

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 9, 2021**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS AND**

**REGULAR MEETING**

**AGENDA**

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

August 2, 2021

Board of Supervisors  
Beaumont Community Development District

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

The Board of Supervisors of the Beaumont Community Development District will hold multiple Public Hearings and a Regular Meeting on August 9, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2021-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2021-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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
5. Ratification of Engagement with KE Law Group, PLLC Legal Services
  - Consideration of Fee Agreement

- 6. Ratification of Addendum to Community Management Agreement
- 7. Acceptance of Unaudited Financial Statements as of June 30, 2021
- 8. Approval of July 12, 2021 Regular Meeting Minutes
- 9. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *Evergreen Lifestyles Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 13, 2021 at 1:30 P.M.

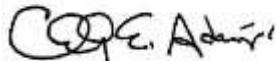
○ QUORUM CHECK

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

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

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

Sincerely,



Chuck Adams  
 District Manager

TO ATTEND BY TELEPHONE  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 781 664 5111**

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

**3A**

# BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

## **NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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 two public hearings and a regular meeting on **August 9, 2021 at 1:30 p.m., located 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”). The second public hearing is being held pursuant to Chapters 190 and 197, *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 2021/2022; 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.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$168,913** in gross revenue. Lots are allocated a share of the O&M Assessments on a relative Equivalent Assessment Unit (“**EAU**”) basis, with Single Family 40 foot lots having an EAU of 1.0, Single Family 50 foot lots having an EAU of 0.1.25 and Townhomes having an EAU of 0.8. Note that the Single Family section of the community pays for Single Family amenity, while the Townhome section of the community pays for the Townhome amenity. Commercial lands are assessed based on their relative acreage. The schedule of O&M Assessments is as follows:

Product Type	General Fund Assessment	Single Family Amenity Assessment	Townhome Amenity Assessment
SF 50’	\$772.85	\$878.73	
SF 40’	\$618.28	\$878.73	
TH	\$494.62		\$565.50
Commercial	\$4,507.24/acre		

Note that the O&M Assessments are in addition to any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. 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.

Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M 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), *Florida Statutes*, is met. Note that the O&M Assessments are in addition to any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, phone: 561-571-0010 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting 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 at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication 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.

District Manager



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

**3B**

## RESOLUTION 2021-12

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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, 2022.”
- 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 2021/2022, the amounts identified below to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	See General Fund total in Exhibit A
DEBT SERVICE FUND – Series 2019	See Annual Debt Service Amount in Exhibit A
DEBT SERVICE FUND – Series 2019A-1	See Annual Debt Service Amount in Exhibit A
DEBT SERVICE FUND – Series 2019A-2	See Annual Debt Service Amount in Exhibit A

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.



The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. 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 9<sup>th</sup> DAY OF AUGUST, 2021.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**EXHIBIT A:** Adopted Budget

**EXHIBIT A**

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

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

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 85,164				\$ 168,913
Allowable discounts (4%)	(3,407)				(6,757)
Assessment levy: on-roll - net	81,757	\$ 73,681	\$ 17,444	\$ 91,125	162,156
Landowner contribution	253,436	43,868	176,117	219,985	250,015
Lot closing	-	17,704	15,747	33,451	-
Interest	-	857	-	857	-
Total revenues	<u>335,193</u>	<u>136,110</u>	<u>209,308</u>	<u>345,418</u>	<u>412,171</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,392	15,608	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	10,500	-	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	100	400	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,739	750	2,489	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	6,961	-	6,961	7,000
Contingencies/bank charges	500	381	119	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	1,703	1,474	229	1,703	3,378
Total professional & administrative	<u>103,043</u>	<u>55,782</u>	<u>50,011</u>	<u>105,793</u>	<u>106,518</u>

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

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	14,400	10,855	3,545	14,400	14,400
Stormwater management			-		
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Dry retention area maintenance	37,000	-	37,000	37,000	37,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	24,000	1,831	12,000	13,831	24,000
Repairs and maintenance	2,500	1,170	1,330	2,500	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	995	255	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	100,000	51,406	48,594	100,000	84,000
Mulch	-	-	-	-	70,000
Plant replacement	7,500	2,515	4,985	7,500	7,500
Tree treatment	-	-	-	-	8,500
Fertilization and pest control	-	-	-	-	16,000
Irrigation repairs	15,000	2,243	7,000	9,243	10,000
Roadway maintenance	5,000	520	4,480	5,000	5,000
Total field operations	<u>232,150</u>	<u>77,082</u>	<u>139,142</u>	<u>216,224</u>	<u>305,650</u>
Total expenditures	<u>335,193</u>	<u>132,864</u>	<u>189,153</u>	<u>322,017</u>	<u>412,168</u>
Net increase/(decrease) of fund balance	-	3,246	20,155	23,401	3
Fund balance - beginning (unaudited)	17,983	1,475	4,721	1,475	23,401
Fund balance - ending (projected)	<u>\$17,983</u>	<u>\$4,721</u>	<u>\$24,876</u>	<u>\$23,401</u>	<u>\$23,404</u>

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

**Expenditures**

**Professional & administrative**

Management/accounting/recording	\$48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	3,378

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

**Expenditures (continued)**

**Field operations (shared)**

Management	14,400
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Dry retention area maintenance	37,000
Covers the costs of mowing, string trimming and trash/debris pick up and disposal 30 times per year.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	24,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	2,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	84,000
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	70,000
Covers supply and install of mulch once per year.	
Plant replacement	7,500
Periodic plant replacements.	
Tree treatment	8,500
Fertilization and pest control	16,000
Irrigation repairs	10,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$412,168</u></u>

