

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

June 13, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

June 6, 2022

Board of Supervisors
Beaumont Community Development District

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

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on June 13, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

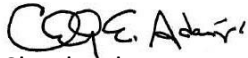
1. Call to Order/Roll Call
2. Public Comments
3. Continued Discussion: Fiscal Year 2022/2023 Budget
4. Landscape Enhancements Financial Impact Analysis
 - Consideration of Floralawn Proposals
 - A. Work Order #1571, Location 4 [\$17,665.92]
 - B. Work Order #1572, Location 5 [\$20,653.61]
 - C. Work Order #1573, Location 6 [\$7,284.71]
 - D. Work Order #1574, Location 8 [\$5,952.06]
 - E. Work Order #1575, Location 7 [\$8,423.66]
 - F. Work Order #1576, Select Mulching [\$44,072.00]
 - G. Work Order #1581, Location 1 [\$17,890.92]
 - H. Work Order #1582, Location 2 [\$5,167.06]
 - I. Work Order #1583, Location 3 [\$5,757.06]
 - J. Work Order #1584, Location 9 [\$21,973.61]
 - K. Plant Selections
5. Consideration of Floralawn Landscape Management Proposal (CDD/Clubhouse)
6. Discussion/Consideration of Stormwater Management Needs Analysis Report

- 7. Acceptance of Unaudited Financial Statements as of April 30, 2022
- 8. Approval of May 9, 2022 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*
 - Update: Designated Towing Company
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 11, 2022 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: 229 774 8903

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 168,913				\$ 321,615
Allowable discounts (4%)	(6,757)				(12,865)
Assessment levy: on-roll - net	162,156	\$226,652	\$ 11,437	\$ 238,089	308,750
Landowner contribution	250,015	66,371	71,317	137,688	137,875
Lot closing	-	86,995	10,000	96,995	-
Interest	-	5,356	-	5,356	-
Total revenues	412,171	385,374	92,754	478,128	446,625
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	6,230	18,770	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	1,000	-	1,000	750
Dissemination agent	1,000	499	501	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	248	252	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	184	750	934	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,000	6,068	2,000	8,068	8,500
Contingencies/bank charges	500	281	219	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	3,378	4,533	-	4,533	6,432
Supplies	-	122	150	272	300
Total professional & administrative	106,518	43,900	64,797	108,697	111,372

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations (shared)					
Management	14,400	18,412	18,412	36,824	20,000
Security amenity center	49	246	250	496	500
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	3,673	6,000	9,673	10,000
Repairs and maintenance	2,500	4,509	2,000	6,509	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	774	476	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	84,000	58,097	60,000	118,097	120,000
Mulch	70,000	-	70,000	70,000	70,000
Plant replacement	7,500	-	7,500	7,500	7,500
Tree treatment	8,500	-	8,500	8,500	8,500
Fertilization and pest control	16,000	1,265	14,735	16,000	20,000
Irrigation repairs	10,000	1,180	5,000	6,180	7,500
Roadway maintenance	5,000	-	2,500	2,500	5,000
Total field operations	305,699	93,703	252,326	346,029	335,250
Total expenditures	412,217	137,603	317,123	454,726	446,622
Excess/(deficiency) of revenues over/(under) expenditures	3	247,771	(224,369)	23,402	3
Fund balance - beginning (unaudited)	23,401	(32,273)	215,498	(32,273)	23,402
Fund balance - ending (projected)	\$23,404	\$215,498	\$(8,871)	\$23,402	\$23,405

