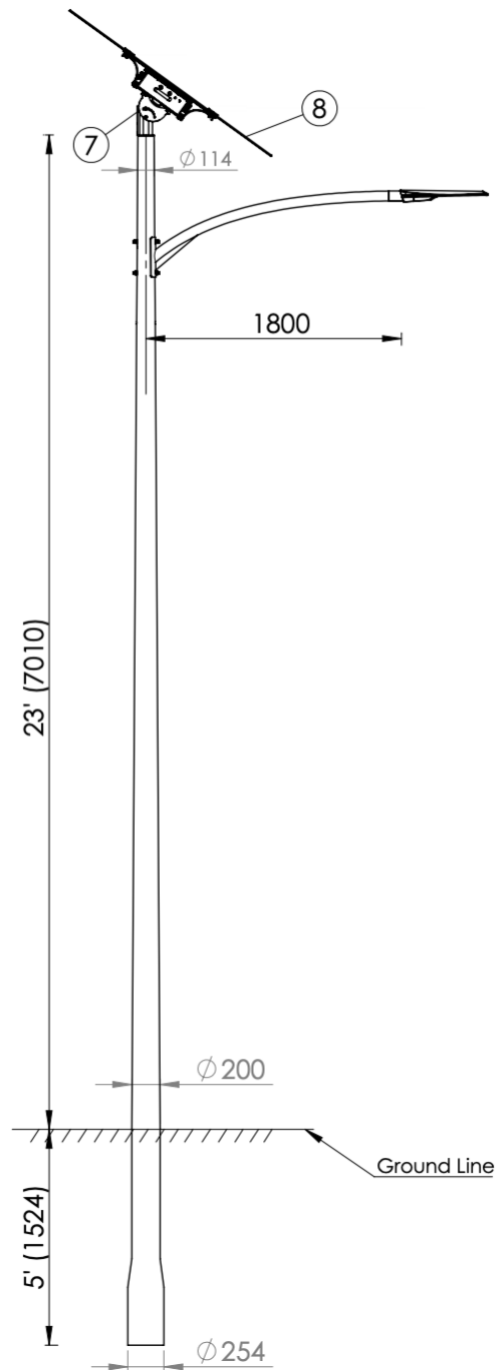


EXHIBIT 2
TO ADDENDUM A – INSTALLATION DESIGN & SITE MAP

The following link contains all project documentation including installation design and site map.

<https://ln5.sync.com/dl/e0e484eb0/cfwky6kk-kydqz3p4-c6d23yi5-q5n9aygs>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6



Beaumont

6-6-23

Attn: John Curtis

Re: New price for renewal on CDD

Dear John,

Starting July 1, Juniper will be requesting a 3% increase to the current price due to price increases in labor, fuel, and other expendables.

We will continue to strive to provide outstanding maintenance to the Beaumont Community and we look forward to this opportunity.

Below are the current prices and new pricing starting July 1 , 2023.

- **Beaumont CDD current yearly price \$192,534**
- **Beaumont CDD new yearly price \$198,310**

Sincerely,

Keith Kirchoffer
Branch Manager Ocala
Juniper Landscaping
407-269-3547

Approved and Accepted by:

_____ / / _____

Signature

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7

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

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 372,460				\$ 434,250
Allowable discounts (4%)	(14,898)				(17,370)
Assessment levy: on-roll - net	357,562	\$321,693	\$ 35,869	\$ 357,562	416,880
Landowner contribution	54,574	-	20,574	20,574	-
Lot closing KLP Villages	-	26,527	-	26,527	-
Lot closing	-	7,473	-	7,473	-
Interest	-	5,473	-	5,473	-
Total revenues	412,136	361,166	56,443	417,609	416,880
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	(215)	-	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,823	10,000	11,823	15,000
Engineering	3,500	-	1,500	1,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	500	250	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	117	383	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	342	1,158	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,680	-	7,680	8,000
Contingencies/bank charges	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	7,449	6,434	1,015	7,449	8,685
Supplies	300	-	300	300	300
Total professional & administrative	112,389	49,358	47,034	96,392	102,125

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field operations (shared)					
Management	20,000	19,089	15,000	34,089	35,000
Security amenity center	500	-	250	250	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	1,034	966	2,000	2,000
Electricity	5,000	-	2,500	2,500	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	8,000	12,172	4,000	16,172	8,000
Repairs and maintenance	2,500	2,728	2,000	4,728	2,500
Monuments and street signage					
Repairs and maintenance	1,000	95	905	1,000	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,218	60,000	126,218	160,000
Mulch	65,000	56,279	5,000	61,279	65,000
Plant replacement	5,000	60,669	10,000	70,669	5,000
Tree treatment	8,500	-	8,500	8,500	8,500
Contingencies	-	443	-	443	-
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	110	-	110	-
Roadway maintenance	2,500	950	2,500	3,450	2,500
Hurricane - clean up	-	2,550	-	2,550	-
Total field operations	299,750	227,884	124,824	352,708	314,750
Total expenditures	412,139	277,242	171,858	449,100	416,875
Excess/(deficiency) of revenues over/(under) expenditures	(3)	83,924	(115,415)	(31,491)	5
Fund balance - beginning (unaudited)	25,402	113,660	197,584	113,660	82,169
Fund balance - ending (projected)	<u>\$ 25,399</u>	<u>\$ 197,584</u>	<u>\$ 82,169</u>	<u>\$ 82,169</u>	<u>\$ 82,174</u>