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

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross Single Family program	\$ 27,051				\$ 88,752
Allowable discounts (4%)	(1,082)				(3,550)
Assessment levy: on-roll - net	25,969	\$ 22,530	\$ 3,439	\$ 25,969	85,202
Landowner contribution	99,862	-	105,876	87,383	140,423
Lot closing	-	9,708	8,785	18,493	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>126,331</b>	<b>32,238</b>	<b>118,600</b>	<b>132,345</b>	<b>226,125</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	-	-	-	-	33,000
Lifetyles events	-	-	-	-	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	-	-	-	-	6,240
Streetlighting Maintenance	-	-	-	-	2,000
Landscape maintenance	30,000	12,852	17,148	30,000	18,000
Tree treatment	-	-	-	-	7,160
Fertilization and pest control	-	-	-	-	4,000
Plant replacement	7,500	-	3,500	3,500	7,500
Irrigation repairs	5,000	-	2,500	2,500	5,000
Pool maintenance	12,000	4,960	7,040	12,000	12,000
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	1,432	2,000	3,432	7,500
Electricity	6,000	10,296	7,000	17,296	15,000
Gate electricity	-	2,310	-	2,310	-
Insurance	15,000	14,409	-	14,409	15,000
Bank fees	500	-	-	-	-
Phone/cable/internet	6,000	2,727	3,273	6,000	6,000
Water/sewer/propane	12,000	1,774	5,000	6,774	12,000
Janitorial	9,000	14,508	20,000	34,508	35,000
Pressure washing	-	-	-	-	5,000
Security monitoring/gates	3,840	-	4,300	4,300	9,000
Gate repairs and maintenance	3,500	330	1,500	1,830	3,500
Security amenity center	-	4,230	-	4,230	-
Pest control	1,200	580	620	1,200	1,200
Permits/licenses	750	275	475	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	2,500	2,316	1,000	3,316	3,000
Contingencies	-	494	500	994	1,000
<b>Total single family program</b>	<b>125,790</b>	<b>74,518</b>	<b>77,331</b>	<b>151,849</b>	<b>224,350</b>
<b>Other Fees and Charges</b>					
Tax collector	541	451	90	541	1,775
<b>Total other fees and charges</b>	<b>541</b>	<b>451</b>	<b>90</b>	<b>541</b>	<b>1,775</b>
<b>Total expenditures</b>	<b>126,331</b>	<b>74,969</b>	<b>77,421</b>	<b>152,390</b>	<b>226,125</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	(42,731)	41,179	(20,045)	-
Fund balance - beginning (unaudited)	6,590	25,271	(17,460)	25,271	5,226
Fund balances - ending					
Unassigned	6,590	(17,460)	23,719	5,226	5,226
<b>Fund balance - ending (projected)</b>	<b>\$ 6,590</b>	<b>\$ (17,460)</b>	<b>\$ 23,719</b>	<b>\$ 5,226</b>	<b>\$ 5,226</b>



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

**Expenditures**

Onsite management	\$ 33,000
Lifetyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting Electric	6,240
Streetlighting Maintenance	2,000
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Fertilization and pest control	4,000
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	5,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	12,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	15,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	12,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	
Security monitoring/gates	9,000
Covers costs associated with operating and managing a basic call box entry system at each gate, including credential entry system	

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

<b>Expenditures (continued)</b>	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	1,000
Tax collector	<u>1,775</u>
Total expenditures	<u><u>\$226,125</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross Townhome program	\$ 18,228				\$ 38,454
Allowable discounts (4%)	(729)				(1,538)
Assessment levy: on-roll - net	17,499	\$ 16,975	\$ 524	\$ 17,499	36,916
Landowner contribution	40,266	-	34,269	34,269	35,084
Lot closing	-	2,570	3,427	5,997	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>58,265</b>	<b>19,545</b>	<b>38,720</b>	<b>58,265</b>	<b>72,500</b>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	-	-	-	-	2,280
Streetlighting maintenance	-	-	-	-	750
Landscape maintenance	18,000	1,458	9,000	10,458	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	-	1,250	1,250	2,500
Pool maintenance	9,000	2,525	6,475	9,000	9,000
Repairs and maintenance	3,000	-	1,500	1,500	3,000
Electricity	4,000	-	2,000	2,000	4,000
Insurance	7,000	-	1,500	1,500	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	-	628	1,000	1,628	2,000
Water/sewer	2,000	-	2,000	2,000	2,000
Janitorial	3,000	2,314	6,400	8,714	12,800
Pressure washing	-	-	-	-	3,000
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	310	590	900	900
Permits/licenses	500	250	250	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
<b>Total other contractual</b>	<b>57,900</b>	<b>7,860</b>	<b>37,090</b>	<b>44,200</b>	<b>71,730</b>
<b>Other fees and charges</b>					
Tax collector	365	339	26	365	769
<b>Total other fees and charges</b>	<b>365</b>	<b>339</b>	<b>26</b>	<b>365</b>	<b>769</b>
<b>Total expenditures</b>	<b>58,265</b>	<b>8,199</b>	<b>37,116</b>	<b>44,565</b>	<b>72,499</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	11,346	1,604	13,700	1
Fund balance - beginning (unaudited)	5,300	9,979	21,325	9,979	23,679
Fund balances - ending Unassigned	5,300	21,325	22,929	23,679	23,680
<b>Fund balance - ending (projected)</b>	<b>\$ 5,300</b>	<b>\$ 21,325</b>	<b>\$ 22,929</b>	<b>\$ 23,679</b>	<b>\$ 23,680</b>

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	2,280
Streetlighting maintenance	750
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	2,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	9,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	3,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	4,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	3,000
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	12,800
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	3,000
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	900
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
<b>Expenditures (continued)</b>	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	769
Total expenditures	<u><u>\$72,499</u></u>

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

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 95,526				\$ 174,377
Allowable discounts (4%)	(3,821)				(6,975)
Net assessment levy - on-roll	91,705	\$ 84,734	\$ 20,038	\$ 104,772	167,402
Assessment levy: off-roll	333,825	-	204,236	204,236	158,610
Assessment prepayments	-	-	2,498,549	2,498,549	-
Lot closing	-	6,359	70,591	76,950	-
Interest	-	31	-	31	-
Total revenues	425,530	91,124	2,793,414	2,884,538	326,012
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	-	2,500,000	2,500,000	-
Interest	423,619	211,809	251,654	463,463	264,244
Total debt service	423,619	211,809	2,751,654	2,963,463	264,244
<b>Other fees &amp; charges</b>					
Tax collector	1,911	1,695	216	1,911	3,488
Total other fees & charges	1,911	1,695	216	1,911	3,488
Total expenditures	425,530	213,504	2,751,870	2,965,374	267,732
Excess/(deficiency) of revenues over/(under) expenditures	-	(122,380)	41,544	(80,836)	58,280
Fund balance:					
Net increase/(decrease) in fund balance	-	(122,380)	41,544	(80,836)	58,280
Beginning fund balance (unaudited)	803,979	804,482	682,102	804,482	723,646
Ending fund balance (projected)	\$803,979	\$682,102	\$723,646	\$723,646	781,926
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2022					(55,000)
Interest expense - November 1, 2022					(132,122)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 42,179

