

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 14, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING**

**AND 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**

August 7, 2023

Board of Supervisors  
Beaumont Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Public Hearing and Regular Meeting on August 14, 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. Acceptance of Resignation of Jared Lybbert [Seat 4]; *Term Expires November 2024*
4. Consider Appointment of to Fill Unexpired Term of Seat 4
  - Administration of Oath of Office to Appointed Supervisor (*the following to be provided in a separate package*)
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-08, Designating Certain Officers of the District, and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments and Providing an Effective Date
  
- 7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.
  
- 8. Acceptance of Unaudited Financial Statements as of June 30, 2023
  
- 9. Approval of July 10, 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: September 11, 2023 at 1:30 PM
      - QUORUM CHECK

SEAT 1	TROY SIMPSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JOHN CURTIS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	CANDICE SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4		<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**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Beaumont Community Development District  
Attn: Chuck Adams, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: JARED LYBBERT  
Printed Name

Date: 8/7/23  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Beaumont Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and  personally presented at a duly noticed meeting of the Board of Supervisors,  scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or  faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

  
\_\_\_\_\_  
Signature

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

**5**



**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Craig Wrathell** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2023.**

ATTEST:

**BEAUMONT COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

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

**6A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Daphne Gillyard  
Beaumont Cdd  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/20/2023, 07/27/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/27/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1026.20

Order No: 9061569

Customer No: 534909

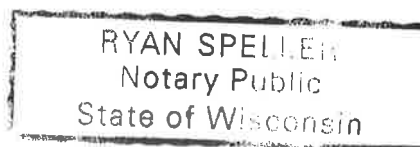
PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("**Board**") for the Beaumont Community Development District ("**District**") will hold the following two public hearings and a regular meeting on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50'	175	1.25	\$772.18	\$1,088.77
SF 40'	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



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

**6B**

**RESOLUTION 2023-06**

**[APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beaumont Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.



- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2023.**

**ATTEST:**

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Special Revenue Fund - Single Family Program	5
Definitions of Special Revenue Fund - Single Family Program	6 - 7
Special Revenue Fund - Town Home Program	8
Definitions of Special Revenue Fund - Town Home Program	9 - 10
Debt Service Fund Budget - Series 2019	11
Amortization Schedule - Series 2019	12
Debt Service Fund Budget - Series 2019A-1	13
Amortization Schedule - Series 2019A-1	14 - 15
Debt Service Fund Budget - Series 2019A-2	16
Assessment Summary	17 - 18

**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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	47,249	96,607	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	
<b>Field operations (shared)</b>					
Management	20,000	19,089	15,000	34,089	35,000
Security amenity center	500	-	250	250	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	1,034	966	2,000	2,000
Electricity	5,000	-	2,500	2,500	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	8,000	12,172	4,000	16,172	8,000
Repairs and maintenance	2,500	2,728	2,000	4,728	2,500
Monuments and street signage					
Repairs and maintenance	1,000	95	905	1,000	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,218	60,000	126,218	160,000
Mulch	65,000	56,279	5,000	61,279	65,000
Plant replacement	5,000	60,669	10,000	70,669	5,000
Tree treatment	8,500	-	8,500	8,500	8,500
Contingencies	-	443	-	443	-
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	110	-	110	-
Roadway maintenance	2,500	950	2,500	3,450	2,500
Hurricane - clean up	-	2,550	-	2,550	-
Total field operations	<u>299,750</u>	<u>227,884</u>	<u>124,824</u>	<u>352,708</u>	<u>314,750</u>
Total expenditures	<u>412,139</u>	<u>277,242</u>	<u>172,073</u>	<u>449,315</u>	<u>416,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3)	83,924	(115,630)	(31,706)	5
Fund balance - beginning (unaudited)	25,402	113,660	197,584	113,660	81,954
Fund balance - ending (projected)	<u>\$ 25,399</u>	<u>\$ 197,584</u>	<u>\$ 81,954</u>	<u>\$ 81,954</u>	<u>\$ 81,959</u>

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

**Expenditures**

**Professional & administrative**

Management/accounting/recording	\$48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	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 &amp; Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross Single Family program	\$ 165,296				\$ 295,057
Allowable discounts (4%)	(6,612)				(11,802)
Assessment levy: on-roll - net	158,684	\$ 145,043	\$ 13,641	\$ 158,684	283,255
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
<b>Total revenues</b>	<b>220,856</b>	<b>165,867</b>	<b>104,649</b>	<b>270,516</b>	<b>283,755</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
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	21,600
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	-	-	-	-	37,900
Reserve study	-	-	-	-	5,000
Hurricane - clean up	-	689	-	689	-
<b>Total single family program</b>	<b>217,550</b>	<b>92,372</b>	<b>123,371</b>	<b>215,743</b>	<b>277,850</b>
<b>Other Fees and Charges</b>					
Tax collector	3,306	2,901	405	3,306	5,901
<b>Total other fees and charges</b>	<b>3,306</b>	<b>2,901</b>	<b>405</b>	<b>3,306</b>	<b>5,901</b>
<b>Total expenditures</b>	<b>220,856</b>	<b>95,273</b>	<b>123,776</b>	<b>219,049</b>	<b>283,751</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	70,594	(19,127)	51,467	4
Fund balance - beginning (unaudited)	5,226	(51,467)	19,127	(51,467)	-
Fund balances - ending					
Unassigned	5,226	19,127	-	-	4
<b>Fund balance - ending (projected)</b>	<b>\$ 5,226</b>	<b>\$ 19,127</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>

**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	21,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	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**

<b>Expenditures (continued)</b>	
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	37,900
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	5,901
Total expenditures	<u>\$ 283,751</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	
<b>REVENUES</b>					
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
<b>Total revenues</b>	<b>71,668</b>	<b>80,636</b>	<b>8,828</b>	<b>89,464</b>	<b>103,394</b>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
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	13,200
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	-	-	-	-	22,300
Reserve study	-	-	-	-	5,000
Hurricane - clean up	-	589	-	589	-
<b>Total other contractual</b>	<b>70,250</b>	<b>38,080</b>	<b>45,043</b>	<b>83,123</b>	<b>101,250</b>
<b>Other fees and charges</b>					
Tax collector	1,418	1,257	-	1,257	2,144
<b>Total other fees and charges</b>	<b>1,418</b>	<b>1,257</b>	<b>-</b>	<b>1,257</b>	<b>2,144</b>
<b>Total expenditures</b>	<b>71,668</b>	<b>39,337</b>	<b>45,043</b>	<b>84,380</b>	<b>103,394</b>
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
<b>Fund balance - ending (projected)</b>	<b>\$ 33,595</b>	<b>\$ 92,215</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
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	13,200
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	22,300
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	<u>2,144</u>
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	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	261,264	\$ 230,489	\$ 12,593	\$ 243,082	261,264
Lot closing	-	18,182	-	18,182	-
Interest	-	6,746	-	6,746	-
Total revenues	261,264	255,417	12,593	268,010	261,264
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	45,000	45,000	-	45,000	50,000
Interest	208,303	104,869	103,434	208,303	205,275
Total debt service	253,303	149,869	103,434	253,303	255,275
<b>Other fees &amp; charges</b>					
Tax collector	5,443	4,610	833	5,443	5,443
Total other fees & charges	5,443	4,610	833	5,443	5,443
Total expenditures	258,746	154,479	104,267	258,746	260,718
Excess/(deficiency) of revenues over/(under) expenditures	2,518	100,938	(91,674)	9,264	546
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(941)	-	(941)	-
Total other financing sources/(uses)	-	(941)	-	(941)	-
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)	\$ 762,484	\$ 555,645	\$ 463,971	\$ 463,971	464,517
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					\$ 51,218

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	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	-
<b>Total</b>	<b>3,245,000.00</b>		<b>3,529,359.50</b>	<b>6,774,359.50</b>	



**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		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 336,873				\$ 435,461
Allowable discounts (4%)	(13,475)				(17,418)
Net assessment levy - on-roll	<u>323,398</u>	\$ 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	<u>416,149</u>	<u>401,983</u>	<u>71,208</u>	<u>473,191</u>	<u>418,043</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	95,000	95,000	-	95,000	100,000
Interest	307,856	154,938	152,918	307,856	303,713
Total debt service	<u>402,856</u>	<u>249,938</u>	<u>152,918</u>	<u>402,856</u>	<u>403,713</u>
<b>Other fees &amp; charges</b>					
Tax collector	6,737	5,931	806	6,737	8,709
Total other fees & charges	<u>6,737</u>	<u>5,931</u>	<u>806</u>	<u>6,737</u>	<u>8,709</u>
Total expenditures	<u>409,593</u>	<u>255,869</u>	<u>153,724</u>	<u>409,593</u>	<u>412,422</u>
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)	<u>\$ 668,299</u>	<u>\$764,327</u>	<u>\$ 681,811</u>	<u>\$ 681,811</u>	<u>687,432</u>
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					<u>\$ 20,813</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,620,000.00</b>		<b>5,192,775.05</b>	<b>10,812,775.05</b>	