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

Expenditures

Professional & administrative

Management/accounting/recording	\$48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	8,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	8,685
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	35,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	8,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	1,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	160,000
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	65,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	8,500
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$416,875</u></u>

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 165,296				\$ 293,992
Allowable discounts (4%)	(6,612)				(11,760)
Assessment levy: on-roll - net	158,684	\$ 145,043	\$ 13,641	\$ 158,684	282,232
Landowner contribution	61,672	-	90,508	90,508	-
Lot closing	-	6,407	-	6,407	-
Lot closing KLP Villages	-	14,417	-	14,417	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	220,856	165,867	104,649	270,516	282,732
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	20,000	20,000	33,000
Lifestyles events	12,000	5,467	6,533	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	-	3,300	3,300	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	32,089	10,000	42,089	20,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	-	220	-	220	-
Plant replacement	5,000	7,437	2,500	9,937	5,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Pool maintenance	13,500	6,551	6,949	13,500	13,500
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	143	3,500	3,643	7,500
Electricity	15,000	6,721	8,279	15,000	15,000
Gate electricity	-	5,126	5,000	10,126	10,000
Insurance	16,700	15,089	-	15,089	16,000
Phone/cable/internet	6,000	4,173	4,000	8,173	6,000
Water/sewer/propane	8,000	806	4,000	4,806	8,000
Janitorial	35,000	-	20,000	20,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	-	5,000	5,000	10,000
Gate repairs and maintenance	3,500	1,295	2,205	3,500	3,500
Security amenity center	-	5,061	-	5,061	-
Pest control	1,200	480	720	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,500	1,500	3,000
Contingencies	1,000	-	1,000	1,000	1,000
Capital outlay	-	-	-	-	45,000
Reserve Study	-	-	-	-	5,000
Hurricane - clean up	-	689	-	689	-
Total single family program	217,550	92,372	123,371	215,743	276,850
Other Fees and Charges					
Tax collector	3,306	2,901	405	3,306	5,880
Total other fees and charges	3,306	2,901	405	3,306	5,880
Total expenditures	220,856	95,273	123,776	219,049	282,730
Excess/(deficiency) of revenues over/(under) expenditures	-	70,594	(19,127)	51,467	2
Fund balance - beginning (unaudited)	5,226	(51,467)	19,127	(51,467)	-
Fund balances - ending Unassigned	5,226	19,127	-	-	2
Fund balance - ending (projected)	\$ 5,226	\$ 19,127	\$ -	\$ -	\$ 2

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

Expenditures

Onsite management	\$ 33,000
Lifestyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electric	6,240
Streetlighting maintenance	2,000
Landscape maintenance	20,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,500
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	10,000
Insurance	16,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	8,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

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

Expenditures (continued)		
Security monitoring/gates		10,000
Covers costs associated with operating and managing a basic call box entry system at each gate, including credential entry system		
Gate repairs and maintenance		3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.		
Pest control		1,200
Covers cost of once a month building pest control service.		
Permits/licenses		750
Covers annual Health department permit and music re-broadcast license.		
Holiday decorating		1,000
Covers cost of basic holiday light and decoration package at the two entry gates.		
Supplies		3,000
Covers basic amenity center and gym supplies as well as events.		
Contingencies		1,000
Capital outlay		45,000
Intended to cover miscellaneous capital projects during the Fiscal Year.		
Reserve Study		5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.		
Tax collector		5,880
Total expenditures		<u>\$ 282,730</u>

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Townhome program	\$ 70,879				\$107,181
Allowable discounts (4%)	(2,835)				(4,287)
Assessment levy: on-roll - net	68,044	\$ 62,840	\$ 5,204	\$68,044	102,894
Landowner contribution	3,124	-	3,124	3,124	-
Lot closing	-	17,796	-	17,796	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	71,668	80,636	8,828	89,464	103,394
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	1,720	2,280	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,486	11,514	16,000	16,000
Irrigation water	500	-	500	500	500
Plant replacement	1,000	16,320	2,500	18,820	1,000
Irrigation repairs	1,000	714	286	1,000	1,000
Pool maintenance	10,500	5,017	5,483	10,500	10,500
Repairs and maintenance	2,000	580	1,420	2,000	2,000
Electricity	5,000	2,893	3,000	5,893	6,000
Insurance	3,000	2,711	-	2,711	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,245	755	2,000	2,000
Water/sewer	2,000	814	1,000	1,814	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	296	1,250	1,546	2,500
Pest control	5,500	320	5,180	5,500	5,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	-	-	-	-	25,000
Reserve Study	-	-	-	-	5,000
Hurricane - clean up	-	589	-	589	-
Total other contractual	70,250	38,080	45,043	83,123	101,250
Other fees and charges					
Tax collector	1,418	1,257	-	1,257	2,144
Total other fees and charges	1,418	1,257	-	1,257	2,144
Total expenditures	71,668	39,337	45,043	84,380	103,394
Excess/(deficiency) of revenues over/(under) expenditures	-	41,299	(36,215)	5,084	-
Fund balance - beginning (unaudited)	33,595	50,916	92,215	50,916	56,000
Fund balances - ending					
Unassigned	33,595	92,215	56,000	56,000	56,000
Fund balance - ending (projected)	\$ 33,595	\$ 92,215	\$ 56,000	\$56,000	\$ 56,000