**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>
11/01/19	-		331,925.00	331,925.00	7,100,000.00
05/01/20	455,000.00		226,312.50	681,312.50	6,645,000.00
11/01/20	-		211,809.38	211,809.38	6,645,000.00
05/01/21	-		211,809.38	211,809.38	6,645,000.00
08/01/21	2,500,000.00		39,843.75	2,539,843.75	4,145,000.00
11/01/21	-		132,121.88	132,121.88	4,145,000.00
05/01/22	-		132,121.88	132,121.88	4,145,000.00
11/01/22	55,000.00	6.375%	132,121.88	187,121.88	4,090,000.00
05/01/23			130,368.75	130,368.75	4,090,000.00
11/01/23	60,000.00	6.375%	130,368.75	190,368.75	4,030,000.00
05/01/24			128,456.25	128,456.25	4,030,000.00
11/01/24	65,000.00	6.375%	128,456.25	193,456.25	3,965,000.00
05/01/25			126,384.38	126,384.38	3,965,000.00
11/01/25	70,000.00	6.375%	126,384.38	196,384.38	3,895,000.00
05/01/26			124,153.13	124,153.13	3,895,000.00
11/01/26	75,000.00	6.375%	124,153.13	199,153.13	3,820,000.00
05/01/27			121,762.50	121,762.50	3,820,000.00
11/01/27	75,000.00	6.375%	121,762.50	196,762.50	3,745,000.00
05/01/28			119,371.88	119,371.88	3,745,000.00
11/01/28	80,000.00	6.375%	119,371.88	199,371.88	3,665,000.00
05/01/29			116,821.88	116,821.88	3,665,000.00
11/01/29	90,000.00	6.375%	116,821.88	206,821.88	3,575,000.00
05/01/30			113,953.13	113,953.13	3,575,000.00
11/01/30	95,000.00	6.375%	113,953.13	208,953.13	3,480,000.00
05/01/31			110,925.00	110,925.00	3,480,000.00
11/01/31	100,000.00	6.375%	110,925.00	210,925.00	3,380,000.00
05/01/32			107,737.50	107,737.50	3,380,000.00
11/01/32	105,000.00	6.375%	107,737.50	212,737.50	3,275,000.00
05/01/33			104,390.63	104,390.63	3,275,000.00
11/01/33	110,000.00	6.375%	104,390.63	214,390.63	3,165,000.00
05/01/34			100,884.38	100,884.38	3,165,000.00
11/01/34	120,000.00	6.375%	100,884.38	220,884.38	3,045,000.00
05/01/35			97,059.38	97,059.38	3,045,000.00
11/01/35	125,000.00	6.375%	97,059.38	222,059.38	2,920,000.00
05/01/36			93,075.00	93,075.00	2,920,000.00
11/01/36	135,000.00	6.375%	93,075.00	228,075.00	2,785,000.00
05/01/37			88,771.88	88,771.88	2,785,000.00
11/01/37	145,000.00	6.375%	88,771.88	233,771.88	2,640,000.00
05/01/38			84,150.00	84,150.00	2,640,000.00
11/01/38	155,000.00	6.375%	84,150.00	239,150.00	2,485,000.00
05/01/39			79,209.38	79,209.38	2,485,000.00
11/01/39	165,000.00	6.375%	79,209.38	244,209.38	2,320,000.00
05/01/40			73,950.00	73,950.00	2,320,000.00
11/01/40	175,000.00	6.375%	73,950.00	248,950.00	2,145,000.00
05/01/41			68,371.88	68,371.88	2,145,000.00
11/01/41	185,000.00	6.375%	68,371.88	253,371.88	1,960,000.00
05/01/42			62,475.00	62,475.00	1,960,000.00
11/01/42	195,000.00	6.375%	62,475.00	257,475.00	1,765,000.00
05/01/43			56,259.38	56,259.38	1,765,000.00
11/01/43	210,000.00	6.375%	56,259.38	266,259.38	1,555,000.00
05/01/44			49,565.63	49,565.63	1,555,000.00
11/01/44	220,000.00	6.375%	49,565.63	269,565.63	1,335,000.00
05/01/45			42,553.13	42,553.13	1,335,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/45	235,000.00	6.375%	42,553.13	277,553.13	1,100,000.00
05/01/46			35,062.50	35,062.50	1,100,000.00
11/01/46	250,000.00	6.375%	35,062.50	285,062.50	850,000.00
05/01/47			27,093.75	27,093.75	850,000.00
11/01/47	265,000.00	6.375%	27,093.75	292,093.75	585,000.00
05/01/48			18,646.88	18,646.88	585,000.00
11/01/48	285,000.00	6.375%	18,646.88	303,646.88	300,000.00
05/01/49			9,562.50	9,562.50	300,000.00
11/01/49	300,000.00	6.375%	9,562.50	309,562.50	-
<b>Total</b>	<b>4,145,000.00</b>		<b>4,978,397.04</b>	<b>9,123,397.04</b>	

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

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



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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	330,000.00	5.625%	40,078.13	370,078.13	1,095,000.00
05/01/47			30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48			21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49			10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
<b>Total</b>	<b>5,835,000.00</b>		<b>5,842,118.81</b>	<b>11,677,118.81</b>	