**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		
<b>REVENUES</b>					
Interest	\$ -	\$ 2,384	\$ -	\$ 2,384	\$ -
Total revenues	<u>-</u>	<u>2,384</u>	<u>-</u>	<u>2,384</u>	<u>-</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
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**

<b>On-Roll Assessments</b>								
<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2024</b>					<b>Total</b>	<b>Fiscal Year 2023 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,836.03
41	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,682.92
128	TH	494.20	-	799.86	-	794.64	2,088.70	1,838.33
<b>235</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	4,500.71	-	-	15,229.43	-	19,730.14	19,691.46
<b>38.57</b>								

**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		
<b><u>Phases 1 and 2</u></b>								
4	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,666.84
1	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,522.92
6	TH	494.20	-	799.86	-	794.64	2,088.70	1,728.67
<b>11</b>								

**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		
<b><u>Phases 2 and 3</u></b>								
57	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,836.03
30	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,682.92
<b>87</b>								

**On-Roll Assessments**

	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 2 and 3</u></b>								
48	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,666.84
24	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,522.92
<b>72</b>								

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

**7A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Daphne Gillyard  
Beaumont Cdd  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

07/20/2023, 07/27/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/27/2023

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$1026.20

Order No: 9061569

Customer No: 534909

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

RYAN SPELLER  
Notary Public  
State of Wisconsin



**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("**Board**") for the Beaumont Community Development District ("**District**") will hold the following two public hearings and a regular meeting on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50'	175	1.25	\$772.18	\$1,088.77
SF 40'	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

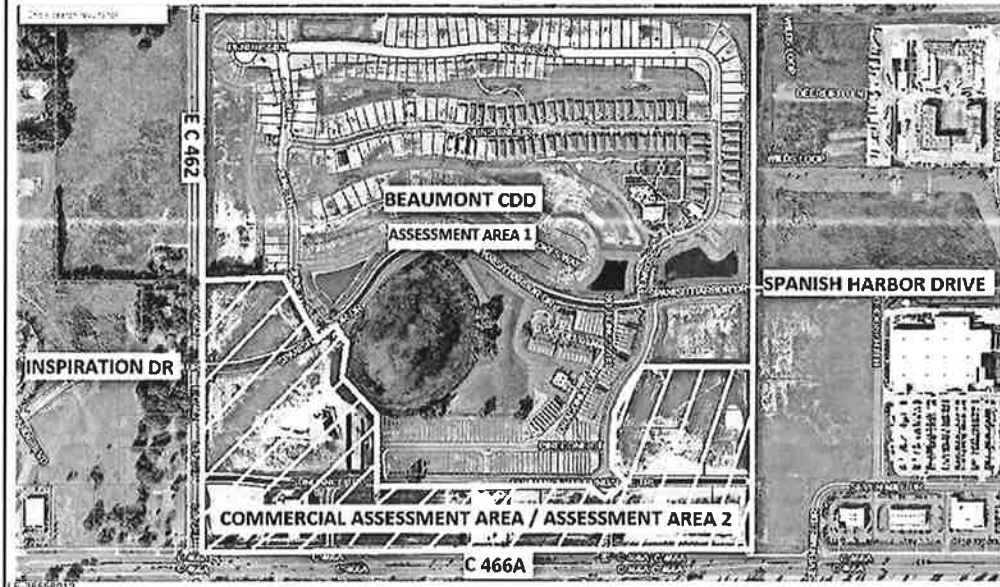
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



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

**7B**

STATE OF FLORIDA            )  
COUNTY OF PALM BEACH    )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

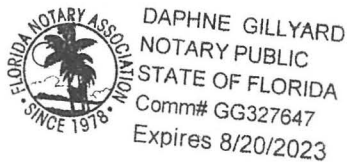
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
  
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Beaumont Community Development District ("District").
  
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
  
4. I do hereby certify that on July 25, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
  
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

J. Reuther  
By: Jonah Reuther, Financial Analyst

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 25<sup>th</sup> day of July 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.

NOTARY PUBLIC



Daphne Gillyard  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: GG327647  
My Commission Expires: 8/20/2023

**EXHIBIT A:** Mailed Notice  
**EXHIBIT B:** List of Addresses

# **EXHIBIT A**

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

KLP VILLAGES LLC & KLP BEAUMON  
105 NE 1ST STREET  
DELRAY BEACH, FL 33444

[PARCEL ID]: please see “Exhibit B”

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

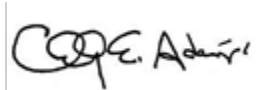
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

Exhibit B

<b>PIN</b>	<b>Owners_Name</b>	<b>Unit Type</b>
G04N013	KLP VILLAGES LLC & KLP BEAUMON	SF 40'
G04N064	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04N065	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04N066	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04N069	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R390	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R391	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R392	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R393	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R395	KLP VILLAGES LLC & KLP BEAUMON	SF 50'
G04R396	KLP VILLAGES LLC & KLP BEAUMON	SF 50'

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

D R HORTON INC  
1823 E FORTKING ST  
OCALA, FL 34471  
[PARCEL ID]: please see "Exhibit B"

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

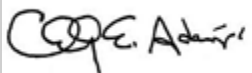
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Chuck Adams  
District Manager



**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

Exhibit B

<b>PIN</b>	<b>Owners Name</b>	<b>Unit Type</b>
G04N014	D R HORTON INC	SF 50'
G04N113	D R HORTON INC	TH
G04N114	D R HORTON INC	TH
G04N115	D R HORTON INC	TH
G04N116	D R HORTON INC	TH
G04N117	D R HORTON INC	TH
G04N118	D R HORTON INC	TH
G04N190	D R HORTON INC	TH
G04N197	D R HORTON INC	TH
G04N198	D R HORTON INC	TH
G04N199	D R HORTON INC	TH
G04N200	D R HORTON INC	TH
G04N201	D R HORTON INC	TH
G04N202	D R HORTON INC	TH
G04N203	D R HORTON INC	TH
G04N204	D R HORTON INC	TH

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

D R HORTON INC  
3300 SW 34TH AVE STE 101  
OCALA, FL 34471

[PARCEL ID]: please see "Exhibit B"

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

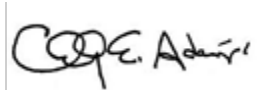
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**Exhibit B**

<b>PIN</b>	<b>Owners Name</b>	<b>Unit Type</b>
G04R379	D R HORTON INC	SF 40'
G04R383	D R HORTON INC	SF 40'
G04R394	D R HORTON INC	SF 40'
G04R397	D R HORTON INC	SF 40'
G04R398	D R HORTON INC	SF 40'
G04R400	D R HORTON INC	SF 40'
G04R401	D R HORTON INC	SF 40'
G04R403	D R HORTON INC	SF 40'
G04R404	D R HORTON INC	SF 40'
G04R406	D R HORTON INC	SF 40'
G04R407	D R HORTON INC	SF 40'
G04R409	D R HORTON INC	SF 40'
G04R410	D R HORTON INC	SF 40'
G04R305	D R HORTON INC	SF 50'
G04R316	D R HORTON INC	SF 50'
G04R317	D R HORTON INC	SF 50'
G04R365	D R HORTON INC	SF 50'
G04R366	D R HORTON INC	SF 50'
G04R367	D R HORTON INC	SF 50'
G04R368	D R HORTON INC	SF 50'
G04R369	D R HORTON INC	SF 50'
G04R371	D R HORTON INC	SF 50'
G04R372	D R HORTON INC	SF 50'
G04R374	D R HORTON INC	SF 50'
G04R375	D R HORTON INC	SF 50'
G04R376	D R HORTON INC	SF 50'
G04R377	D R HORTON INC	SF 50'
G04R378	D R HORTON INC	SF 50'
G04R380	D R HORTON INC	SF 50'
G04R381	D R HORTON INC	SF 50'
G04R382	D R HORTON INC	SF 50'
G04R384	D R HORTON INC	SF 50'
G04R385	D R HORTON INC	SF 50'
G04R386	D R HORTON INC	SF 50'
G04R387	D R HORTON INC	SF 50'
G04R388	D R HORTON INC	SF 50'
G04R389	D R HORTON INC	SF 50'
G04R399	D R HORTON INC	SF 50'
G04R402	D R HORTON INC	SF 50'
G04R405	D R HORTON INC	SF 50'
G04R408	D R HORTON INC	SF 50'
G04R414	D R HORTON INC	SF 50'
G04R417	D R HORTON INC	SF 50'
G04R420	D R HORTON INC	SF 50'
G04R373	DR HORTON INC	SF 40'