- Adjust fund balance here

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	16,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	10,500
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	3,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	2,500
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	5,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	

Expenditures (continued)

Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	25,000
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve Study	5,000
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	2,144
Total expenditures	<u><u>\$103,394</u></u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	50,000.00	6.375%	103,434.38	153,434.38	3,195,000.00
05/01/24			101,840.63	101,840.63	3,195,000.00
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
Total	3,245,000.00		3,529,359.50	6,774,359.50	

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

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 336,873				\$ 435,461
Allowable discounts (4%)	(13,475)				(17,418)
Net assessment levy - on-roll	323,398	\$ 296,565	\$ 26,833	\$ 323,398	418,043
Assessment levy: off-roll	92,751	48,376	44,375	92,751	-
Lot closing	-	46,999	-	46,999	-
Interest	-	10,043	-	10,043	-
Total revenues	416,149	401,983	71,208	473,191	418,043
EXPENDITURES					
Debt service					
Principal	95,000	95,000	-	95,000	100,000
Interest	307,856	154,938	152,918	307,856	303,713
Total debt service	402,856	249,938	152,918	402,856	403,713
Other fees & charges					
Tax collector	6,737	5,931	806	6,737	8,709
Total other fees & charges	6,737	5,931	806	6,737	8,709
Total expenditures	409,593	255,869	153,724	409,593	412,422
Excess/(deficiency) of revenues over/(under) expenditures	6,556	146,114	(82,516)	63,598	5,621
Fund balance:					
Net increase/(decrease) in fund balance	6,556	146,114	(82,516)	63,598	5,621
Beginning fund balance (unaudited)	661,743	618,213	764,327	618,213	681,811
Ending fund balance (projected)	\$ 668,299	\$ 764,327	\$ 681,811	\$ 681,811	687,432
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2024					(105,000)
Interest expense - November 1, 2024					(150,794)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 20,813

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	100,000.00	4.250%	152,918.75	252,918.75	5,520,000.00
05/01/24	-		150,793.75	150,793.75	5,520,000.00
11/01/24	105,000.00	4.250%	150,793.75	255,793.75	5,415,000.00
05/01/25	-		148,562.50	148,562.50	5,415,000.00
11/01/25	110,000.00	4.750%	148,562.50	258,562.50	5,305,000.00
05/01/26	-		145,950.00	145,950.00	5,305,000.00
11/01/26	115,000.00	4.750%	145,950.00	260,950.00	5,190,000.00
05/01/27	-		143,218.75	143,218.75	5,190,000.00
11/01/27	120,000.00	4.750%	143,218.75	263,218.75	5,070,000.00
05/01/28	-		140,368.75	140,368.75	5,070,000.00
11/01/28	125,000.00	4.750%	140,368.75	265,368.75	4,945,000.00
05/01/29	-		137,400.00	137,400.00	4,945,000.00
11/01/29	130,000.00	4.750%	137,400.00	267,400.00	4,815,000.00
05/01/30	-		134,312.50	134,312.50	4,815,000.00
11/01/30	140,000.00	5.500%	134,312.50	274,312.50	4,675,000.00
05/01/31	-		130,462.50	130,462.50	4,675,000.00
11/01/31	145,000.00	5.500%	130,462.50	275,462.50	4,530,000.00
05/01/32	-		126,475.00	126,475.00	4,530,000.00
11/01/32	155,000.00	5.500%	126,475.00	281,475.00	4,375,000.00
05/01/33	-		122,212.50	122,212.50	4,375,000.00
11/01/33	160,000.00	5.500%	122,212.50	282,212.50	4,215,000.00
05/01/34	-		117,812.50	117,812.50	4,215,000.00
11/01/34	170,000.00	5.500%	117,812.50	287,812.50	4,045,000.00
05/01/35	-		113,137.50	113,137.50	4,045,000.00
11/01/35	180,000.00	5.500%	113,137.50	293,137.50	3,865,000.00
05/01/36	-		108,187.50	108,187.50	3,865,000.00
11/01/36	190,000.00	5.500%	108,187.50	298,187.50	3,675,000.00
05/01/37	-		102,962.50	102,962.50	3,675,000.00
11/01/37	200,000.00	5.500%	102,962.50	302,962.50	3,475,000.00
05/01/38	-		97,462.50	97,462.50	3,475,000.00
11/01/38	210,000.00	5.500%	97,462.50	307,462.50	3,265,000.00
05/01/39	-		91,687.50	91,687.50	3,265,000.00
11/01/39	225,000.00	5.500%	91,687.50	316,687.50	3,040,000.00
05/01/40	-		85,500.00	85,500.00	3,040,000.00
11/01/40	235,000.00	5.625%	85,500.00	320,500.00	2,805,000.00
05/01/41	-		78,890.63	78,890.63	2,805,000.00
11/01/41	250,000.00	5.625%	78,890.63	328,890.63	2,555,000.00
05/01/42	-		71,859.38	71,859.38	2,555,000.00
11/01/42	260,000.00	5.625%	71,859.38	331,859.38	2,295,000.00
05/01/43	-		64,546.88	64,546.88	2,295,000.00
11/01/43	275,000.00	5.625%	64,546.88	339,546.88	2,020,000.00
05/01/44	-		56,812.50	56,812.50	2,020,000.00
11/01/44	290,000.00	5.625%	56,812.50	346,812.50	1,730,000.00
05/01/45	-		48,656.25	48,656.25	1,730,000.00
11/01/45	310,000.00	5.625%	48,656.25	358,656.25	1,420,000.00
05/01/46	-		39,937.50	39,937.50	1,420,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	325,000.00	5.625%	39,937.50	364,937.50	1,095,000.00
05/01/47	-		30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48	-		21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
Total	5,620,000.00		5,192,775.05	10,812,775.05	