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

Expenditures

Professional & administrative

Management/accounting/recording	\$48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	8,500
<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	6,432
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	20,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
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	10,000
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	120,000
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	20,000
Irrigation repairs	7,500
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$446,622</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 88,752				\$ 94,445
Allowable discounts (4%)	(3,550)				(3,778)
Assessment levy: on-roll - net	85,202	\$ 84,137	\$ 4,246	\$ 88,383	90,667
Assessment levy: off-roll	-	-	-	-	-
Landowner contribution	140,423	-	115,620	115,620	136,072
Lot closing	-	48,735	10,000	58,735	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	226,125	132,872	130,366	263,238	227,239
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	33,000	33,000	33,000
Lifetyles events	12,000	937	11,063	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	6,240	-	6,240	6,240	6,240
Streetlighting Maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	18,000	8,496	9,504	18,000	18,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	4,000	-	4,000	4,000	4,000
Plant replacement	7,500	680	6,820	7,500	7,500
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pool maintenance	12,000	6,113	5,887	12,000	12,000
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	5,198	2,302	7,500	7,500
Electricity	15,000	8,231	6,769	15,000	15,000
Gate electricity	-	3,180	3,500	6,680	-
Insurance	15,000	16,642	-	16,642	15,000
Bank fees	-	-	-	-	-
Phone/cable/internet	6,000	3,367	2,633	6,000	6,000
Water/sewer/propane	12,000	1,382	10,618	12,000	12,000
Janitorial	35,000	14,682	20,318	35,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	9,000	-	9,000	9,000	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Security amenity center	-	4,971	-	4,971	-
Pest control	1,200	390	810	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	498	502	1,000	1,000
Supplies	3,000	1,113	1,887	3,000	3,000
Contingencies	1,000	940	60	1,000	1,000
Total single family program	224,350	78,120	159,523	237,643	225,350
Other Fees and Charges					
Tax collector	1,775	1,683	92	1,775	1,889
Total other fees and charges	1,775	1,683	92	1,775	1,889
Total expenditures	226,125	79,803	159,615	239,418	227,239
Excess/(deficiency) of revenues over/(under) expenditures	-	53,069	(29,249)	23,820	-
Fund balance - beginning (unaudited)	5,226	(18,594)	34,475	(18,594)	5,226
Fund balances - ending					
Unassigned	5,226	34,475	5,226	5,226	5,226
Fund balance - ending (projected)	\$ 5,226	\$ 34,475	\$ 5,226	\$ 5,226	\$ 5,226

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

Expenditures

Onsite management	\$ 33,000
Lifetyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting Electric	6,240
Streetlighting Maintenance	2,000
Landscape maintenance	18,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Fertilization and pest control	4,000
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	5,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	12,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	15,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	12,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	
Security monitoring/gates	10,000
Covers costs associated with operating and managing a basic call box entry system at each gate, including credential entry system	

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

Expenditures (continued)

Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	1,000
Tax collector	1,889
Total expenditures	<u><u>\$227,239</u></u>

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Townhome program	\$ 38,454				\$ 61,504
Allowable discounts (4%)	(1,538)				(2,460)
Assessment levy: on-roll - net	36,916	\$ 49,591	\$ 2,503	\$ 52,094	59,044
Landowner contribution	35,084	-	-	-	21,237
Lot closing	-	15,947	10,000	25,947	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	72,500	65,538	13,003	78,541	80,781
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	2,280	1,977	2,000	3,977	4,500
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	18,000	1,176	9,000	10,176	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	525	1,250	1,775	2,500
Pool maintenance	9,000	4,260	4,740	9,000	9,000
Repairs and maintenance	3,000	1,000	1,500	2,500	3,000
Electricity	4,000	2,425	2,500	4,925	5,000
Insurance	3,000	-	3,000	3,000	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,057	1,000	2,057	2,000
Water/sewer	2,000	684	1,316	2,000	2,000
Janitorial	12,800	4,330	6,400	10,730	12,800
Pressure washing	3,000	-	-	-	3,000
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	5,103	500	5,603	5,500
Permits/licenses	500	-	500	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
Total other contractual	71,730	22,912	39,581	62,493	79,550
Other fees and charges					
Tax collector	769	992	-	992	1,230
Total other fees and charges	769	992	-	992	1,230
Total expenditures	72,499	23,904	39,581	63,485	80,780
Excess/(deficiency) of revenues over/(under) expenditures	1	41,634	(26,578)	15,056	1
Fund balance - beginning (unaudited)	23,679	17,139	58,773	17,139	32,195
Fund balances - ending Unassigned	23,679	58,773	32,195	32,195	32,196
Fund balance - ending (projected)	\$ 23,679	\$ 58,773	\$ 32,195	\$ 32,195	\$ 32,196