**Exhibit B**

<b>PIN</b>	<b>Owners Name</b>	<b>Unit Type</b>
G04R412	DR HORTON INC	SF 40'
G04R413	DR HORTON INC	SF 40'
G04R416	DR HORTON INC	SF 40'
G04R309	DR HORTON INC	SF 50'
G04R310	DR HORTON INC	SF 50'
G04R311	DR HORTON INC	SF 50'
G04R312	DR HORTON INC	SF 50'
G04R318	DR HORTON INC	SF 50'
G04R319	DR HORTON INC	SF 50'
G04R322	DR HORTON INC	SF 50'
G04R323	DR HORTON INC	SF 50'
G04R370	DR HORTON INC	SF 50'
G04R411	DR HORTON INC	SF 50'
G04N205	DR HORTON INC	TH
G04N206	DR HORTON INC	TH
G04N207	DR HORTON INC	TH
G04N208	DR HORTON INC	TH
G04N209	DR HORTON INC	TH
G04N210	DR HORTON INC	TH

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

D R HORTON INC  
12602 TELECOM DR  
TAMPA, FL 33637

[PARCEL ID]: G04N067, G04N068, G04N137 and G04N138

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

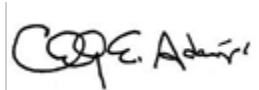
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.



**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

WEST PROPERTY LLC  
100 W LUCERNE CIR STE 501  
ORLANDO, FL 32801

[PARCEL ID]: G04N249  
Unit Type: 1.04 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

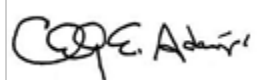
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

SUNBELT INVESTMENTS LLC  
5022 TURBEVILLE HWY  
TURBEVILLE, SC 29162

[PARCEL ID]: G04N250  
Unit Type: 0.99 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

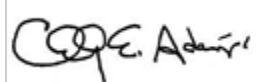
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

DADE CITY PROPERTIES LLC  
PO BOX 5031  
CLEARWATER, FL 33758

[PARCEL ID]: G04N251  
Unit Type: 1 acre Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

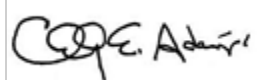
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

DADE CITY PROPERTIES LLC  
PO BOX 5031  
CLEARWATER, FL 33758

[PARCEL ID]: G04N252  
Unit Type: 1.09 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

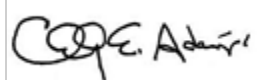
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.



**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

SWEETWATER CAR WASH VILLAGES L  
7659 MAJORCA PL  
ORLANDO, FL 32819

[PARCEL ID]: G04N253  
Unit Type: 1.16 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

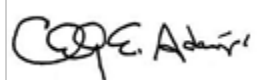
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

BEAUMONT PROPERTIES LLC  
13553 STATE RD STE 170  
ODESSA, FL 33556

[PARCEL ID]: G04N254  
Unit Type: 1 acre Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

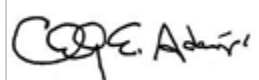
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

WILDWOOD LAND HOLDINGS LLC  
1815 GRIFFIN RD. SUITE 301  
DANIA BEACH, FL 33004

[PARCEL ID]: G04N264  
Unit Type: 3.82 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

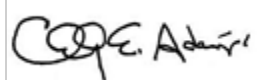
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

KINGSWERE FURNITURE LLC  
ONE ASHLEY WAY  
ARCADIA, WI 54612

[PARCEL ID]: G04P256  
Unit Type: 2.45 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

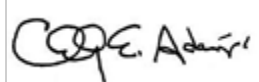
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.



**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

KINGSWERE FURNITURE LLC  
ONE ASHLEY WAY  
ARCADIA, WI 54612

[PARCEL ID]: G04P257

Unit Type: 2.20 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

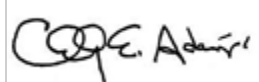
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

LIBERTY BEAUMONT LLC  
800 S HARBOR ISLAND BLVD  
TAMPA, FL 33602

[PARCEL ID]: G04P258  
Unit Type: 2.48 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

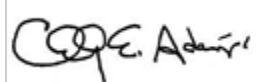
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

SHSB 466 LLC  
16701 COLLINS AVE  
SUNNY ISLES, FL 33160

[PARCEL ID]: G04P259  
Unit Type: 1.71 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

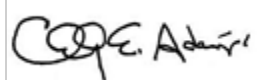
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

WILDWOOD APTS HOLDINGS LLC  
115 SCHMITT BLVD  
FARMINGDALE, NY 0

[PARCEL ID]: G04P260

Unit Type: 3.61 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

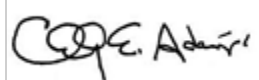
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.



**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

CASTO BEAUMONT 462 LLC  
5391 LAKEWOOD RANCH BLVD, STE 100  
LAKEWOOD RANCH, FL 34240

[PARCEL ID]: G04Q247

Unit Type: 2.36 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

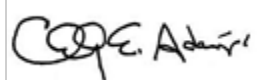
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

BARON ASSOCIATES LLC & ROBIN HILL ASSOCIATES LLC & COVINGTON STREET ASSOCIATES LLC  
P.O. BOX 4900  
SCOTTSDALE, AZ 85261

[PARCEL ID]: G04Q248

Unit Type: 2.10 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

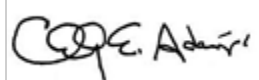
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

WILDWOOD LAND HOLDINGS LLC  
1815 GRIFFIN RD. SUITE 301  
DANIA BEACH, FL 33004

[PARCEL ID]: G04Q261  
Unit Type: 9.75 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

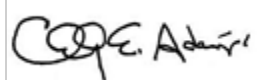
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

DD14 WILDWOOD LLC  
21 EDGEHILL  
LITTLE ROCK, AR 72207

[PARCEL ID]: G04S421

Unit Type: 0.54 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

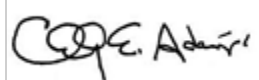
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.



**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

K-BERGER 8 LLC  
12261 HAMMOCK CREEK WAY  
FORT MYERS, FL 33905

[PARCEL ID]: G04S422  
Unit Type: 1.27 acres Commercial

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

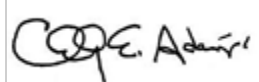
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

July 25<sup>th</sup>, 2023

**VIA FIRST CLASS MAIL**

3150LRIS106 LLC  
1546 RESTHAVEN WAY

THE VILLAGES, FL 32163

[PARCEL ID]: G04N188  
PRODUCT TYPE: TH

RE: Beaumont Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

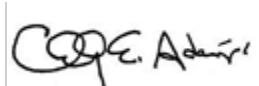
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Monday, August 14, 2023, at 1:30 p.m., and at 7764 Penrose Place, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for commercial and undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Proposed FY 2023/2024 O&M Assessment <sup>(1)</sup>	Proposed FY 2023/2024 SRF Assessment <sup>(1)</sup>
SF 50’	175	1.25	\$772.18	\$1,088.77
SF 40’	96	1.00	\$617.74	\$1,088.77
TH	134	0.80	\$494.20	\$799.86
Commercial	38.57	7.29	\$4,500.71	-

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$836,488** in gross revenue.

**Exhibit B**

Parcel ID	Property Owner
G04N188	3150LRIS106 LLC
G04N223	5291 DRAGONFLY LLC
G04R321	A & K FL INVESTMENT LLC
G04N178	A & M PROPERTY HOLDINGS LLC
G04N020	ABDUL CHARLES KALLIL & CAROL A
G04N101	ABDUR-RAZZAAQ YUSEF & FITZPATR
G04N218	AKHIGBE MACAULAY OKOH & ANNETT
G04N096	ALANIZ DOROTHY ROCHELLE & DAVI
G04N100	ANDERSON LORI LEIANUEANUEONALA
G04R345	ATTIA GEORGE & MICHAEL CHRISTI
G04N157	AUGUSTAVE JEANROSBY & AUGUSTAV
G04N124	AVELLA RUTH & MULLEN STEVEN (J
G04R353	AXTON KIMBERLY SUZANNE
G04N213	AYALA HUGO ANDRES CISNEROS
G04N043	BADR AHMED K & MKADMI NAJOUA (
G04N054	BAEZ SULLY R
G04N219	BAILEY TERRI ANN
G04R267	BALDASARE MARIA DEL CARMEN
G04R308	BANDARU JYOTHSNA PRIYADARSHINI
G04R330	BASSIRI-TEHRANI FARHAD & BRIAN
G04R331	BASSIRI-TEHRANI FARHAD & BRIAN
G04N143	BEAUDOIN RODDIE HENRY & MARGAR
G04R275	BEAVER KATHLEEN ANN & JEFFERY
G04N087	BEDFORD STEPHANIE NICOLE & CHA
G04N211	BEHR WILLIAM JAMES & REBECCA G
G04N128	BELCHER MARIE A
G04N139	BELLA CATALINA INVESTMENTS LLC
G04R288	BELLANCO JACQUELINE & ROBERT P
G04R274	BENNETT LORI ANN & NUNN MITCHE
G04N107	BERGAMINO RACHEL FRANCES & FRA
G04N152	BHATTI FARIA & CHOUDHRY AMAD J
G04N173	BLAKE TYSON S
G04N181	BLASBERG KIMBERLY JILL
G04N030	BLISS CHRISTOPHER ANTHONY & BL
G04N119	BLUNT MARQUESA ROESHAUN
G04N103	BOSCIA ROSLYN A
G04N243	BOSLER BRUCE EDWARD
G04N163	BOULET BRICE HENRY
G04R289	BRIDGES JOE FORREST & ANGELEIA
G04N021	BRIGLEVIC KENNETH & GAIL MARIE
G04N179	BROWN GINA ROSE & STEVEN CRAI
G04N090	BROWN MONICA NEATRICE
G04N229	BROWN STEPHEN ROBERT JR
G04R324	BRVENIK-BORER LAURA JEAN
G04R347	BURDGE TODD CARTER & JEAN ANN