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

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

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

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	772.18	1,084.84	-	-	1,218.44	3,075.46	2,836.03
41	SF 40'	617.74	1,084.84	-	-	1,218.44	2,921.02	2,682.92
128	TH	494.20	-	799.86	-	794.64	2,088.70	1,838.33
235								
<u>Commercial</u>								
38.57	Commercial	4,500.71	-	-	15,229.43	-	19,730.14	19,691.46
38.57								

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

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	772.18	1,084.84	-	-	1,218.44	3,075.46	2,666.84
1	SF 40'	617.74	1,084.84	-	-	1,218.44	2,921.02	2,522.92
6	TH	494.20	-	799.86	-	794.64	2,088.70	1,728.67
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
57	SF 50'	772.18	1,084.84	-	-	1,218.44	3,075.46	2,836.03
30	SF 40'	617.74	1,084.84	-	-	1,218.44	2,921.02	2,682.92
87								

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
48	SF 50'	772.18	1,084.84	-	-	1,218.44	3,075.46	2,666.84
24	SF 40'	617.74	1,084.84	-	-	1,218.44	2,921.02	2,522.92
72								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

7A

Beaumont CDD - List of Items

- Club House Back Door Pool Entry
- New Floor in Clubhouse (remove carpet in the main room)
- Fence around the Community
- Playground Area
- Dog Bag Station
- Bat Houses

Beaumont Townhome CDD - List of Items

- (1) • Key fob Entry to Bathroom (possibly in this year budget)
- (2) • Grill around the palm trees next to the pool (removes the rocks)
- (3) • Dog Bag Stations
- (4) • Mailbox Cover
- (5) • Landscaping around the pool
- (6) • Benches
- (7) • Mulch on the inside of the wall
- (8) • Play Area (none poop area)
- (9) • Camera Storage Increase

(Being looked into now) • Tree trimming (behind the homes on Dragonfly/Big Oak trees)

(Being looked at now) • Street name Change (Pine Cone/Dragonfly/ Sundance)