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

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: off-roll	\$171,563	\$ -	\$ 106,323	\$ 106,323	\$ 110,813
Assessment prepayments	-	760,043	186,626	946,669	-
Lot closing	-	18,697	-	18,697	-
Interest	-	36	-	36	-
Total revenues	<u>171,563</u>	<u>778,776</u>	<u>292,949</u>	<u>1,071,725</u>	<u>110,813</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	295,000	300,000	1,075,000	1,375,000	-
Interest	179,859	94,078	85,641	179,719	110,813
Total expenditures	<u>474,859</u>	<u>394,078</u>	<u>1,160,641</u>	<u>1,554,719</u>	<u>110,813</u>
Excess/(deficiency) of revenues over/(under) expenditures	(303,296)	384,698	(867,692)	(482,994)	-
Fund balance:					
Net increase/(decrease) in fund balance	(303,296)	384,698	(867,692)	(482,994)	-
Beginning fund balance (unaudited)	662,874	777,926	1,162,624	777,926	294,932
Ending fund balance (projected)	<u>\$359,578</u>	<u>\$1,162,624</u>	<u>\$294,932</u>	<u>\$294,932</u>	<u>294,932</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2022					(55,406)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 2,995</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	-		55,406.25	55,406.25	1,970,000.00
05/01/22			55,406.25	55,406.25	1,970,000.00
11/01/22	-		55,406.25	55,406.25	1,970,000.00
05/01/23			55,406.25	55,406.25	1,970,000.00
11/01/23	-		55,406.25	55,406.25	1,970,000.00
05/01/24			55,406.25	55,406.25	1,970,000.00
11/01/24	-		55,406.25	55,406.25	1,970,000.00
05/01/25			55,406.25	55,406.25	1,970,000.00
11/01/25	-		55,406.25	55,406.25	1,970,000.00
05/01/26			55,406.25	55,406.25	1,970,000.00
11/01/26	-		55,406.25	55,406.25	1,970,000.00
05/01/27			55,406.25	55,406.25	1,970,000.00
11/01/27	-		55,406.25	55,406.25	1,970,000.00
05/01/28			55,406.25	55,406.25	1,970,000.00
11/01/28	-		55,406.25	55,406.25	1,970,000.00
05/01/29			55,406.25	55,406.25	1,970,000.00
11/01/29	-		55,406.25	55,406.25	1,970,000.00
05/01/30			55,406.25	55,406.25	1,970,000.00
11/01/30	-		55,406.25	55,406.25	1,970,000.00
05/01/31			55,406.25	55,406.25	1,970,000.00
11/01/31	-		55,406.25	55,406.25	1,970,000.00
05/01/32			55,406.25	55,406.25	1,970,000.00
11/01/32	1,970,000.00	5.625%	55,406.25	2,025,406.25	-
<b>Total</b>	<b>3,345,000.00</b>		<b>1,456,664.07</b>	<b>4,801,664.07</b>	

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

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
65	SF 50'	772.85	878.73	-	-	1,218.44	2,870.02	2,340.75
36	SF 40'	618.28	878.73	-	-	1,218.44	2,715.45	2,214.65
68	TH	494.62	-	565.50	-	794.64	1,854.76	1,653.85
<b>169</b>								
<b><u>Commercial</u></b>								
13.93	Commercial	4,507.24	-	-	15,229.43	-	19,736.67	16,164.04
<b>13.93</b>								

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

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

Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
5	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
6	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
66	TH	464.94	-	531.57	-	747.60	1,744.11	1,555.26
<b>77</b>								
<b><u>Commercial</u></b>								
24.64	Commercial	4,236.80	-	-	14,327.85	-	18,564.65	15,194.17
<b>24.64</b>								

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

	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
52	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
20	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
0	TH	464.94	-	531.57	-	747.60	1,744.11	1,555.26
<b>72</b>								
<b><u>Future Phases</u></b>								
54	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
33	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
<b>87</b>								

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

**4A**

# BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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 two public hearings and a regular meeting on **August 9, 2021 at 1:30 p.m., located 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”). The second public hearing is being held pursuant to Chapters 190 and 197, *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 2021/2022; 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.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$168,913** in gross revenue. Lots are allocated a share of the O&M Assessments on a relative Equivalent Assessment Unit (“**EAU**”) basis, with Single Family 40 foot lots having an EAU of 1.0, Single Family 50 foot lots having an EAU of 0.1.25 and Townhomes having an EAU of 0.8. Note that the Single Family section of the community pays for Single Family amenity, while the Townhome section of the community pays for the Townhome amenity. Commercial lands are assessed based on their relative acreage. The schedule of O&M Assessments is as follows:

Product Type	General Fund Assessment	Single Family Amenity Assessment	Townhome Amenity Assessment
SF 50’	\$772.85	\$878.73	
SF 40’	\$618.28	\$878.73	
TH	\$494.62		\$565.50
Commercial	\$4,507.24/acre		

Note that the O&M Assessments are in addition to any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. 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.

Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M 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), *Florida Statutes*, is met. Note that the O&M Assessments are in addition to any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, phone: 561-571-0010 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting 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 at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication 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.

District Manager





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

**4B**

**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

VIA FIRST CLASS MAIL

July 20, 2021

DR HORTON INC  
12602 TELECOM DR  
TAMPA, FL 33637  
PIN #: See Exhibit B

RE: Beaumont Community Development District Fiscal Year 2021/2022 O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Beaumont Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) and levying operations and maintenance assessments (“**O&M Assessments**”), special revenue – single family assessments (“**SRF – SF Assessments**”), and special revenue – townhome assessments (“**SRF – TH Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on **August 9, 2021 at 1:30 p.m., and located at 7764 Penrose Place, Wildwood, Florida 34785**. The proposed O&M Assessment, SRF – SF Assessment and SRF – TH 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 the District’s Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, phone: 561-571-0010 (“**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, SRF – SF Assessments and SRF – TH Assessments**

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$320,191** in gross revenue, for all SRF - SF Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$98,418** in gross revenue, and for all SRF - TH Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$75,777** in gross revenue. Lots are allocated a share of the O&M Assessments on a relative Equivalent Assessment Unit (“EAU”) basis, with SF 40’ lots having an EAU of 1.00, SF 50’ lots having an EAU of 1.25 and TH lots having an EAU of 0.80. Lots are allocated a share of the SRF - SF Assessments on an identical Equivalent Assessment Unit (“EAU”) basis with SF 40’ lots and SF 50’ lots having an EAU of 1.00. Lots are allocated a share of the SRF - TH Assessments on an identical Equivalent Assessment Unit (“EAU”) basis with TH lots having an EAU of 1.00. Please note that your property identified in this letter is classified as shown in **Exhibit B**.

Note that the Single-Family section of the community pays for Single Family amenity, while the Townhome section of the community pays for the Townhome amenity. Commercial lands are assessed based on their relative acreage. The schedule of O&M Assessments is as follows:

<b>Product Type</b>	<b>Proposed FY 2021/2022 O&amp;M Assessments</b>	<b>Proposed FY 2021/2022 SRF - SF Assessment</b>	<b>Proposed FY 2021/2022 SRF - TH Assessment</b>
SF 50’	\$772.85	\$878.73	-
SF 40’	\$618.28	\$878.73	-
TH	\$494.62	-	\$565.50
Commercial	\$4,507.24/acre	-	-

Note that the O&M Assessments, SRF – SF Assessments and SRF – TH Assessments are in addition to any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. 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.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property. **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.** For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

**4C**

**RESOLUTION 2021-13**

**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 2021/2022; 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 is located in the City of Wildwood, Florida ("**City**"); 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 hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the City for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the City Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the City Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the City, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations confers a special and peculiar benefit to all or a portion of the lands within the District, which benefit exceeds or equals the cost of the assessments, all as described in **Exhibit "A"**. 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.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *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. 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.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as City taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."**
  - a. Debt service special assessments directly collected by the District are due in full on April 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (i) April 1, 2022 - debt service special assessments for the District's May 1, 2022 debt service payments; and (ii) October 1, 2022 - debt service special assessments for the District's November 1, 2022 debt service payments, in each case in amounts identified by the District Manager in applicable invoice(s).

b. Operations and maintenance special assessments directly collected by the District are due in equal quarterly installments, with the first installment due October 1, 2021, or as otherwise identified by the District Manager in applicable invoice(s).