**Exhibit B**

Parcel ID	Property Owner
G04R300	BURNS MICHAEL DAVID & SHAPIRO
G04N234	BURTT LISA MARIE
G04N216	CALAR INVESTMENT LLC
G04N089	CAPERS JOHN ANTHONY & ROSSI NA
G04N084	CAPUTO CHRISTOPHER JOHN & MEGA
G04N214	CARLSON JOSH DONOVAN & MARY KA
G04N062	CARMEN MARGARITA GAUTIER LLOVE
G04N233	CARMENINI CELESTINO IGINIO & S
G04N034	CARRICK ALYSSA MARIE
G04N144	CARRICK SHANNON ANN
G04N005	CARTER TEEROL SHANAY
G04R264	CASEY MICHAEL A TTEE
G04N042	CAULK RICHARD ALLEN
G04N011	CHAUDHARI HARDIK CHELJIBHAI
G04R277	CHEN GUO PING & HUANG CHAN JUA
G04N063	CHEN MENGLAN
G04N047	CHESKEY ALEXANDER CARL
G04N239	CHUNG RANDALL L (TTEE) & HAMAM
G04N015	CHUNG RANDALL L TTEE & HAMAMOT
G04N187	CLAPHAM JONATHAN ERIK & PEDRAZ
G04R294	CLARREY KIMBERLY JANE & TIMOTH
G04R339	CLAVIER ENRIQUE ALFREDO PEREZ
G04N026	CLINE CHRISTOPHER WILLIAM & ST
G04N053	COLLISON GREGORY LEE II
G04R332	COMPERCHIO JOSEPH A & SANDRA L
G04R269	CONKLIN KERRIN ROSEMARIE
G04R350	COOPER FRANKLIN ELLSWORTH & YV
G04N221	COPE JUSTIN ARNOLD
G04R360	CORBELT CLAIRE ANN
G04N039	COUNTRY ROAD LLC
G04N082	COUNTRY ROAD LLC
G04N238	COWDEN JOHN FRANCIS & MARILYN
G04N241	COX JOHN WILLIAM JR & JANINE S
G04R278	CRAWFORD DANIEL SCOTT
G04N132	CREACH STEPHEN KENT & KATHERIN
G04R287	DAWSON CORY ALLEN
G04N212	DCM LAND HOLDINGS LLC
G04N018	DE ALCANTARA NESTI RUY GUSTAVO
G04R335	DE GRAVE JOHN MICHAEL & HORTON
G04N092	DECKER MANDI MAE
G04R358	DEDOVIC PREL
G04R348	DEUTSCH JOSEPH FREDERICK & MAN
G04N172	DIAZ-CABRERA MARIA M
G04R361	DO JUDY & NGUYEN ERIC (TIC)
G04N222	DOWNING CAROL ANN

**Exhibit B**

Parcel ID	Property Owner
G04R292	DYER LEVI EVERETT & NEWPORT SA
G04N154	ENG HARRY M TTEE
G04N029	ENNES WALTER DUARTE JR & JANIC
G04N120	ESMA YZMAELA PARICA & SCHOFIEL
G04N166	ET-3 LP
G04N168	ET-3 LP
G04N169	ET-3 LP
G04N073	FANELLI NICHOLAS PAUL & ARSENA
G04R333	FANG SIMIE
G04N002	FARRINGTON TAYLOR ANTHONY & TI
G04N151	FASHINGBAUER JOSEPH ALBERT & S
G04N075	FEBINGER EDWARD JOSEPH & DIANE
G04N012	FERRER RAUL ALEXIS RIVERA & LA
G04N196	FERTIG SHARYN ILYSE
G04R281	FINKE JOYCE ELAINE (TTEE)
G04N080	FKH SFR PROPCO K LP
G04N162	FLEURANT FRITZ ST JR & HUGHES
G04R298	FORTIN PIERRE R & TERA
G04R355	FORZA JOHN & ROSARIO
G04R363	FRANCES MARIE CECILIA (LE)
G04N072	FRANCISCO LEA CABALLES
G04N055	FRANCISCO MARICAR A
G04N106	FRIEDLANDER ELYSSA C
G04N175	GANDHI KRINA
G04N174	GANDHI LISA
G04R337	GANESAN HARI NARAYAN & SUBRAMA
G04R283	GARBACIAK CHRISTINE MARIE & MI
G04N038	GAUSE SONYA M
G04N167	GIALLANZA STEVEN JOSEPH
G04N220	GIBBS CRISSY LYNN
G04R342	GIERTZ DONALD EUGENE & JOYCE A
G04R325	GILMORE HAYDEN CLAY & LOUGHRAN
G04R359	GORDON RAQUEL JULIET-ANN
G04N085	GRAHAM KENNEDY ELIZABETH
G04R293	GREEN DAYNA LYNN
G04R364	GREENE CAMELA SUE & JOHN LEE
G04N078	GREGORY MARK EARL & PHYLLIS BU
G04N052	GRUETZMACHER MICHAEL CASEY & L
G04N237	GUERRERO MAGLARI DUVASCA ORTIZ
G04N161	GUILHEN GABRIEL BARLTI & MILLE
G04N008	GUILLAUME MARGARETTE & JOSEPH
G04N232	GUTIERREZ JULIO CESAR FUENTES
G04N031	HARVEY JAMES P & SONYA CHLANDA
G04R307	HARVEY ROBERT DANIEL & DONNA M
G04N095	HAWKES JAMIE L

**Exhibit B**

Parcel ID	Property Owner
G04N044	HAYES CAROL A
G04N037	HEALY GERARD TIMOTHY SR & DONN
G04N141	HERNANDEZ SANDRA CAROLINA HERN
G04N136	HILL KEVIN ALEXANDER
G04N235	HOLTUM HEATHER ANNE VON & LOCK
G04N028	ILIC ANNA JUNE
G04R271	IZADPANAH NAHID & NASROLLAH
G04N081	JACKSON JULIE MARIE
G04R354	JACKSON STEVEN GLEN
G04R349	JACOB ARNOLD WILLIAM III & MEL
G04N006	JENKINS MARCHAHAL ARGRETTA
G04N108	JENKINS WILBERT C JR
G04R320	JIANG FENFANG & HUANG TING MIN
G04N160	JIANG NANA
G04R326	JIANG NANA & LI ZHEN (W/H)
G04N146	JOHNSON NICHOLAS J & HACKER RE
G04N111	JOHNSON ROBERT & JEAN M
G04N094	JOHNSON TAMMY PRICE & LARRY LO
G04N246	JONES JERRY RICHARD
G04N164	JONKA ELSIE
G04N159	JULES DORN DARLINE
G04R352	KESSEL SETH ASHER
G04N129	KING TOCCOA JESSICA & JOSEPH A
G04N050	KLOSTERMAN KATHRYN JEAN & GREG
G04N077	KRANTZ MARK ALAN & JILL EILEEN
G04R357	KRUEGER BERND DETLEF
G04R299	KUSUMA JOYCE DEVINA
G04N105	LAJEWSKI DANIEL CLIFFORD
G04N145	LAKE NICOLE LYNN
G04N059	LAOS VILMA VERONIKA REYES & CU
G04N226	LAVEIGNE STEPHANIE DEE
G04R291	LEFLY DIANNE LOUISE
G04R343	LEHNECKER SAMANTHA RAE & CANNA
G04N245	LEON RAFAEL E VALDEZ
G04R304	LI JIANYUN
G04R284	LI SAIPING & ZHANG ZHENHUI W/H
G04N155	LIN QIAO LING
G04R282	LIVELY DENISE LORRAINE
G04N195	LOPEZ NICOLE MARIE
G04R313	LOUIS ASTRID
G04N036	LOVELL MAURICE & STACEY
G04R297	LOZANO RAY FRANCIS TUANO
G04R285	LU JOCELYN & GAO JERRY W/H
G04R327	LUDEMANN KAILEY ELIZABETH
G04R351	MARKHAM BRIAN DANIEL & PALLASC