(In August during repaving) • Speed bump/table on Dragon Fly and Sundance

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS									
Cash	\$ 321,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,529
Investments									
Revenue	-	-	-	200,124	294,017	-	-	-	494,141
Reserve	-	-	-	259,191	411,639	-	-	-	670,830
Prepayment	-	-	-	1,993	16,632	-	-	-	18,625
Construction	-	-	-	-	-	-	305,523	-	305,523
Interest	-	-	-	240	355	-	-	-	595
Sinking	-	-	-	36	28	-	-	-	64
Bond redemption	-	-	-	-	2,205	-	-	-	2,205
Undeposited funds	14,096	-	-	-	-	-	-	-	14,096
Due from Developer	29,132	-	-	-	-	-	-	-	29,132
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	14,794	104,638	3,053	3,928	-	-	-	126,413
Due from KLP Village	22,308	26,430	5,782	-	101,254	-	-	-	155,774
Due from SRF - single family	23,736	-	-	-	-	-	-	-	23,736
Due from SRF - townhome	2,478	3,166	-	-	-	-	-	-	5,644
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 418,067</u>	<u>\$ 46,180</u>	<u>\$ 110,420</u>	<u>\$ 464,637</u>	<u>\$ 830,058</u>	<u>\$ -</u>	<u>\$ 305,523</u>	<u>\$ -</u>	<u>\$ 2,174,885</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519
Accounts payable - onsite	1,415	3,424	5,244	-	-	-	-	-	10,083
Due to other	-	-	7,109	-	-	-	3,386	-	10,495
Due to general fund	-	24,744	1,469	-	-	-	-	-	26,213
Due to SRF - single family	14,794	-	3,166	-	-	-	-	-	17,960
Due to SRF - town home	104,638	-	-	-	-	-	-	-	104,638
Due to debt service fund 2019 area two	3,053	-	-	-	-	-	-	-	3,053
Due to debt service fund 2019-A1	3,928	-	-	-	-	-	-	-	3,928
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	3,075	-	3,075
Tax payable	61	-	-	-	-	-	-	-	61
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>158,408</u>	<u>28,168</u>	<u>16,988</u>	<u>1,310</u>	<u>9,487</u>	<u>-</u>	<u>6,461</u>	<u>-</u>	<u>220,822</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	46,645	26,430	-	-	101,254	-	-	-	174,329
Total deferred inflows of resources	<u>46,645</u>	<u>26,430</u>	<u>-</u>	<u>-</u>	<u>101,540</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>174,615</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	463,327	719,031	-	-	-	1,182,358
Capital projects	-	-	-	-	-	-	299,062	-	299,062
Unassigned	213,014	(8,418)	93,432	-	-	-	-	-	298,028
Total fund balances	<u>213,014</u>	<u>(8,418)</u>	<u>93,432</u>	<u>463,327</u>	<u>719,031</u>	<u>-</u>	<u>299,062</u>	<u>-</u>	<u>1,779,448</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 418,067</u>	<u>\$ 46,180</u>	<u>\$ 110,420</u>	<u>\$ 464,637</u>	<u>\$ 830,058</u>	<u>\$ -</u>	<u>\$ 305,523</u>	<u>\$ -</u>	<u>\$ 2,174,885</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,348	\$ 337,781	\$ 357,562	94%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	-	40,056	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	300	5,824	-	N/A
Total revenues	<u>4,648</u>	<u>391,134</u>	<u>412,136</u>	95%
 Professional & administrative				
Supervisor fees	431	646	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	1,009	2,833	25,000	11%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	667	1,000	67%
Trustee	-	7,000	10,500	67%
Telephone	17	133	200	67%
Postage	-	117	500	23%
Printing & binding	42	333	500	67%
Legal advertising	-	342	1,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,680	8,500	90%
Contingencies/bank charges	-	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	87	6,756	7,449	91%
Supplies	-	-	300	0%
Total professional & administrative	<u>5,669</u>	<u>59,404</u>	<u>112,389</u>	53%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	5,208	24,297	20,000	121%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	6,600	10,000	66%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	1,034	2,000	52%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	1,756	14,503	8,000	181%
Repairs and maintenance	-	2,728	2,500	109%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	34,196	100,414	160,000	63%
Mulch	-	56,279	65,000	87%
Plant replacement	-	60,669	5,000	1213%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	-	110	-	N/A
Roadway maintenance	-	950	2,500	38%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>41,985</u>	<u>271,269</u>	<u>299,750</u>	90%
Total expenditures	<u>47,654</u>	<u>330,673</u>	<u>412,139</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(43,006)	60,461	(3)	
Fund balances - beginning	<u>256,020</u>	<u>152,553</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 213,014</u>	<u>\$ 213,014</u>	<u>\$ 25,399</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,960	\$ 152,297	\$ 158,684	96%
Landowner contribution	-	-	61,672	0%
Lot closing	-	6,407	-	N/A
Lot closing KLP Villages	-	29,634	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,960</u>	<u>188,338</u>	<u>220,856</u>	85%
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	741	6,897	12,000	57%
Accounting	125	1,000	1,500	67%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	32,089	20,000	160%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	220	-	N/A
Plant replacement	-	7,437	5,000	149%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	2,440	10,111	13,500	75%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	171	314	7,500	4%