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.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the City Tax Collector and shall be collected by the City Tax Collector in the same manner and time as City taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the City 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 City property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2021.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A:** Budget





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

**5**

# Hopping Green & Sams

Attorneys and Counselors

July 19, 2021

James P. Harvey  
Erik Morissette  
Michael Caputo  
Troy Simpson  
Candice Smith  
Brad Walker  
Paul Martin  
Greg Meath  
Tim Smith

**c/o KOLTER LAND PARTNERS / KOLTER GROUP ACQUISITIONS, LLC**

14025 Riveredge Drive, Suite 175

Tampa, Florida 33637

[jharvey@kolter.com](mailto:jharvey@kolter.com), [emorrisette@kolter.com](mailto:emorrisette@kolter.com), [mcaputo@kolter.com](mailto:mcaputo@kolter.com), [tsimpson@kolter.com](mailto:tsimpson@kolter.com), [csmith@kolter.com](mailto:csmith@kolter.com),  
[bwalker@kolter.com](mailto:bwalker@kolter.com), [pmartin@kolter.com](mailto:pmartin@kolter.com), [gmeath@kolter.com](mailto:gmeath@kolter.com), [tsmith@kolter.com](mailto:tsmith@kolter.com)

RE: Various CDD Establishment Matters, including Silver Oaks, Preserve at Savannah Lakes, Seminole Palms, Twisted Oaks Pointe, Eagle Lake, Tomoka Farms, Waterside

VIA EMAIL

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, LAUREN GENTRY, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

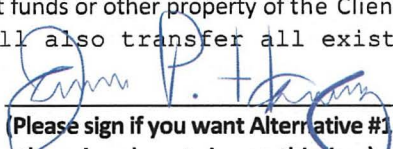
Ladies and Gentlemen,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. **ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law. HGS will also transfer all existing CDD files on the attached Exhibit "A" to KE Law.

July 20, 2021

  
\_\_\_\_\_  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.) James P. Harvey

~~2. **ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.~~

~~\_\_\_\_\_  
(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)~~

~~3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.~~

~~\_\_\_\_\_  
(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)~~

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**

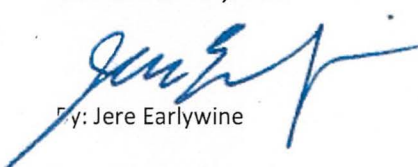


By: Jonathan Johnson

Its: President

Date: July 19, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021

**EXHIBIT "A"**

**EXISTING COMMUNITY DEVELOPMENT DISTRICTS  
TO BE TRANSFERRED TO**

**KE LAW GROUP, PLLC**

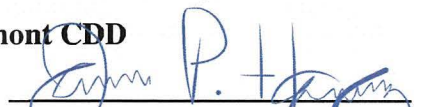
**Effective Date July 19, 2021**

**1. Avalon Groves CDD**



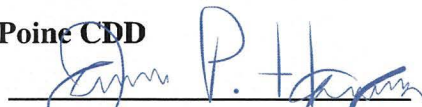
James P. Harvey, Chairman and Assistant Secretary

**2. Beaumont CDD**



James P. Harvey, Chairman and Assistant Secretary

**3. Eagle Poine CDD**



James P. Harvey, Chairman and Assistant Secretary

**4. Harbor Village CDD**



James P. Harvey, Chairman and Assistant Secretary

**5. Seminole Palms CDD**



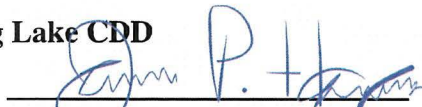
James P. Harvey, Chairman and Assistant Secretary

**6. Solterra Resort CDD**



James P. Harvey, Chairman and Assistant Secretary

**7. Spring Lake CDD**



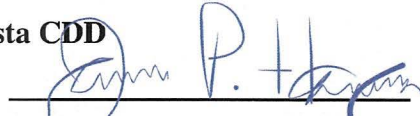
James P. Harvey, Chairman and Assistant Secretary

**8. Summerwoods CDD**



James P. Harvey, Chairman and Assistant Secretary

**9. Trevesta CDD**



---

James P. Harvey, Chairman and Assistant Secretary

**10. West Port CDD**



---

James P. Harvey, Chairman and Assistant Secretary

**11. Willow Walk CDD**



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James P. Harvey, Chairman and Assistant Secretary

# Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

James P. Harvey  
Chairperson  
Beaumont CDD  
c/o Kolter Land Partners  
14025 Riveredge Drive, Suite 175  
Tampa, Florida 33637  
[jharvey@kolter.com](mailto:jharvey@kolter.com)

-and-

Craig Wrathell  
c/o Wrathell Hunt & Associates  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
[wraithellc@whhassociates.com](mailto:wraithellc@whhassociates.com)

RE: Beaumont CDD

VIA EMAIL

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, LAUREN GENTRY, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

Dear Jim and Craig,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

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---

**(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)**

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

---

**(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)**

**3.** If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

---

**(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)**

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 21, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 21, 2021





P.O. Box 6386, Tallahassee, Florida 32314

---

**KE LAW GROUP, PLLC  
FEE AGREEMENT  
BEAUMONT CDD**

**I. PARTIES**

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

A. Beaumont Community Development District (“Client”)  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

and

B. KE Law Group, PLLC (“KE Law”)  
P.O. Box 6386  
Tallahassee, Florida 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

**III. FEES**

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the discounted hourly rates will be \$285 per hour for partners, \$255 per hour for associates, \$225 per hour for part-time contract attorneys, and \$185 per hour for paralegals.