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,500
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	5,000
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	5,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Expenditures (continued)	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	1,230
Total expenditures	<u><u>\$80,780</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 174,377				\$ 272,150
Allowable discounts (4%)	(6,975)				(10,886)
Net assessment levy - on-roll	167,402	\$ 169,668	\$ 8,562	\$ 178,230	261,264
Assessment levy: off-roll	158,610	-	87,080	87,080	-
Assessment prepayments	-	855,873	-	855,873	-
Lot closing	-	57,201	-	57,201	-
Interest	-	53	-	53	-
Total revenues	326,012	1,082,795	95,642	1,178,437	261,264
EXPENDITURES					
Debt service					
Principal	-	-	-	-	45,000
Principal prepayment	-	855,000	-	855,000	-
Interest	264,244	145,748	104,869	250,617	208,303
Total debt service	264,244	1,000,748	104,869	1,105,617	253,303
Other fees & charges					
Tax collector	3,488	3,393	95	3,488	5,443
Total other fees & charges	3,488	3,393	95	3,488	5,443
Total expenditures	267,732	1,004,141	104,964	1,109,105	258,746
Excess/(deficiency) of revenues over/(under) expenditures	58,280	78,654	(9,322)	69,332	2,518
Fund balance:					
Net increase/(decrease) in fund balance	58,280	78,654	(9,322)	69,332	2,518
Beginning fund balance (unaudited)	723,646	713,478	792,132	713,478	782,810
Ending fund balance (projected)	<u>\$781,926</u>	<u>\$792,132</u>	<u>\$782,810</u>	<u>\$782,810</u>	<u>785,328</u>
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2023					(50,000)
Interest expense - November 1, 2023					(103,434)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 79,269</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	45,000.00	6.375%	104,868.75	149,868.75	3,245,000.00
05/01/23			103,434.38	103,434.38	3,245,000.00
11/01/23	50,000.00	6.375%	103,434.38	153,434.38	3,195,000.00
05/01/24			101,840.63	101,840.63	3,195,000.00
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
Total	3,290,000.00		3,737,662.63	7,027,662.63	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 177,098				\$ 207,453
Allowable discounts (4%)	(7,084)				(8,298)
Net assessment levy - on-roll	170,014	\$ 185,638	\$ 9,368	\$ 195,006	199,155
Assessment levy: off-roll	244,214	103,925	124,848	228,773	214,908
Assessment prepayments	-	15,751	-	15,751	-
Lot closing	-	90,060	-	90,060	-
Interest	-	27	-	27	-
Total revenues	<u>414,228</u>	<u>395,401</u>	<u>134,216</u>	<u>529,617</u>	<u>414,063</u>
EXPENDITURES					
Debt service					
Principal	95,000	95,000	-	95,000	95,000
Principal prepayment	-	-	25,000	25,000	-
Interest	313,294	157,656	155,638	313,294	307,856
Total debt service	<u>408,294</u>	<u>252,656</u>	<u>180,638</u>	<u>433,294</u>	<u>402,856</u>
Other fees & charges					
Tax collector	3,542	3,713	-	3,713	4,149
Total other fees & charges	<u>3,542</u>	<u>3,713</u>	<u>-</u>	<u>3,713</u>	<u>4,149</u>
Total expenditures	<u>411,836</u>	<u>256,369</u>	<u>180,638</u>	<u>437,007</u>	<u>407,005</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,392	139,032	(46,422)	92,610	7,058
Fund balance:					
Net increase/(decrease) in fund balance	2,392	139,032	(46,422)	92,610	7,058
Beginning fund balance (unaudited)	668,563	564,819	703,851	564,819	657,429
Ending fund balance (projected)	<u>\$670,955</u>	<u>\$703,851</u>	<u>\$657,429</u>	<u>\$657,429</u>	<u>664,487</u>
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2023					(100,000)
Interest expense - November 1, 2023					(152,919)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 743</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	95,000.00	4.250%	154,937.50	249,937.50	5,620,000.00
05/01/23	-		152,918.75	152,918.75	5,620,000.00
11/01/23	100,000.00	4.250%	152,918.75	252,918.75	5,520,000.00
05/01/24	-		150,793.75	150,793.75	5,520,000.00
11/01/24	105,000.00	4.250%	150,793.75	255,793.75	5,415,000.00
05/01/25	-		148,562.50	148,562.50	5,415,000.00
11/01/25	110,000.00	4.750%	148,562.50	258,562.50	5,305,000.00
05/01/26	-		145,950.00	145,950.00	5,305,000.00
11/01/26	115,000.00	4.750%	145,950.00	260,950.00	5,190,000.00
05/01/27	-		143,218.75	143,218.75	5,190,000.00
11/01/27	120,000.00	4.750%	143,218.75	263,218.75	5,070,000.00
05/01/28	-		140,368.75	140,368.75	5,070,000.00
11/01/28	125,000.00	4.750%	140,368.75	265,368.75	4,945,000.00
05/01/29	-		137,400.00	137,400.00	4,945,000.00
11/01/29	130,000.00	4.750%	137,400.00	267,400.00	4,815,000.00