Electricity	2,140	7,380	15,000	49%
Gate electricity	1,400	5,910	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	824	5,785	6,000	96%
Sewer/ water/ propane	372	1,179	8,000	15%
Janitorial	-	-	35,000	0%
Pressure washing	-	4,500	5,000	90%
Security monitoring/gates	844	844	10,000	8%
Gate repairs and maintenance	275	1,570	3,500	45%
Security amenity center	-	5,061	-	N/A
Pest control	-	790	1,200	66%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	1,005	1,005	3,000	34%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>10,337</u>	<u>108,145</u>	<u>217,550</u>	50%
Other fees & charges				
Tax collector	39	3,046	3,306	92%
Total other fees & charges	<u>39</u>	<u>3,046</u>	<u>3,306</u>	92%
Total expenditures	<u>10,376</u>	<u>111,191</u>	<u>220,856</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(8,416)	77,147	-	
Fund balances - beginning	(2)	(85,565)	5,226	
Fund balances - ending	<u>\$ (8,418)</u>	<u>\$ (8,418)</u>	<u>\$ 5,226</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 849	\$ 65,985	\$ 68,044	97%
Landowner contribution	-	-	3,124	0%
Lot closing	-	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>849</u>	<u>83,781</u>	<u>71,668</u>	117%
EXPENDITURES				
Town Home Program				
Accounting	63	500	750	67%
Streetlighting electricity	330	2,412	4,000	60%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	635	16,955	1,000	1696%
Irrigation repairs	-	714	1,000	71%
Pool maintenance	4,681	10,569	10,500	101%
Repairs and maintenance	-	580	2,000	29%
Electricity	485	3,086	5,000	62%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	-	1,245	2,000	62%
Water/sewer	351	1,166	2,000	58%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	50	394	2,500	16%
Pest control	-	320	5,500	6%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Hurricane - clean up	-	589	-	N/A
Total town home program	<u>6,595</u>	<u>45,727</u>	<u>70,250</u>	65%
Other fees & charges				
Tax collector	16	1,319	1,418	93%
Total other fees & charges	<u>16</u>	<u>1,319</u>	<u>1,418</u>	93%
Total expenditures	<u>6,611</u>	<u>47,046</u>	<u>71,668</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(5,762)	36,735	-	
Fund balances - beginning	99,194	56,697	33,595	
Fund balances - ending	<u>\$ 93,432</u>	<u>\$ 93,432</u>	<u>\$ 33,595</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,115	\$ 242,015	\$ 261,264	93%
Lot closing	-	18,182	-	N/A
Interest	2,030	10,724	-	N/A
Total revenues	<u>5,145</u>	<u>270,921</u>	<u>261,264</u>	104%
MAY 31, 2023				
EXPENDITURES				
Debt service				
Principal	-	45,000	45,000	100%
Interest	103,434	208,303	208,303	100%
Total debt service	<u>103,434</u>	<u>253,303</u>	<u>253,303</u>	100%
Other fees & charges				
Tax collector	63	4,840	5,443	89%
Total other fees and charges	<u>63</u>	<u>4,840</u>	<u>5,443</u>	89%
Total expenditures	<u>103,497</u>	<u>258,143</u>	<u>258,746</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(98,352)	12,778	2,518	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(5,099)	-	N/A
Total other financing sources	<u>-</u>	<u>(5,099)</u>	<u>-</u>	N/A
Net change in fund balances	<u>(98,352)</u>	<u>7,679</u>	<u>-</u>	
Fund balances - beginning	561,679	455,648	759,966	
Fund balances - ending	<u>\$ 463,327</u>	<u>\$ 463,327</u>	<u>\$ 762,484</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,009	\$ 311,396	\$ 323,398	96%
Assessment levy: off-roll	50,007	98,383	92,751	106%
Assessment prepayments	15,402	15,402	-	N/A
Lot closing	-	68,779	-	N/A
Interest	3,010	15,942	-	N/A
Total revenues	<u>72,428</u>	<u>509,902</u>	<u>416,149</u>	123%
MAY 31, 2023				
Debt service				
Principal	-	95,000	95,000	100%
Interest	152,919	307,856	307,856	100%
Total debt service	<u>152,919</u>	<u>402,856</u>	<u>402,856</u>	100%
Other fees & charges				
Tax collector	80	6,228	6,737	92%
Total other fees and charges	<u>80</u>	<u>6,228</u>	<u>6,737</u>	92%
Total expenditures	<u>152,999</u>	<u>409,084</u>	<u>409,593</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(80,571)	100,818	6,556	
Fund balances - beginning	799,602	618,213	661,743	
Fund balances - ending	<u>\$ 719,031</u>	<u>\$ 719,031</u>	<u>\$ 668,299</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Interest	\$ 298	\$ 2,977	\$ -	N/A
Total revenues	<u>298</u>	<u>2,977</u>	<u>-</u>	N/A
Debt service				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Refund bond residual balance	82,098	82,098	-	N/A
Total debt service	<u>82,098</u>	<u>364,832</u>	<u>278,867</u>	131%
Excess/(deficiency) of revenues over/(under) expenditures	(81,800)	(361,855)	(278,867)	
Fund balances - beginning	<u>81,800</u>	<u>361,855</u>	<u>278,867</u>	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,103	\$ 9,405
Total revenues	1,103	9,405
EXPENDITURES		
Construction costs	-	197,746
Total expenditures	-	197,746
Excess/(deficiency) of revenues over/(under) expenditures	1,103	(188,341)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	5,098
Total other financing sources/(uses)	-	5,098
Net change in fund balances	1,103	(183,243)
Fund balances - beginning	297,959	482,305
Fund balances - ending	\$ 299,062	\$ 299,062