**Exhibit B**

Parcel ID	Property Owner
G04N010	MARKS DAVID ALFRED & JENNIFER
G04N057	MARTINEZ ILLEANA ASTRID
G04R336	MARTINO ROBERT & MAYRA MERCEDE
G04N230	MCAULIFFE MICHAEL ALAN
G04R270	MCCAUSLAND CHRISTOPHER ANDREW
G04N027	MCCRACKEN CATHY ANN & SMITH NE
G04N025	MCCRAW ZABRINA PARKER
G04N051	MCDANIEL CHRISTOPHER R & CARLE
G04R279	MCLAUGHLIN TERENCE ALLEN & BAX
G04N131	MENDEZ MARISELY ORTIZ
G04R266	MESSIHA CARLA MARIA & SAMUEL S
G04R295	MEUSE JENNIFER LYNN & CODY EDW
G04N088	MICHAELS GEORGE C & CAROLANN E
G04R328	MICKLE MATTHEW GEORGE & MICKLE
G04N176	MILES AUSTIN KEITH
G04N121	MILLAN GUSTAVO
G04R273	MILLEN ROBERT BARRY & LINDA MA
G04N016	MILLER DONALD J
G04N236	MITCHELL SAMUEL KYLE & HANNAH
G04N130	MOSELEY SAMANTHA JOSEPHINE
G04R340	MUNN GAVIN CHRISTOPHER & REBEC
G04N071	MURRAY CASEY JOHN & NEFTALI
G04N182	NASS COLIN EVAN & LAI O
G04R329	NEU ELLEN LOUISA
G04N191	NEWMAN ANDREW GORDON & TERESA
G04N009	NGUYEN ANH THIKIM
G04R314	NGUYEN DEVINA TAM
G04N045	NGUYEN NGOC VAN & DUYN HOANG
G04R303	NGUYEN PETER TAN & ROLYNN GHLO
G04R268	NGUYEN QUY
G04R344	NOVAK SHANE MICHAEL & NOVAK BR
G04R362	OSBORNE WYNN STUART & REBECCA
G04N224	OWNBY DUSTIN EDWARD & RICO-OWN
G04N061	OYOLA PERFECTO & IRIS
G04N140	PARKS DANIEL TIMOTHY
G04R263	PASHAK BRADLEY DANIEL & RINA
G04N110	PATE BRENDA G
G04N032	PATEL ASHISH
G04N033	PATEL ASHISH
G04N007	PATEL RIPALKUMAR RASIKBHAI
G04N040	PATEL UJJVAL JAGDISHBHAI
G04N126	PAVIGLIANTI BRIAN A
G04N125	PEREZ CORINNE MARIE
G04R302	PERKINS JAMES D & LANA J
G04N133	PHETHEAN GEORGE EVANS & VICKIE

**Exhibit B**

Parcel ID	Property Owner
G04N076	PICKETT BRENDA L
G04R290	PISANI NICOLE FRANCESCA & JOAN
G04N240	POIRIER CRYSTAL MARIE & DAVID
G04N193	PORTUGAL RENZO MARIO CAVIGIOLLO
G04N242	POTTS DEBORAH
G04R356	POWELL DIANNE W
G04N086	QU CHUNJIE & ZHAO XINMENG (JT)
G04N004	QUILES EMMANUEL & KARYSSA LEIG
G04R262	RADY DOUGLAS JASON & LISA MARI
G04N153	RAMOS JOSE CARLO ORTIZ & EVANS
G04N049	REDMOND KELLIE MARIE & JOSHUA
G04N228	RESTORE USA VI LLC
G04N149	REYES NAISHA ILLIANIL & MILLAN
G04N001	ROBERTS JOY K
G04N091	ROBERTS KAREN DENISE
G04N060	RODRIGUEZ JUAN CARLOS JAIME &
G04N109	RODRIGUEZ NELSON ROBERTO CORDE
G04R296	ROGERS LEAH ANN
G04N183	ROGERS ROCHELLE RENEE
G04N097	ROHM SHARON HILLIAN
G04N135	ROOSEVELT TIFFANY RENEE
G04N127	ROXANNE INVESTMENTS INC
G04N102	SALISBURY STEPHANIE NICHOLE
G04N192	SAMMONS STEPHANIE LYN
G04N184	SANDERLING REALTY ASSOCIATES L
G04N189	SANDERLING REALTY ASSOCIATES L
G04N123	SCHAELICKE BURKHARD & ELIZENDA
G04R346	SCHOPP BERNICE FRANCES & SCHEV
G04N186	SCRANTON KIMBERLY ANN
G04N035	SELETOS CYNTHIA ANN & JAMES PE
G04N041	SECHAK THOMAS JOHN & ROBERT M
G04N017	SHIELDS NASTASSIA ELENA
G04N231	SINGH JASVINDER & KAUR TIRENDE
G04R338	SINISCALCHI JANET MARILYN & WI
G04R306	SMITH DIANE ELAINE
G04N158	SMITH KENNETH GABRIEL OLMO
G04N215	SMITH LEATHIA JEAN
G04N148	SMITH SIERRA NICOLE
G04N177	SNYDER LINDA
G04N024	SOTO IDA ZOE
G04R286	SPENCER ERIC LEE & AMY LYNN
G04N079	STAIGER JOHN J JR TTEE & MILLS
G04N112	STANCHIO ELAINE A (TTEE)
G04N185	STETTER FRANK JOSEPH
G04N142	STURGES HEATHERLYN MARIE

Exhibit B

Parcel ID	Property Owner
G04N056	SUMAGPANG CLARIBEL GARLITOS &
G04N074	SWARTS DAVID
G04N046	TABORDA ANTHONY FRANCISCO
G04N244	TABRON MICHAEL DELANEY & TABRO
G04N225	TAMPA RONALD A & FANG SIMIE (J
G04R272	TEBBETS JASON & MELISSA ANN
G04R418	TEHRANI KAMRAN BASSIRI
G04N070	TEHRANI KAMRAN BASSIRI
G04N048	TJBB PROPERTY LLC
G04N019	TOMBOC CHRISTINE BAES & BUTCH
G04R280	TOPPING MARNA LYNN & JERRY ROS
G04N104	TORRES ALFREDO & ANDRADE MARIA
G04N098	TRIVEDI PAYAL J & PATEL MITEN
G04N171	TURNBULL JENNIFER JUNE
G04N093	TURON MARY M
G04N122	VACCARO LORI ANN & RONALD STEV
G04N150	VAN HOUTEN RANDILYNN ANN
G04N022	VAN SCHAIK STEPHEN
G04N003	VANNATTA BRUCE DAVID
G04N165	VITALO JOSEPH ANTHONY II & VIT
G04N170	VITALO JOSEPH ANTHONY III
G04N083	WALSH ROBERT L & MEGAN N
G04R419	WARD JOHN F & LISA ROBERTSON
G04R341	WARE MISTY MAY
G04R276	WARREN EVELYN ROSE
G04N147	WATKINS SEAN PATRICK
G04N023	WELLS BRIAN DANIEL & CHERIE AN
G04R315	WHEAT RICHARD THOMAS & AUSTRAB
G04N217	WHEELER MICHAEL OWEN
G04R301	WIBOWO LUKE & CAMELIA KAMALSYA
G04R265	WILKERSON DETLEV JOE & SUELI D
G04N194	WILSON COURTNEY M
G04N156	WOODY RICHARD LANDON
G04N099	ZELAYA MIRTHA LORENA & GONZALE
G04N180	ZIMMERMAN JAMES KIRK & KARI NI
G04N134	ZORN DENISE JANE
G04R334	ZUKARFEIN ERIC MARK & KATHALEE
G04N227	ZUKOWSKI ZENAE D
G04R415	
G04N058	

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

**7C**

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Beaumont Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

### **1. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted

lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

## **2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
  - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of Fiscal Year 2023/2024.
  - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the

District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 14th day of August, 2023.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (identifying Tax Roll Property and Direct Collect Property)