05/01/30	-		134,312.50	134,312.50	4,815,000.00
11/01/30	140,000.00	5.500%	134,312.50	274,312.50	4,675,000.00
05/01/31	-		130,462.50	130,462.50	4,675,000.00
11/01/31	145,000.00	5.500%	130,462.50	275,462.50	4,530,000.00
05/01/32	-		126,475.00	126,475.00	4,530,000.00
11/01/32	155,000.00	5.500%	126,475.00	281,475.00	4,375,000.00
05/01/33	-		122,212.50	122,212.50	4,375,000.00
11/01/33	160,000.00	5.500%	122,212.50	282,212.50	4,215,000.00
05/01/34	-		117,812.50	117,812.50	4,215,000.00
11/01/34	170,000.00	5.500%	117,812.50	287,812.50	4,045,000.00
05/01/35	-		113,137.50	113,137.50	4,045,000.00
11/01/35	180,000.00	5.500%	113,137.50	293,137.50	3,865,000.00
05/01/36	-		108,187.50	108,187.50	3,865,000.00
11/01/36	190,000.00	5.500%	108,187.50	298,187.50	3,675,000.00
05/01/37	-		102,962.50	102,962.50	3,675,000.00
11/01/37	200,000.00	5.500%	102,962.50	302,962.50	3,475,000.00
05/01/38	-		97,462.50	97,462.50	3,475,000.00
11/01/38	210,000.00	5.500%	97,462.50	307,462.50	3,265,000.00
05/01/39	-		91,687.50	91,687.50	3,265,000.00
11/01/39	225,000.00	5.500%	91,687.50	316,687.50	3,040,000.00
05/01/40	-		85,500.00	85,500.00	3,040,000.00
11/01/40	235,000.00	5.625%	85,500.00	320,500.00	2,805,000.00
05/01/41	-		78,890.63	78,890.63	2,805,000.00
11/01/41	250,000.00	5.625%	78,890.63	328,890.63	2,555,000.00
05/01/42	-		71,859.38	71,859.38	2,555,000.00
11/01/42	260,000.00	5.625%	71,859.38	331,859.38	2,295,000.00
05/01/43	-		64,546.88	64,546.88	2,295,000.00
11/01/43	275,000.00	5.625%	64,546.88	339,546.88	2,020,000.00
05/01/44	-		56,812.50	56,812.50	2,020,000.00
11/01/44	290,000.00	5.625%	56,812.50	346,812.50	1,730,000.00
05/01/45	-		48,656.25	48,656.25	1,730,000.00
11/01/45	310,000.00	5.625%	48,656.25	358,656.25	1,420,000.00
05/01/46	-		39,937.50	39,937.50	1,420,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	325,000.00	5.625%	39,937.50	364,937.50	1,095,000.00
05/01/47	-		30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48	-		21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
Total	5,715,000.00		5,500,631.30	11,215,631.30	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$110,813	\$ 43,459	\$ 52,096	\$ 95,555	\$ 807,250
Assessment prepayments	-	879,464	-	879,464	-
Lot closing	-	314,287	-	314,287	-
Interest	-	37	-	37	-
Total revenues	<u>110,813</u>	<u>1,237,247</u>	<u>52,096</u>	<u>1,289,343</u>	<u>807,250</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	750,000	760,000	1,510,000	-
Interest	110,813	61,242	34,313	95,555	25,875
Total expenditures	<u>110,813</u>	<u>811,242</u>	<u>794,313</u>	<u>1,605,555</u>	<u>25,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	426,005	(742,217)	(316,212)	781,375
Fund balance:					
Net increase/(decrease) in fund balance	-	426,005	(742,217)	(316,212)	781,375
Beginning fund balance (unaudited)	294,932	589,930	1,015,935	589,930	273,718
Ending fund balance (projected)	<u>\$294,932</u>	<u>\$1,015,935</u>	<u>\$273,718</u>	<u>\$273,718</u>	<u>1,055,093</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2023					(12,938)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 805,624</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	-		12,937.50	12,937.50	460,000.00
05/01/23			12,937.50	12,937.50	460,000.00
11/01/23	-		12,937.50	12,937.50	460,000.00
05/01/24			12,937.50	12,937.50	460,000.00
11/01/24	-		12,937.50	12,937.50	460,000.00
05/01/25			12,937.50	12,937.50	460,000.00
11/01/25	-		12,937.50	12,937.50	460,000.00
05/01/26			12,937.50	12,937.50	460,000.00
11/01/26	-		12,937.50	12,937.50	460,000.00
05/01/27			12,937.50	12,937.50	460,000.00
11/01/27	-		12,937.50	12,937.50	460,000.00
05/01/28			12,937.50	12,937.50	460,000.00
11/01/28	-		12,937.50	12,937.50	460,000.00
05/01/29			12,937.50	12,937.50	460,000.00
11/01/29	-		12,937.50	12,937.50	460,000.00
05/01/30			12,937.50	12,937.50	460,000.00
11/01/30	-		12,937.50	12,937.50	460,000.00
05/01/31			12,937.50	12,937.50	460,000.00
11/01/31	-		12,937.50	12,937.50	460,000.00
05/01/32			12,937.50	12,937.50	460,000.00
11/01/32	460,000.00	5.625%	12,937.50	472,937.50	-
Total	460,000.00		271,687.50	731,687.50	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	832.21	882.66	-	-	1,218.44	2,933.31	2,870.02
41	SF 40'	665.77	882.66	-	-	1,218.44	2,766.87	2,715.45
98	TH	532.61	-	627.59	-	794.64	1,954.84	1,854.76
205								
<u>Commercial</u>								
38.57	Commercial	4,853.43	-	-	15,229.43	-	20,082.86	19,736.67
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