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 96,960
Interest	-	21
Total revenues	<u>-</u>	<u>96,981</u>
EXPENDITURES		
Construction costs - Developer	-	96,961
Refund bond residual balance	21	21
Total expenditures	<u>21</u>	<u>96,982</u>
Excess/(deficiency) of revenues over/(under) expenditures	(21)	(1)
Fund balances - beginning	21	1
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 12, 2023 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

John Curtis	Vice Chair
Troy Simpson	Assistant Secretary
Greg Meath	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
Teo Ruiz	Evergreen Lifestyle Management

Residents present:

Ann Judy	Eric Spenser	Jan Siscalke	Anna Ilic
Joe Vitalo	Wilbur Jenkins	Jan Ennis	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m. Supervisors Simpson, Curtis and Meath were present. Supervisors Smith and Lybbert were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Ann Judy asked if someone can spray the weeds in the sidewalk cracks between the two entrances just outside the subdivision.

On behalf of her and other neighbors, resident Anna Ilic asked for "Handicap/Autistic Child at Play" signs to be installed at the two entrances, due to ongoing speeding. Mr. Curtis stated that a walkthrough with the City's Engineers to discuss installing speed humps is scheduled soon. He will discuss ordering signs with Mr. Morris.

Resident Jan Siscalke asked for the palm trees to be trimmed and for the dead ones to be replaced. Mr. Curtis stated the dead trees will be replaced once the order is received.

41 Resident Eric Spencer read his June 12, 2023 letter that expressed his frustration about
42 difficulty \obtaining status reports on CDD items and developing a proactive process/procedure
43 to keep CDD areas functional. He and HOA President Jan discussed these items with Mr. Ruiz.

44 Mr. Curtis addressed the following:

45 ➤ Back Gate: The manufacturer needs to rerun the wires and replace the equipment. The
46 estimated date of completion will be emailed to Mr. Ruiz to forward to Mr. Spencer.

47 Mr. Ruiz stated he emailed the itemized list to Ms. Smith, except for the “Children at
48 Play” signs and the Bocce Ball Box, and most of the items were already addressed. He was
49 asked to insert the completed or estimated completion dates and email it to Mr. Spencer.

50 Discussion ensued regarding difficulties scheduling vendors, engaging a handyman and
51 posting links on the CDD website.

52 A Board Member stated he is working with DR Horton on finishing the Development and
53 working for them to help compensate the CDD on some expenses.

54 Resident Jan Ennis voiced her belief that the Board turned down some requests due to
55 lack of funds but some proposed budget line items have not been used. Mr. Adams explained
56 the need for three months’ of working capital, equating to 25% of the budget, to pay expenses
57 early in the fiscal year, as assessment revenues are generally not received until late December.

58 Resident Joe Vitalo asked for a breakdown of the Operation & Maintenance (O&M) and
59 debt assessments. It was noted that the Assessment table on Pages 16 and 17 of the proposed
60 Fiscal year 2024 budget details the amounts but they appear as one lump sum on the tax bill.

61 ➤ Site contractor and builder plans for a fence between the apartments are pending.

62 ➤ Three Street Name: It will be discussed with the City Engineers. The last two buildings
63 are named “Sundance” on the deeds and are incorrectly named.

64 ➤ Regarding trees at the new building, the City Arborist will inspect and give an opinion.

65 ➤ Pool bathroom key fobs and installing cameras are being researched; a proposal will be
66 submitted to Mr. Adams.

67 Regarding “Pressure Washing” listed twice in the proposed Fiscal Year 2024 budget, Mr.
68 Adams will delete the duplicate description under the “Repairs and maintenance” line item.

69 Mulching the inside wall to protect the wall will be discussed after the meeting.

70 Resident Wilbur Jenkins asked if the CDD can encourage the City to switch the blinking
71 traffic lights on Spanish Harbor Drive and 462 and 466A to a regular schedule. Residents were
72 advised to voice their concerns directly to the County Traffic Engineers.

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74 **THIRD ORDER OF BUSINESS**

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

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79 Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended
80 September 30, 2022 and noted the pertinent information. There were no findings,
81 recommendations, deficiencies on internal control or instances of non-compliance. It was an
82 unmodified opinion, formerly known as a “clean opinion”, meaning it is a clean audit. He urged
83 the Board to read the Management Letter dated June 5, 2023, which describes certain
84 disclosures Independent Auditors are required to disclose, under the new Florida Statute. The
85 letter indicates there are no issues in these disclosures.

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87 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022

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On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

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97 **FIFTH ORDER OF BUSINESS**

Consideration of Recovered Energy Technologies Off-Grid Lighting and Sensing Technical & Financial Proposal for Beaumont Amenities Centre

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102 Mr. Adams presented the Recovery Energy Technologies (RET) lighting proposal to
103 purchase or lease street, parking lot lights and pickleball court lights. He was asked to research
104 if the \$4,000 one-time fee is included in the purchase price, and, if so, the consensus is to
105 proceed with the purchase and, if not, then proceed with the lease. Mr. Adams will obtain the
106 installation schedule to present in July, incorporate the costs into the Fiscal Year 2024 budget
107 and use unassigned funds for the current fiscal year.

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109 **SIXTH ORDER OF BUSINESS**

Continued Discussion: Fiscal Year 2024 Proposed Budget

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112 **A. Single Family and Townhome Capital Outlay Requests**

113 Discussion ensued regarding prioritizing the Single Family and Townhome Capital Outlay
114 Projects list Mr. Ruiz compiled. Mr. Ruiz was asked to update the Capital Outlay list and obtain
115 proposals and resident feedback on fencing for the next meeting.