**IV. CLIENT FILES**

The files and work product materials (“Client File”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the

Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

#### **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### **VI. CONFLICTS**

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

#### **VII. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

#### **VIII. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

#### **IX. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**BEAUMONT CDD**

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

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

Date: \_\_\_\_\_

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021

## ATTACHMENT A

### KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

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

**6**

**ADDENDUM TO COMMUNITY MANAGEMENT AGREEMENT**

THIS LIFESTYLES SERVICES AGREEMENT ADDENDUM, hereinafter "Addendum" dated this 14 day of July, 2021

**BETWEEN:**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

"District"

**-AND-**

EVERGREEN LIFESTYLES MANAGEMENT, LLC

"Amenities Manager"

1. The Association and the Manager entered into an Amenities Management Agreement, hereinafter "Agreement", dated May 1, 2020. The Association and the Manager are hereby amending said Agreement by the execution of this Addendum.
2. This Addendum shall be deemed to have retroactive effect as of January 1, 2021.
3. **Attachment A-2 – Scope of HOA Services** of the Agreement is hereby replaced by Exhibit 1.
4. **Attachment B - Compensation** of the Agreement is hereby replaced by Exhibit 2.
5. No other terms or conditions of the Agreement, not hereby otherwise modified or amended, shall be negated, or changed because of this here stated Addendum.

**The Association:**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

Signature: \_\_\_\_\_

Name: JAMES P. HARVEY

Title: CHAIRMAN

**The Manager:**

EVERGREEN LIFESTYLES MANAGEMENT, LLC

Signature: \_\_\_\_\_

Name: Mandy Morgan

Title: Chief Operating Officer

The undersigned have executed this Addendum as of the 14 day of July, 2021

**Exhibit 1:**

**ATTACHMENT A-2 - HOA SCOPE OF SERVICES**

In addition to providing certain of the Services outlined in Attachment A-1, the District acknowledges that the Operations Manager will also serve as the manager for the HOAs and shall provide certain services for the HOAs, including but not limited to:

- Violation inspections and the issuance of subsequent violation notices to residents.
- Oversee the ARC process, gathering the proper information from the residents and putting together the ARC applications for the committee's review.
- Preparation of Annual HOA Budgets.
- Conduct the HOA Annual and Budget Meetings.

The Amenity Manager represents that no more than 20% of the Operations Manager's time (i.e., no more than 16 hours of the 80 hours per month in which the Operations Manager will be on-site) will be spent on HOA Services.

**Amenities Manager shall assign One (1) Lifestyle Director to undertake lifestyles activities and develop appropriate programs for the District. This Lifestyle Director will work parttime onsite from January 2021 until April 2022, and then work fulltime onsite from April 2022. Salary will be as determined by the Board of Directors on an annual basis.**

**Exhibit 2**

**ATTACHMENT B – COMPENSATION**

For the services described in the Amenities Management Agreement, the Amenity Manager shall receive compensation as set forth below:

I. INVOICE

The Amenity Manager shall invoice monthly for its Services, and the District shall pay such invoices within thirty days of receipt and in a manner consistent with Florida's Prompt Payment Act, Sections 218. 70 through 218.80 of the Florida Statutes.

II. STAFFING AND FEES

Staffing and Fees. The District shall pay the Amenity Manager \$1,200.00 per month, which represents the amount for the Operations Manager. Note that the Operations Manager will actually be on-site 80 hours per month, but 16 hours of his/her time will be spent on HOA Services, for which the HOA will separately compensate the Amenity Manager in the amount of \$750 per month (pursuant to a separate agreement between the HOAs and Amenity Manager). Pre-approval required. The District shall pre-approve the Amenity Manager's use of any staff or other individuals employed by the Amenity Manager for the purpose of providing services under this Agreement.

Independent Contractor. Consistent with the terms of the Agreement, the Operations Manager, and any other staff retained by the Amenity Manager to provide services at the Amenities in accordance with this Agreement, shall be the employees of the Amenity Manager, and, the Amenity Manager, and its employees, shall be deemed independent contractors of the District.

**The Lifestyle Director Salary shall be billed back to the District at the cost of their salary plus Thirty Two percent (32%) of said salary to offset expenses for benefits, taxes, and payroll processing.**

III. AFTER-HOURS EMERGENCY SERVICES

The Amenity Manager reserves the right to charge a fee for after-hours emergency services, on an hourly fee basis. Such fee shall be according to the following schedule: \$30 per hour with a two-hour minimum for after-hours calls, and \$45 per hour with a two-hour minimum for after-hours calls on holidays.