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

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 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
<b>ASSETS</b>									
Cash	\$ 254,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,013
Investments									
Revenue	-	-	-	204,791	300,167	-	-	-	504,958
Reserve	-	-	-	260,217	413,269	-	-	-	673,486
Prepayment	-	-	-	2,001	16,676	-	-	-	18,677
Construction	-	-	-	-	-	-	306,733	-	306,733
Interest	-	-	-	241	356	-	-	-	597
Sinking	-	-	-	36	28	-	-	-	64
Bond redemption	-	-	-	-	2,214	-	-	-	2,214
Undeposited funds	97,053	-	-	-	-	-	-	-	97,053
Due from Developer	29,132	-	-	-	-	-	-	-	29,132
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	33,636	111,418	20,349	26,183	-	-	-	191,586
Due from KLP Village	22,308	26,430	5,782	-	101,254	-	-	-	155,774
Due from SRF - single family	64,582	-	-	-	-	-	-	-	64,582
Due from SRF - townhome	9,992	3,166	-	-	-	-	-	-	13,158
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 481,868</u>	<u>\$ 65,022</u>	<u>\$117,200</u>	<u>\$ 487,635</u>	<u>\$ 860,147</u>	<u>\$ -</u>	<u>\$ 306,733</u>	<u>\$ -</u>	<u>\$ 2,318,605</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	123	-	-	-	-	-	-	-	123
Due to other	-	-	7,108	-	-	-	3,386	-	10,494
Due to general fund	-	64,582	9,992	-	-	-	-	-	74,574
Due to SRF - single family	33,636	-	3,166	-	-	-	-	-	36,802
Due to SRF - town home	111,418	-	-	-	-	-	-	-	111,418
Due to debt service fund 2019 area two	20,349	-	-	-	-	-	-	-	20,349
Due to debt service fund 2019-A1	26,183	-	-	-	-	-	-	-	26,183
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	-	3,075	3,300	6,375
Tax payable	61	-	-	-	-	-	-	-	61
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>221,770</u>	<u>64,582</u>	<u>20,266</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>6,461</u>	<u>3,300</u>	<u>327,177</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
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>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	486,324	749,120	-	-	-	1,235,444
Capital projects	-	-	-	-	-	-	300,272	(3,300)	296,972
Unassigned	213,453	(25,990)	96,934	-	-	-	-	-	284,397
Total fund balances	<u>213,453</u>	<u>(25,990)</u>	<u>96,934</u>	<u>486,324</u>	<u>749,120</u>	<u>-</u>	<u>300,272</u>	<u>(3,300)</u>	<u>1,816,813</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 481,868</u>	<u>\$ 65,022</u>	<u>\$117,200</u>	<u>\$ 487,635</u>	<u>\$ 860,147</u>	<u>\$ -</u>	<u>\$ 306,733</u>	<u>\$ -</u>	<u>\$ 2,318,605</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 30,153	\$ 367,934	\$ 357,562	103%
Landowner contribution	-	-	54,574	0%
Lot closing KLP Villages	-	40,056	-	N/A
Lot closing	-	7,473	-	N/A
Interest and miscellaneous	-	5,824	-	N/A
Total revenues	<u>30,153</u>	<u>421,287</u>	<u>412,136</u>	102%
 <b>Professional &amp; administrative</b>				
Supervisor fees	-	646	-	N/A
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	2,766	5,599	25,000	22%
Engineering	-	-	3,500	0%
Audit	3,400	3,400	3,100	110%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	750	1,000	75%
Trustee	-	7,000	10,500	67%
Telephone	17	150	200	75%
Postage	174	291	500	58%
Printing & binding	42	375	500	75%
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	604	7,359	7,449	99%
Supplies	-	-	300	0%
Total professional & administrative	<u>11,086</u>	<u>70,489</u>	<u>112,389</u>	63%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	-	24,297	20,000	121%
Security amenity center	-	-	500	0%
Stormwater management				
Lake maintenance	825	7,425	10,000	74%
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	1,320	15,823	8,000	198%
Repairs and maintenance	-	2,728	2,500	109%
Monuments and street signage				
Repairs and maintenance	-	95	1,000	10%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	16,044	116,460	160,000	73%
Mulch	-	56,279	65,000	87%
Plant replacement	438	61,107	5,000	1222%
Tree treatment	-	-	8,500	0%
Contingencies	-	443	-	N/A
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	-	110	-	N/A
Roadway maintenance	-	950	2,500	38%
Hurricane - clean up	-	2,550	-	N/A
Total field operations	<u>18,627</u>	<u>289,898</u>	<u>299,750</u>	97%
Total expenditures	<u>29,713</u>	<u>360,387</u>	<u>412,139</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	440	60,900	(3)	
Fund balances - beginning	<u>213,013</u>	<u>152,553</u>	<u>25,402</u>	
Fund balances - ending	<u>\$ 213,453</u>	<u>\$ 213,453</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 JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 13,594	\$ 165,891	\$ 158,684	105%
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>13,594</u>	<u>201,932</u>	<u>220,856</u>	91%
 <b>Single Family Program</b>				
Management	-	-	33,000	0%
Lifestyles events	1,152	8,049	12,000	67%
Accounting	125	1,125	1,500	75%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	24,086	56,175	20,000	281%
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	1,120	11,231	13,500	83%
Gym equipment- PM	-	275	1,000	28%
Repairs and maintenance	335	649	7,500	9%
Electricity	628	8,008	15,000	53%
Gate electricity	538	6,448	-	N/A
Insurance	-	15,089	16,700	90%
Phone/cable/internet	793	6,578	6,000	110%
Sewer/ water/ propane	430	1,610	8,000	20%
Janitorial	-	-	35,000	0%
Pressure washing	-	4,500	5,000	90%
Security monitoring/gates	1,687	2,531	10,000	25%
Gate repairs and maintenance	-	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	3,000	34%
Contingencies	-	-	1,000	0%
Hurricane - clean up	-	689	-	N/A
Total single family program	<u>30,894</u>	<u>139,040</u>	<u>217,550</u>	64%
 <b>Other fees &amp; charges</b>				
Tax collector	<u>272</u>	<u>3,317</u>	<u>3,306</u>	100%
Total other fees & charges	<u>272</u>	<u>3,317</u>	<u>3,306</u>	100%
Total expenditures	<u>31,166</u>	<u>142,357</u>	<u>220,856</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(17,572)	59,575	-	
Fund balances - beginning	(8,418)	(85,565)	5,226	
Fund balances - ending	<u>\$ (25,990)</u>	<u>\$ (25,990)</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 JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,892	\$ 71,877	\$ 68,044	106%
Landowner contribution	-	-	3,124	0%
Lot closing	-	17,796	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>5,892</u>	<u>89,673</u>	<u>71,668</u>	125%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	563	750	75%
Streetlighting electricity	346	2,758	4,000	69%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,486	16,000	28%
Irrigation water	-	-	500	0%
Plant replacement	-	16,955	1,000	1696%
Irrigation repairs	-	714	1,000	71%
Pool maintenance	870	11,439	10,500	109%
Repairs and maintenance	-	580	2,000	29%
Electricity	193	3,279	5,000	66%
Insurance	-	2,711	3,000	90%
Bank fees	-	-	500	0%
Phone/cable/internet	627	1,872	2,000	94%
Water/sewer	119	1,285	2,000	64%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	53	447	2,500	18%
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>2,271</u>	<u>47,998</u>	<u>70,250</u>	68%
<b>Other fees &amp; charges</b>				
Tax collector	119	1,438	1,418	101%
Total other fees & charges	<u>119</u>	<u>1,438</u>	<u>1,418</u>	101%
Total expenditures	<u>2,390</u>	<u>49,436</u>	<u>71,668</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	3,502	40,237	-	
Fund balances - beginning	93,432	56,697	33,595	
Fund balances - ending	<u>\$ 96,934</u>	<u>\$ 96,934</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 JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 21,603	\$ 263,618	\$ 261,264	101%
Lot closing	-	18,182	-	N/A
Interest	1,826	12,550	-	N/A
Total revenues	<u>23,429</u>	<u>294,350</u>	<u>261,264</u>	113%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	45,000	45,000	100%
Interest	-	208,303	208,303	100%
Total debt service	<u>-</u>	<u>253,303</u>	<u>253,303</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	432	5,272	5,443	97%
Total other fees and charges	<u>432</u>	<u>5,272</u>	<u>5,443</u>	97%
Total expenditures	<u>432</u>	<u>258,575</u>	<u>258,746</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	22,997	35,775	2,518	
<b>OTHER FINANCING SOURCES/(USES)</b>				
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	22,997	30,676	-	
Fund balances - beginning	463,327	455,648	759,966	
Fund balances - ending	<u>\$ 486,324</u>	<u>\$ 486,324</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 JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 27,796	\$ 339,192	\$ 323,398	105%
Assessment levy: off-roll	-	98,383	92,751	106%
Assessment prepayments	-	15,402	-	N/A
Lot closing	-	68,779	-	N/A
Interest	2,849	18,791	-	N/A
Total revenues	<u>30,645</u>	<u>540,547</u>	<u>416,149</u>	130%
<b>Debt service</b>				
Principal	-	95,000	95,000	100%
Interest	-	307,856	307,856	100%
Total debt service	<u>-</u>	<u>402,856</u>	<u>402,856</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	556	6,784	6,737	101%
Total other fees and charges	<u>556</u>	<u>6,784</u>	<u>6,737</u>	101%
Total expenditures	<u>556</u>	<u>409,640</u>	<u>409,593</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	30,089	130,907	6,556	
Fund balances - beginning	719,031	618,213	661,743	
Fund balances - ending	<u>\$ 749,120</u>	<u>\$ 749,120</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 JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Interest	\$ -	\$ 2,977	\$ -	N/A
Total revenues	<u>-</u>	<u>2,977</u>	<u>-</u>	N/A
<b>Debt service</b>				
Principal prepayment	-	275,000	275,000	100%
Interest	-	7,734	3,867	200%
Refund bond residual balance	-	82,098	-	N/A
Total debt service	<u>-</u>	<u>364,832</u>	<u>278,867</u>	131%
Excess/(deficiency) of revenues over/(under) expenditures	-	(361,855)	(278,867)	
Fund balances - beginning	-	361,855	278,867	
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 JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	<u>\$ 1,209</u>	<u>\$ 10,614</u>
Total revenues	<u>1,209</u>	<u>10,614</u>
<b>EXPENDITURES</b>		
Construction costs	<u>-</u>	<u>197,746</u>
Total expenditures	<u>-</u>	<u>197,746</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,209	(187,132)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>-</u>	<u>5,099</u>
Total other financing sources/(uses)	<u>-</u>	<u>5,099</u>
Net change in fund balances	1,209	(182,033)
Fund balances - beginning	<u>299,063</u>	<u>482,305</u>
Fund balances - ending	<u><u>\$ 300,272</u></u>	<u><u>\$ 300,272</u></u>