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

Number of Units	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
1	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
36	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
41								
<u>Commercial</u>								
0.00	Commercial	4,562.23	-	-	14,327.85	-	18,890.08	18,564.65
0.00								

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

	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
52	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
20	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
0	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
72								
<u>Future Phases</u>								
54	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
33	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
87								

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4

Beaumont Landscape Enhancements Financial Impact Analysis

May-22

<u>Work Order #</u>	Enhancement Proposals <u>Description</u>	<u>Costs</u>
1571	Remove and Replace enhancement of entry at 462 (location 4)	\$ 17,665.92
1572	Remove and Replace enhancement of Spanish Harbor and Penrose Intersection (location 5)	\$ 20,653.61
1573	Remove and Replace enhancement of Spanish Harbor and Dragonfly Intersection (location 6)	\$ 7,284.71
1574	Remove and Replace enhancement of Spanish Harbor East Community Entry location 8)	\$ 5,952.06
1575	Remove and Replace enhancement of Sundance and Dragonfly Intersection (location 7)	\$ 8,423.66
1576	Chocolate Hardwood Mulch supply and install in various locations not covered by proposals	\$ 44,072.00
1581	Remove and Replace enhancement at Main Entry at 466A (location 1)	\$ 17,890.92
1582	Remove and Replace enhancement at Sundance and 466A (location 2)	\$ 5,167.06
1583	Remove and Replace enhancement at Sundance and 462 (location 3)	\$ 5,757.06
1584	Remove and Replace enhancement at Spanish Harbor and June Intersection (location 9)	<u>\$ 21,973.61</u>
	Total	\$ 154,840.61
 General Fund Available Repurposed Funding		
	Revenue Received in Excess of Budget	\$ 26,797.00
	Dry Detention Maintenance	\$ 37,000.00
	Irrigation Electricity	\$ 15,000.00
	Mulch	\$ 70,000.00
	Plant Replacement	<u>\$ 7,500.00</u>
	Total	\$ 156,297.00
	Variance	\$ 1,456.39

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4A



Proposal

Date: 3/7/2022

Work Order #1571

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

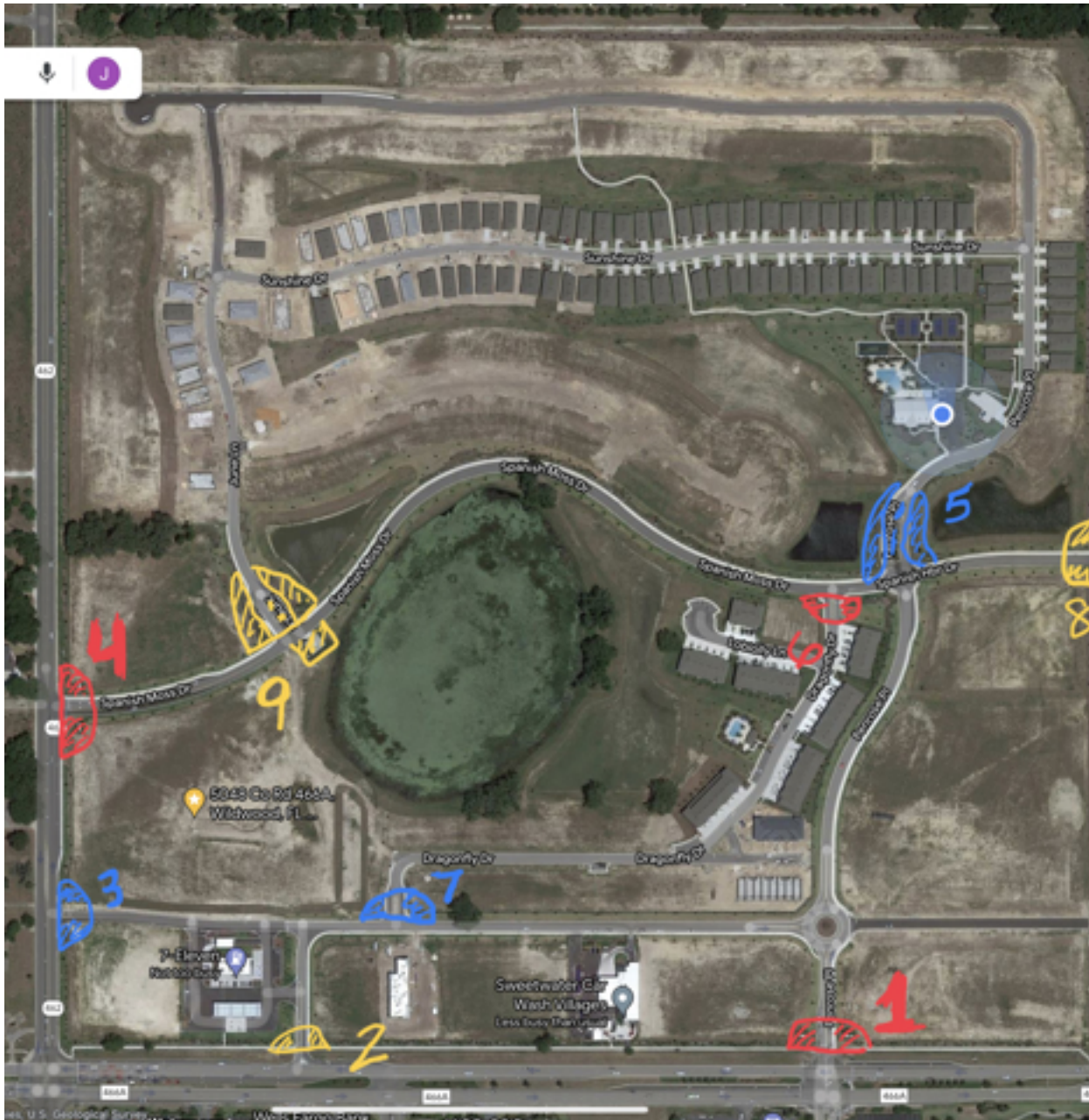
Location 4 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,665.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,433.66 (Seventeen Thousand Four Hundred Thirty-Three Dollars and Sixty-Six Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4B