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

**7**

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2021**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>										
Cash	\$ 16,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,225
Investments										
Revenue	-	-	-	195,453	132,153	5,044	-	-	-	332,650
Reserve	-	-	-	552,634	410,835	236,537	-	-	-	1,200,006
Prepayment	-	-	-	2,501,025	-	186,643	-	-	-	2,687,668
Construction	-	-	-	-	-	-	445,340	11,610	1	456,951
Cost of issuance	-	-	-	5,476	2,966	1,794	-	-	-	10,236
Undeposited funds	70,528	-	-	-	-	-	-	-	-	70,528
Due from other	1,081	-	-	-	-	-	-	-	-	1,081
Due from general fund	-	-	29,359	-	-	-	-	-	-	29,359
Due from SRF - single family	795	-	-	-	-	-	-	-	-	795
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	795	-	-	-	-	-	-	-	795
Total assets	<u>\$ 92,186</u>	<u>\$ 2,585</u>	<u>\$ 29,359</u>	<u>\$ 3,254,588</u>	<u>\$ 545,954</u>	<u>\$ 430,018</u>	<u>\$ 445,340</u>	<u>\$ 11,610</u>	<u>\$ 1</u>	<u>\$ 4,811,641</u>
<b>LIABILITIES</b>										
Liabilities:										
Accounts payable - onsite	\$ 6,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,894
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	-	-	-	7,109
Due to general fund	-	795	-	-	-	-	-	-	-	795
Due to SRF - town home	29,359	-	-	-	-	-	-	-	-	29,359
Contracts payable	-	-	-	-	-	-	9,403	11,610	-	21,013
Retainage payable	-	-	-	-	-	-	40,754	13,015	116,392	170,161
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>66,253</u>	<u>795</u>	<u>7,109</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>50,157</u>	<u>24,625</u>	<u>116,392</u>	<u>276,129</u>
<b>FUND BALANCES</b>										
Restricted for										
Debt service	-	-	-	3,253,277	536,467	430,018	-	-	-	4,219,762
Capital projects	-	-	-	-	-	-	395,183	-	-	395,183
Unassigned	25,933	1,790	22,250	-	-	-	-	(13,015)	(116,391)	(79,433)
Total fund balances	<u>25,933</u>	<u>1,790</u>	<u>22,250</u>	<u>3,253,277</u>	<u>536,467</u>	<u>430,018</u>	<u>395,183</u>	<u>(13,015)</u>	<u>(116,391)</u>	<u>4,535,512</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,789	\$ 92,301	\$ 81,757	113%
Landowner contribution	5,582	40,026	253,436	16%
Lot closing	46,902	95,711	-	N/A
Interest and miscellaneous	-	3,197	-	N/A
Total revenues	<u>57,273</u>	<u>231,235</u>	<u>335,193</u>	69%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	3,555	21,348	25,000	85%
Engineering	2,325	3,300	3,500	94%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	10,500	10,500	100%
Telephone	17	150	200	75%
Postage	93	319	500	64%
Printing & binding	41	375	500	75%
Legal advertising	117	1,992	1,200	166%
Annual special district fee	-	175	175	100%
Insurance	-	6,961	5,500	127%
Contingencies/bank charges	27	462	500	92%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	95	1,846	1,703	108%
Total professional & administrative	<u>10,353</u>	<u>84,388</u>	<u>103,043</u>	82%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	3,001	17,414	14,400	121%
Stormwater management				
Lake maintenance	825	7,425	10,000	74%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Pest control	-	80	-	N/A
Maintenance contract	-	597	3,000	20%
Electricity	397	4,473	24,000	19%
Repairs and maintenance	-	1,170	2,500	47%
Monuments and street signage				
Repairs and maintenance	-	-	2,000	0%
Electricity	67	664	1,250	53%
Landscape maint. entries/buffers				
Maintenance contract	6,200	79,575	100,000	80%
Plant replacement	-	5,515	7,500	74%
Irrigation repairs	1,102	4,956	15,000	33%
Roadway maintenance	-	520	5,000	10%
Total field operations	<u>11,592</u>	<u>122,389</u>	<u>232,150</u>	53%
Total expenditures	<u>21,945</u>	<u>206,777</u>	<u>335,193</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	35,328	24,458	-	
Fund balances - beginning	(9,395)	1,475	17,983	
Fund balances - ending	<u>\$ 25,933</u>	<u>\$ 25,933</u>	<u>\$ 17,983</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,464	\$ 28,221	\$ 25,969	109%
Landowner contribution	-	35,902	99,862	36%
Lot closing	-	21,267	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,464</u>	<u>85,390</u>	<u>126,331</u>	68%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Accounting	125	1,125	1,500	75%
Landscape maintenance	1,416	17,826	30,000	59%
Plant replacement	-	-	7,500	0%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	7,840	12,000	65%
Gym equipment- PM	-	550	1,000	55%
Repairs and maintenance	-	1,746	7,500	23%
Electricity	1,032	10,990	6,000	183%
Gate electricity	505	3,759	-	N/A
Insurance	-	14,409	15,000	96%
Bank fees	-	-	500	0%
Phone/cable/internet	609	4,834	6,000	81%
Water/sewer/propane	485	2,514	12,000	21%
Janitorial	4,743	29,295	9,000	326%
Security monitoring/gates	-	-	3,840	0%
Gate repairs and maintenance	1,025	1,355	3,500	39%
Security amenity center	2,717	8,537	-	N/A
Pest control	-	755	1,200	63%
Permits/licenses	275	550	750	73%
Holiday decorating	-	-	1,000	0%
Supplies	625	3,315	2,500	133%
Contingencies	-	496	-	N/A
Total single family program	<u>14,517</u>	<u>109,896</u>	<u>125,790</u>	87%
<b>Other fees &amp; charges</b>				
Tax collector	29	565	541	104%
Total other fees & charges	<u>29</u>	<u>565</u>	<u>541</u>	104%
Total expenditures	<u>14,546</u>	<u>110,461</u>	<u>126,331</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	(13,082)	(25,071)	-	
Fund balances - beginning	14,872	26,861	6,590	
Fund balances - ending	<u>\$ 1,790</u>	<u>\$ 1,790</u>	<u>\$ 6,590</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,102	\$ 21,263	\$ 17,499	122%
Landowner contribution	-	-	40,266	0%
Lot closing	-	9,424	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,102</u>	<u>30,687</u>	<u>58,265</u>	53%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	563	750	75%
Landscape maintenance	196	2,093	18,000	12%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	2,500	0%
Pool maintenance	710	4,655	9,000	52%
Repairs and maintenance	-	506	3,000	17%
Electricity	329	3,375	4,000	84%
Insurance	-	-	7,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	137	1,041	-	N/A
Water/sewer	-	927	2,000	46%
Janitorial	890	6,408	3,000	214%
Security amenity center	52	158	2,500	6%
Pest control	-	310	900	34%
Permits/licenses	275	525	500	105%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>2,651</u>	<u>20,561</u>	<u>57,900</u>	36%
<b>Other fees &amp; charges</b>				
Tax collector	23	426	365	117%
Total other fees & charges	<u>23</u>	<u>426</u>	<u>365</u>	117%
Total expenditures	<u>2,674</u>	<u>20,987</u>	<u>58,265</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(1,572)	9,700	-	
Fund balances - beginning	<u>23,822</u>	<u>12,550</u>	<u>5,300</u>	
Fund balances - ending	<u>\$ 22,250</u>	<u>\$ 22,250</u>	<u>\$ 5,300</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,505	\$ 106,141	\$ 91,705	116%
Assessment levy: off-roll	-	161,043	333,825	48%
Assessment prepayments	2,498,549	2,498,549	-	N/A
Lot closing	70,591	108,759	-	N/A
Interest	1	45	-	N/A
Total revenues	<u>2,574,646</u>	<u>2,874,537</u>	<u>425,530</u>	676%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	423,619	423,619	100%
Total debt service	<u>-</u>	<u>423,619</u>	<u>423,619</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	110	2,123	1,911	111%
Total other fees and charges	<u>110</u>	<u>2,123</u>	<u>1,911</u>	111%
Total expenditures	<u>110</u>	<u>425,742</u>	<u>425,530</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,574,536	2,448,795	-	
Fund balances - beginning	678,741	804,482	803,979	
Fund balances - ending	<u>\$ 3,253,277</u>	<u>\$ 3,253,277</u>	<u>\$ 803,979</u>	