**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 JUNE 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 96,960
Interest	-	21
Total revenues	-	96,981
<b>EXPENDITURES</b>		
Construction costs - Developer	3,300	100,261
Refund bond residual balance	-	21
Total expenditures	3,300	100,282
Excess/(deficiency) of revenues over/(under) expenditures	(3,300)	(3,301)
Fund balances - beginning	-	1
Fund balances - ending	\$ (3,300)	\$ (3,300)

**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 July 10, 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
Teo Ruiz	Evergreen Lifestyle Management

**Residents present:**

Joe Vitalo	Carol Michaels	Eric Spencer	Callie Klosterman
Jan Ennis	Tony Rady	Laura Borga	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:32 p.m. Supervisors Curtis, Meath and Simpson were present. Supervisors Smith and Lybbert were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Joe Vitalo asked about the pool repairs, separating homes versus townhome projects and adding potential completion dates to the CDD website and solar panels to the mailbox covers. It was noted that there are two issues with the pool; the vendor cancelled all its commercial contracts and the different mechanical issues compared to the townhome pool.

Resident Carol Michaels expressed her dissatisfaction with the pool and voiced her opinion that the pool budget needs to be increased.

39 Discussion ensued regarding a suggestion to obtain other vendor proposals to assess  
40 and identify necessary pool repairs, increasing service costs, current Operations & Maintenance  
41 (O&M) budget and posting scopes of work on the CDD website.

42 Mr. Ruiz obtained two proposals and recommended selecting ProCare Services for both  
43 pools; the CDD's cost is \$1,800 and \$1,100 for the small pool.

44 Resident Erick Spencer thinks the CDD needs to conduct due diligence before selecting a  
45 pool company and suggested engaging a pool company monthly to allow more time to find the  
46 correct company that will do the job correctly. Mr. Curtis agreed, provided a certified company  
47 willing to work on a month-to-month basis can be found.

48 Mr. Spencer feels that the CDD should already have a monitoring/maintenance plan for  
49 all vendors instead of being reactive to unforeseen issues. Mr. Adams will research who is on  
50 the list to receive resident requests. Mr. Adams advised residents were advised to contact Ms.  
51 Gillyard, at Management's Office, if their maintenance requests are not posted on the CDD  
52 website.

53 Resident Jan Ennis asked if the contract with Juniper is affected if Beaumont North does  
54 not engage them. Mr. Adams replied no. Ms. Ennis expressed frustration that Juniper still has  
55 not maintained the path or removed the dead trees along Sunshine Drive and Penrose Place.  
56 Mr. Curtis stated this is on Juniper's schedule for this week. He will mention it during the on-  
57 site inspection tomorrow and if it is not addressed by then, he will take contact upper  
58 management.

59 Multiple residents identified deficiencies related to construction debris, silt fencing,  
60 flooding, erosion and retention pond levels.

61 Mr. Curtis stated concerns will be addressed during tomorrow's walkthrough with CDD  
62 Staff and representatives from D.R. Horton and the City of Wildwood. He invited interested  
63 residents to attend the walkthrough.

64 A resident asked Mr. Curtis to tell Juniper to stop "scalping" the grass, as he believes it is  
65 causing erosion on his property.

66 A resident asked who is responsible for repairing cracked sidewalks and asked for the  
67 CDD to differentiate the CDD and homeowner responsibilities. Mr. Curtis stated that, once all

68 deficiencies are identified during the walkthrough, the builder will replace the sidewalks before  
69 the property is conveyed to the CDD. It was suggested that Mr. Ruiz meet with the landscapers  
70 once a week to identify deficiencies and that he email a schedule to residents advising when  
71 certain areas will be treated.

72 Residents reported Juniper removing dead trees and not filling in holes, which they  
73 believe is causing trip hazards. Certain areas are not being addressed because they have not  
74 yet been turned over to the CDD. It was noted that the areas mentioned are still under the  
75 original installer's warranty.

76 A resident asked if the CDD will irrigate the landscaping by repairing the broken pipe on  
77 Penrose Place. Mr. Ruiz is researching that area to determine if irrigation is necessary or if the  
78 plants can survive on natural water. Mr. Curtis asked Mr. Ruiz to identify CDD-owned irrigation  
79 and post the information on the CDD website.

80 Resident Callie Kosterman asked Mr. Curtis to address several matters, including the  
81 previous landscape installers not removing the buckets from the trees, which caused a tree to  
82 die, the issue of D.R. Horton installing trees before irrigation, repair broken water meters and to  
83 inspect the grading of her neighbor's yard because debris is draining onto her property and  
84 causing erosion issues.

85 Mr. Curtis reiterated that all these items will be addressed during the on-site inspection  
86 tomorrow. He asked residents to defer any further comments; he will address them after the  
87 meeting.

88 Ms. Kosterman asked for the estimated date that the pool will open to be posted on the  
89 CDD website.

90

### 91 **THIRD ORDER OF BUSINESS**

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

92

#### 93 **A. Consideration of Solar Lighting Lease Agreement**

94

95

96 Mr. Adams presented the Recovery Energy Technologies Inc. (RET) solar lighting lease  
97 Agreement for additional lighting; 20 for street and parking lots and 16 for the pickleball courts.  
98



99 Discussion ensued regarding the ability to exercise the option to purchase after the  
100 sixth-year anniversary of the Agreement, the CDD maintaining insurance and the additional  
101 costs not being included in the proposed Fiscal Year 2024 budget, which already shows single-  
102 family and townhomes' assessments increasing \$240 and \$250, respectively.

103 Mr. Curtis re-opened public comments to determine the amount of interest in pickleball  
104 court lighting. Overall, those in attendance cautioned against installing lighting, as they expect  
105 nearby homeowners will complain about the lights shining into their property, the noise level  
106 and the person who requested this no longer resides in the CDD.

107 The Board consensus was to defer this matter until the Board transition from the  
108 Developer to the residents.

109

110 **FOURTH ORDER OF BUSINESS**

**Consideration of Pool Area Related  
Proposals**

111

112

113 Mr. Ruiz stated he is still waiting on businesses to inspect the property and to obtain  
114 additional proposals. He does not think more security cameras are needed, just the key fobs to  
115 prevent ongoing vandalism. Mr. Curtis will send Tom's contact information.

116 **A. Bathroom Key Fobs**

117 **B. Install Security Cameras**

118 These items were deferred to the next meeting.

119

120 **FIFTH ORDER OF BUSINESS**

**Consideration of Fencing Proposals**

121

122 Mr. Ruiz stated that the companies he contacted were not interested in a maintenance  
123 contract. Mr. Curtis stated that he will ask the contractors tomorrow for recommendations and  
124 email the contact information to him.