Proposal

Date: 3/7/2022

Work Order #1572

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 5 at Beaumont

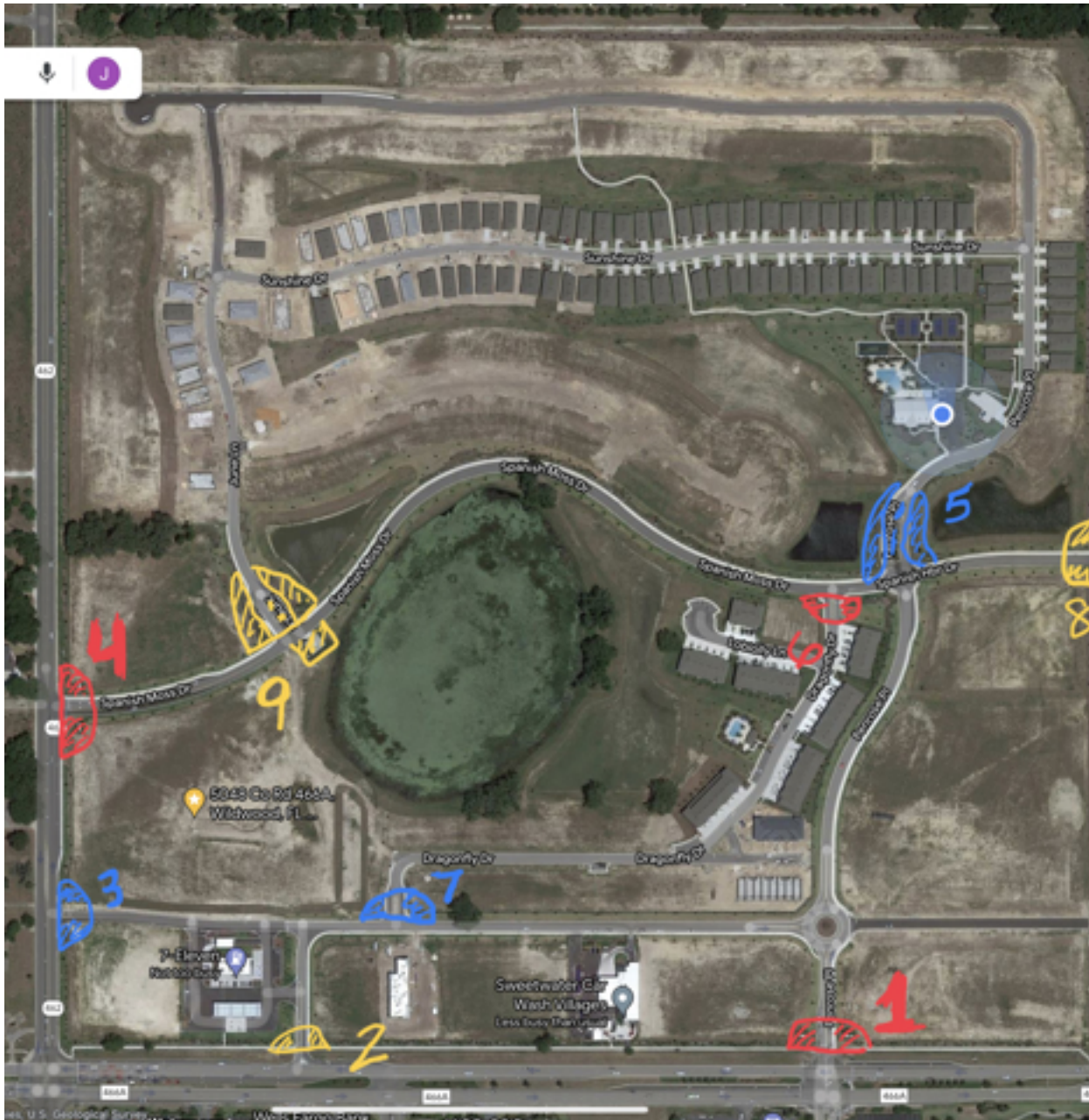
Removal of existing plant materials with installation of new plants and turf subjected within the estimate.