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-1 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,550	\$ 107,057	\$ 94,848	113%
Assessment levy: off-roll	-	93,838	317,877	30%
Lot closing	-	80,108	-	N/A
Interest	3	40	-	N/A
Total revenues	<u>5,553</u>	<u>281,043</u>	<u>412,725</u>	68%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	317,225	317,225	100%
Total debt service	<u>-</u>	<u>407,225</u>	<u>407,225</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	110	2,141	1,976	108%
Total other fees and charges	<u>110</u>	<u>2,141</u>	<u>1,976</u>	108%
Total expenditures	<u>110</u>	<u>409,366</u>	<u>409,201</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,443	(128,323)	3,524	
Fund balances - beginning	531,024	664,790	675,765	
Fund balances - ending	<u>\$ 536,467</u>	<u>\$ 536,467</u>	<u>\$ 679,289</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A-2 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 48,316	\$ 171,563	28%
Assessment prepayments	-	949,708	-	N/A
Lot closing	-	23,728	-	N/A
Interest	4	59	-	N/A
Total revenues	<u>4</u>	<u>1,021,811</u>	<u>171,563</u>	596%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal prepayment	-	1,190,000	295,000	403%
Interest	-	179,719	179,859	100%
Total debt service	<u>-</u>	<u>1,369,719</u>	<u>474,859</u>	288%
Excess/(deficiency) of revenues over/(under) expenditures	4	(347,908)	(303,296)	
Fund balances - beginning	430,014	777,926	662,874	
Fund balances - ending	<u>\$ 430,018</u>	<u>\$ 430,018</u>	<u>\$ 359,578</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 4	\$ 62
Total revenues	<u>4</u>	<u>62</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>19,242</u>	<u>554,605</u>
Total expenditures	<u>19,242</u>	<u>554,605</u>
Excess/(deficiency) of revenues over/(under) expenditures	(19,238)	(554,543)
Fund balances - beginning	<u>414,421</u>	<u>949,726</u>
Fund balances - ending	<u><u>\$ 395,183</u></u>	<u><u>\$ 395,183</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 10,782	\$ 903,981
Interest	-	4
Total revenues	10,782	903,985
<b>EXPENDITURES</b>		
Capital outlay	11,610	962,027
Total expenditures	11,610	962,027
Excess/(deficiency) of revenues over/(under) expenditures	(828)	(58,042)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	22,492
Total other financing sources/(uses)	-	22,492
Net change in fund balances	(828)	(35,550)
Fund balances - beginning	(12,187)	22,535
Fund balances - ending	\$ (13,015)	\$ (13,015)

**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, 2021**

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

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 12, 2021 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

James Harvey	Chair
Greg Meath	Vice Chair
Bradley Walker	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:34 p.m. Supervisors Harvey, Meath and Walker were present in person. Supervisors Simpson and Smith were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Change Order(s)**

• **Number 18: (CherryLake, Inc.) [\$10,448.04]**

Mr. Adams presented Change Order Number 18.

**On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, CherryLake, Inc., Change Order Number 18, in the amount of \$10,448.04, was ratified.**

39     ▪       **Continued Discussion: Fiscal Year 2022 Budget and Setting Assessment Amounts**

40       **This item, previously the Sixth Order of Business, was presented out of order.**

41       Mr. Adams presented an updated version of the proposed Fiscal Year 2022 budget,  
42 which reflected changes associated with operating costs, including the addition of an on-site  
43 manager. He requested authorization to send the Mailed Notice to property owners, in the  
44 amounts outlined in the Assessment Table.

45

46       **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor,**  
47 **authorizing Staff to send the Mailed Notice to property owners, was approved.**

48

49

50     **FOURTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial  
Report for the Fiscal Year Ended  
September 30, 2020, Prepared by Berger,  
Toombs, Elam, Gaines & Frank**

51

52

53

54

55       Mr. Gaines presented the Audited Financial Report for Fiscal Year Ended September 30,  
56 2020. There were no findings, irregularities or instances of noncompliance; it was an  
57 unmodified opinion, otherwise known as a clean audit.

58

59     **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11,  
Hereby Accepting the Audited Annual  
Financial Report for the Fiscal Year Ended  
September 30, 2020**

60

61

62

63

64       Mr. Adams presented Resolution 2021-11.

65

66       **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor,**  
67 **Resolution 2021-11, Hereby Accepting the Audited Annual Financial Report for**  
68 **the Fiscal Year Ended September 30, 2020, was adopted.**

69

70

71       Mr. Gaines presented the required disclosures and discussed the audit process for the  
72 Fiscal Year ending September 30, 2020. He discussed the responsibilities of the Auditor and  
73 stated that no significant issues were discussed during the course of the audit; no difficulties



74 were encountered in dealing with Management; Management was very cooperative and made  
75 the audit process as efficient as possible. He noted that the General Fund had a deficit at  
76 September 30, 2020 because, according to governmental accounting principles, receivables not  
77 received within 60 days become a deferred inflow, which are a quasi-liability.

78

79 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2022  
Budget and Setting Assessment Amounts**

80

81

82 This item was presented following the Third Order of Business.

83

84 **SEVENTH ORDER OF BUSINESS**

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

85

86

87 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. The  
88 financials were accepted.

89

90 **EIGHTH ORDER OF BUSINESS**

**Consideration of June 14, 2021 Regular  
Meeting Minutes**

91

92

93 Mr. Adams presented the June 14, 2021 Regular Meeting Minutes.

94

95 **On MOTION by Mr. Harvey and seconded by Mr. Walker, with all in favor, the**  
96 **June 14, 2021 Regular Meeting Minutes, as presented, were approved.**

97

98

99 **NINTH ORDER OF BUSINESS**

**Staff Reports**

100

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

102 There being nothing to report, the next item followed.

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

104 There being no report, the next item followed.

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

106 There being no report, the next item followed.

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

108 • **NEXT MEETING DATE: August 9, 2021 at 1:30 P.M.**

109 ○ **QUORUM CHECK**

110 The next meeting will be on August 9, 2021.

111

112 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

113

114 There were no Board Members' comments or requests.

115

116 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

117

118 There were no public comments.

119

120 **TWELFTH ORDER OF BUSINESS** **Adjournment**

121

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

123

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

126

127

128

129 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

130  
131  
132  
133  
134  
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137

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**9D**

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

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