125 This item was deferred to the next meeting.

126

127 **SIXTH ORDER OF BUSINESS**

**Consideration of Juniper Landscaping,  
Landscape Maintenance Rate Increase  
Proposal**

128

129

130

131 Mr. Adams presented Juniper’s proposed 3% rate increase, due to increased labor and  
132 fuel costs. The consensus was to approve the increase, up to the CDD’s \$194,999 cost  
133 threshold, and, if declined, have Staff commence the sealed bid process.

134

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the  
the Juniper Landscaping Maintenance Rate Increase Proposal, subject to the  
full contract costs not exceeding the \$195,000 threshold, effective July 1, 2023,  
subject to vendor approval, was approved.**

135

136

137

138

139

140

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2024  
Proposed Budget**

141

142

143

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

144

145

146

147

148

Mr. Adams added the new “Reserve study” budget line item to the proposed Fiscal Year  
2024 budget, as directed at the last meeting. Overall, the single-family and townhomes  
assessments will increase \$240 and \$250, respectively.

148

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor,  
authorizing Staff to send the necessary notice of the Fiscal Year 2024  
assessment increase, was approved.**

149

150

151

152

153

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2023**

154

155

156

The financials were accepted.

157

158

**NINTH ORDER OF BUSINESS**

**Approval of June 12, 2023 Regular Meeting  
Minutes**

159

160

161

162

**On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the  
June 12, 2023 Regular Meeting Minutes, as presented, were approved.**

163

164

165

166

**TENTH ORDER OF BUSINESS**

**Staff Reports**

167

168

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

170 Mr. Earlywine stated he will prepare addendums to the pool and Juniper contracts. The  
171 intent is to complete the punch list items around September or October, certify the project  
172 complete 60 days thereafter and commence transiting to a resident Board. Board Seats are  
173 staggered and announcements soliciting resumes will be made at the CDD meetings.

174 Mr. Curtis stated, once all punch list items are completed, the CDD will look brand new.  
175 Board Members and Staff responded to questions regarding the lifespan of the roadway,  
176 allocated funding for a reserve study, school bus route for the handicapped and the inability to  
177 restrict public access into the CDD due to the use of bond funds.

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

179 There was no report.

180 **C. Field Operations Manager: Evergreen Lifestyles Management**181 • **Action items/Tracker**

182 This report was included for informational purposes.

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

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

186 ○ **QUORUM CHECK**

187

188 **ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

189

190 There were no Board Members' comments or requests.

191

192 **TWELFTH ORDER OF BUSINESS****Public Comments**

193

194 Ms. Klosterman asked if renters can be elected to the Board and the status of the open  
195 lots and bushes exiting the CDD causing line-of-sight issues.

196 Mr. Earlywine discussed the Board candidate criteria, noting that, historically renters  
197 have never expressed an interest.

198 Mr. Curtis stated they will look for possible line-of-sight issues during the inspection.

199 Resident Tony Radey stated Juniper is running over his gutters, he has erosion issues  
200 and asked about removing a dead tree causing erosion because the hole was not filled.

201 Resident Laura Borga stated that she observed the janitorial crew not wiping down the  
202 machines properly or vacuuming on a consistent basis. It was noted that Mr. Curtis and Mr. Ruiz  
203 are aware of this and will address it.

204 A resident asked about replacing the red filter light at the pool and WiFi at the  
205 Clubhouse. Mr. Ruiz stated there are also compressor issues and he is working with Spectrum  
206 to separate the WiFi contract for the network connection and guests.

207 Asked about the bocce ball courts and removing the boxes, Mr. Ruiz stated he is having  
208 difficulty finding a repair vendor. Mr. Curtis will provide the original installers contact  
209 information.

210 Asked if there is a Hurricane Plan and the possibility of resident volunteers stacking pool  
211 furniture, Mr. Ruiz will provide Management’s Plan. Mr. Adams suggested preparing a  
212 Supplemental Emergency Agreement with Juniper.

213 A resident expressed dissatisfaction with the janitorial services. Mr. Ruiz discussed  
214 meeting with the owner to review the services. He is preparing a list for the Board as certain  
215 tasks were omitted from the original contract.

216 A resident expressed his frustration about the CDD renewing contracts for substandard  
217 services. Mr. Ruiz was asked to obtain other janitorial proposals.

218 A resident asked about CDD revenues and if any properties are deficient in paying their  
219 assessments. Mr. Adams pointed out lot closings. Mr. Earlywine explained the tax certificate  
220 sale process; the information is on the County’s website.

221 Ms. Ennis asked if funds are budgeted for a pesticide program to control flies. Mr.  
222 Adams stated the resident Board can consider using capital outlay funds to address this matter.

223 Discussion ensued regarding fly control products.

224

225 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

226

227 **On MOTION by Mr. Curtis and seconded by Mr. Meath, with all in favor, the**  
228 **meeting adjourned at 3:00 p.m.**

229  
230  
231  
232  
233  
234

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

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

**STAFF**  
**REPORTS**  
**C**

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. 8/4/23 - John has been reaching out to the original installers and new vendors to get quotes to fix the issue. Teo will be helping him with following up with the vendors he talks to.
Street sign at Stokes & June	2/13/23	CDD	End of Aug - September		Per CDD meeting, will be fixed while we are fixing different items in the community like sidewalks, and lifting of asphalt.
Wood Fence on Spanigh Harbor needs repairs and painting	1/30/23	Teo Ruiz	8/31/2023		Received a quote to fix the issues. CDD asked if we can get a contract with a fence company for future repairs/maintenance 07.12.23 - Spoke to Element Services, and Stone Gate Customs to provide bid for a contract for preventive maintenance. 08/4/23 - The fence was repaired by Element Solutions. They will be providing a bid for a service agreement and a bid for painting the fence.
Palm Trees dead on Spanigh Harbor and Community	1/15/23	Teo Ruiz	8/31/2023		Working with Juniper to remove the dead palm tree, and getting new palm trees planted. 07/12/23 - Juniper started removing dead trees on 7/7/23. 08/4/23 Juniper started removing trees, but the holes didn't get filled properly. They need to make sure the holes are safe.
Dog poop stations for bags around community	1/15/23	CDD	NA	NA	Part of the Budget item wish list.
Children at Play Signs	3/21/23	CDD	NA		CDD looking into having city signs installed in the community
Pool Cleaning issues	1/15/23	Teo Ruiz	8/31/2023		Pool company has been talked to, will be looking into possibly replacing 07/5/23 - Sprakling Pools resigned from their contract. We are not looking for a new pool company. 7/12/23 ProCare Pool Cleaners agreed to clean our pools for the month while we search for a different company. 08/4/24 - Pool pump went down, waiting on parts to be delivered to get it repaired. <u>Waiting on ETA of delivery.</u> Need to order new box.
Bocce Ball box repairs	5/18/23	Teo Ruiz	6/30/2023		Looking for Different Vendors who specialize on gate motors 07/5/23 Resident help diagnose the issue at the gate and was able to get gate to function. One motor might need replacement. 08/4/23 - After inspection, power board not functioning properly. A service call placed with Gaurdian. They will be out the week of 8/7. <u>Waiting on exact date to meet with company.</u>
Gate Entrance Repair (Motors)	2/15/23	Teo Ruiz	7/31/2023		08/4/23 - reports of different areas in the community that need attention: Retion Ponds, landscaping beds, storm drains, garbage in plant beds, and dead trees. Scheudled a meeting with Juniper on Monday 8/7 to go over the items.
Common Area Landscaping	8/1/23	Teo Ruiz	8/25/2023		08/4/23 - reports of different areas in the community that need attention: Retion Ponds, landscaping beds, storm drains, garbage in plant beds, and dead trees. Scheudled a meeting with Juniper on Monday 8/7 to go over the items.
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.
Pressure washing of Building	5/10/23	Teo Ruiz	6/30/2023		Bid approved, project scheduled for 06/23/23
No Soliciting Signs	1/15/23	Teo Ruiz	6/15/2023	6/20/23	Signs ordered and will be installed by 6/23/23
Latch on walkers gate needs to be put on inside of the gate	1/15/23	Teo Ruiz	6/30/2023	6/30/23	Working with resident to get this fixed.
Repair Lights and Fans in pool area	2/15/23	Teo Ruiz		6/6/23	
Repair Toilet paper holder in women's bathroom	2/15/23	Teo Ruiz		6/6/23	Repaired on 6/6/23
Fence needs to be repaired by Pool gate next to Mailbox	1/30/23	Teo Ruiz		4/28/23	StoneGate Customs repaired.
Carpet at Clubhouse need to be cleaned	2/13/23	Teo Ruiz		6/10/23	Carpet cleaned on 6/10/23

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

**STAFF**  
**REPORTS**  
**D**



**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

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