56







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottle Brush Std. - Installation	4.00	30 Gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots

Chocolate Mulch Install	15.00	cuyd
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$20,653.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$20,653.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4C



Proposal

Date: 3/7/2022

Work Order #1573

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 6 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

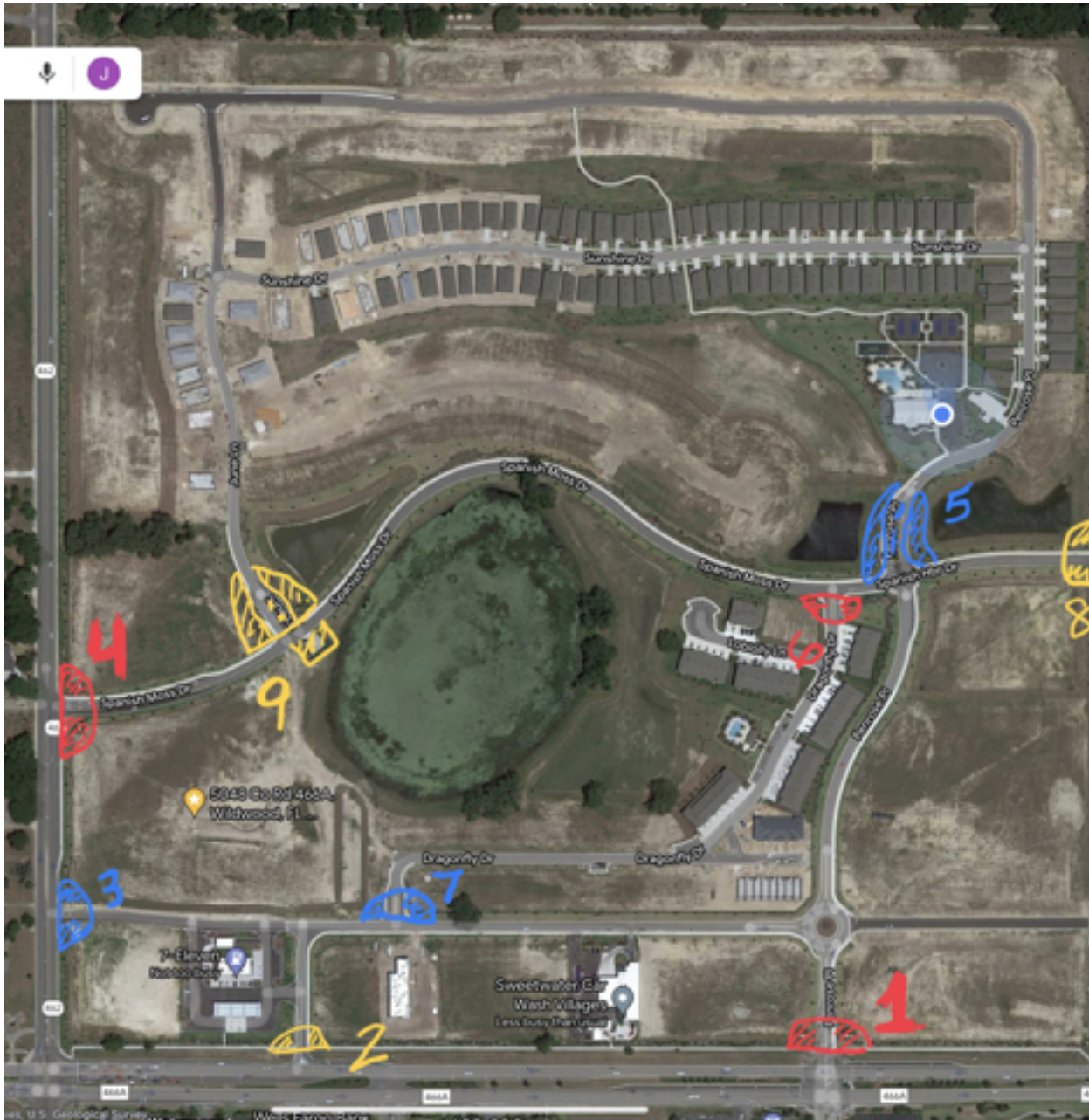
Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Majestic Beauty Hawthorne	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