116 Mr. Spencer suggested replacing the rocks around the pool area with a tree grid.

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118 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date**

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**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,
Resolution 2023-04, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024
and Providing for an Effective Date, was adopted.**

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131 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2023**

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134 Mr. Curtis asked Mr. Adams to commence with a Reserve Study and start building road
135 reserves into the Fiscal Year 2025 budget.

136 Mr. Earlywine stated that he expects to present the project completion resolution and
137 supporting documents in August. He will ask Mr. Morris if there are any permit turnovers to
138 process. Mr. Curtis hopes to have everything closed out by mid-September.

139 The financials were accepted.

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141 **NINTH ORDER OF BUSINESS**

**Approval of May 8, 2023 Regular Meeting
Minutes**

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**On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the
May 8, 2023 Regular Meeting Minutes, as presented, were approved.**

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148 **TENTH ORDER OF BUSINESS**

Staff Reports

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150 **A. District Counsel: Kutak Rock LLP**

151 There was no report.

152 Mr. Curtis reviewed the timeline of upcoming projects and the presentation to the
153 Commission scheduled in July. He will prepare notices and schedule an e-blast to homeowners.

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

155 There was no report.

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

157 Mr. Ruiz reported the following:

- 158 ➤ Updating the list of improvements is ongoing.
- 159 ➤ Of the two proposals to pressure wash the building, Shine On’s prices did not change. It
160 can be scheduled for July 3, 2023. The invoice should be transmitted to Mr. Adams.
- 161 ➤ Stonegate Customs was the only bidder to paint and repair the fence. Mr. Curtis asked
162 that a contract is executed to handle future repairs.

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

- 164 • **336 Registered Voters in District as of April 15, 2023**
- 165 • **NEXT MEETING DATE: July 10, 2023 at 1:30 PM**
- 166 ○ **QUORUM CHECK**

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168 **ELEVENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

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170 A Board Member voiced his opinion that the vines on the entry feature trellis are weeds.
171 Mr. Curtis stated that Mike is aware and is already addressing it.

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173 **TWELFTH ORDER OF BUSINESS** **Public Comments**

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175 Mr. Vitalo asked about the number of registered voters. Mr. Adams stated it is the
176 number of registered voters and then number of registered voters, not the number of homes, is
177 what will triggered the transition from landowner elections to the general election process.

178 Ms. Ennis expressed her opinion that the gray fences should be replaced with something
179 more substantial.

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181 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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183 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
184 **meeting adjourned at 2:45 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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CDD Items

Tracker captures the tasks that are generated from Board Meetings or Workshops by the Board for Management, Committees, or Board Members.

Task Assigned	Assigned Date	Responsible Person	Targeted Completion Date	Date of Completion	Details and Notes associated with Task
Clubhouse back door to pool area	2/13/23	CDD		NA	John Curitis working on getting this resolved, as this was an installation miss.
Street sign at Stokes & June	2/13/23	CDD	8/31/2023		Per CDD meeting, will be fixed while we are fixing different items in the community like sidewalks, and lifting of asphalt.
Carpet at Clubhouse need to be cleaned	2/13/23	Teo Ruiz		6/10/23	Carpet cleaned on 6/10/23
Fence needs to be repaired by Pool gate next to Mailbox	1/30/23	Teo Ruiz		4/28/23	StoneGate Customs repaired.
Wood Fence on Spanigh Harbor needs repairs and painting	1/30/23	Teo Ruiz	7/15/2023		Received a quote to fix the issues. CDD asked if we can get a contract with a fence company for future repairs/maintenance
Repair Toilet paper holder in women's bathroom	2/15/23	Teo Ruiz		6/6/23	Repaired on 6/6/23
Repair Lights and Fans in pool area	2/15/23	Teo Ruiz		6/6/23	
Palm Trees dead on Spanigh Harbor and Community	1/15/23	Teo Ruiz	6/30/2023		Working with Juniper to remove the dead palm tree, and getting new palm trees planted.
Latch on walkers gate needs to be put on inside of the gate	1/15/23	Teo Ruiz	6/30/2023		Working with resident to get this fixed.
Dog poop stations for bags around community	1/15/23	CDD	NA	NA	Part of the Budget item wish list.
No Soliciting Signs	1/15/23	Teo Ruiz	6/15/2023		Signs ordered and will be installed by 6/23/23
Children at Play Signs	3/21/23	CDD	NA		CDD looking into having city signs installed in the community
Pole light #236076 out of order	1/15/23	SECO	NA		Work order placed with SECO, waiting on them to repair.
Light pole base broken	5/1/23	SECO	NA		Work order placed with SECO, waiting on them to repair.
Pool Cleaning issues	1/15/23	Teo Ruiz	8/31/2023		Pool company has been talked to, will be looking into possibly replacing
Bocce Ball box repairs	5/18/23	Teo Ruiz	6/30/2023		Need to order new box.
Pressure washing of Building	5/10/23	Teo Ruiz	6/30/2023		Bid approved, project scheduled for 06/23/23
Gate Entrance Repair (Motors)	2/15/23	Teo Ruiz	7/31/2023		Looking for Different Vendors who specialize on gate motors

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BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

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