Chocolate Mulch Install	6.00	cuyd
Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	16.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	18.00	3 Gal
Blue Pacific Juniper - Installation	36.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$7,284.71

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$7,284.71), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
_____ **Floralawn**

By _____
Date _____
_____ **Beaumont CDD**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4D



Proposal

Date: 3/7/2022

Work Order #1574

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 8 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	31.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,952.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,952.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4E



Proposal

Date: 3/7/2022

Work Order #1575

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 7 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second Section for Center Island











Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd

Sky Pencil 7-8' - Installation With Staking	2.00	95 Gal
Pringle Podocarpus - Installation	14.00	3 Gal
Indian Hawthorn Raphiolepis - Installation	16.00	3 Gal
Blue Pacific Juniper - Installation	32.00	3 Gal
Annuals Spring	80.00	4" Pots
Chocolate Mulch Install	2.00	cuyd
Odoratissimum Viburnum - Installation	16.00	15 gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$8,423.66

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$8,423.66), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4F



Proposal

Date: 3/11/2022

Work Order #1576

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

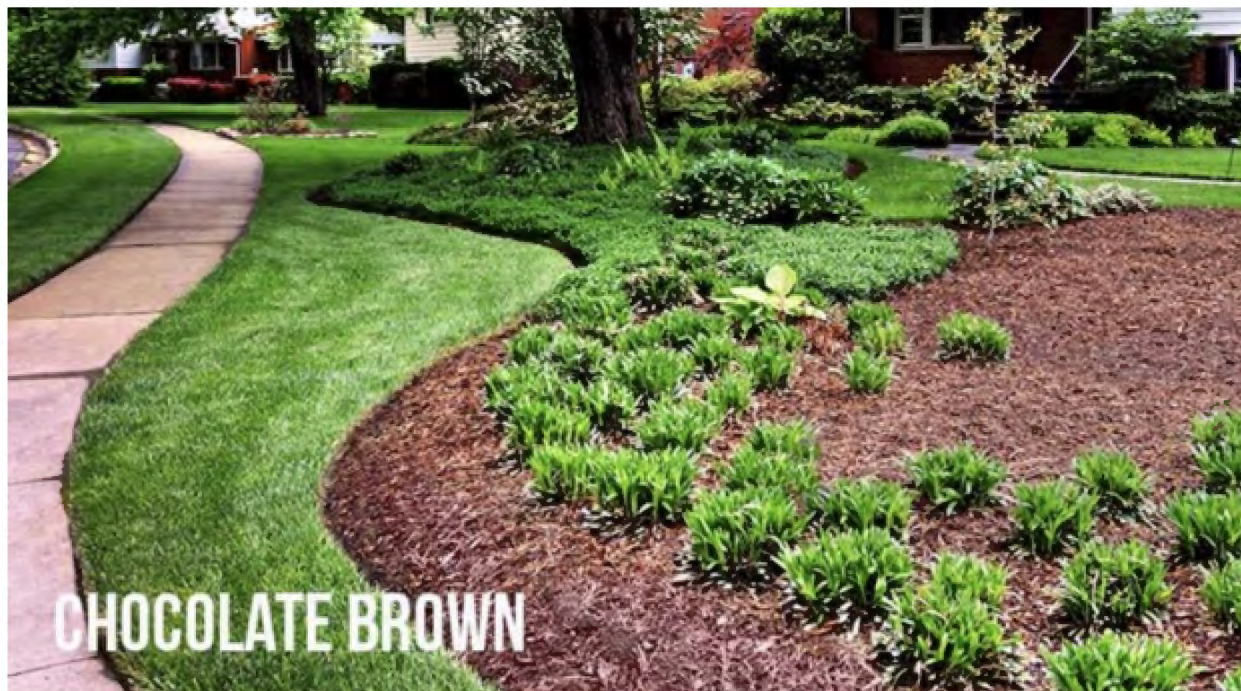
Select Mulching at Beaumont CDD

Installation of selected mulch material into highlighted areas pictured.

-Chocolate Hardwood Mulch-

Disclaimer: Industry is seeing shortages in Pine Bark and cost are rising quickly on this material. With the plan being to steward mulch already installed the last 2 years now; this would honestly be the best time to make the switch.

We just completed a large multiple hundreds of yards installed in Leesburg and the product looks great and was a seamless transition. You will definitely be pleased with the appearance.



Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	0.00	ea
Chocolate Mulch Install	800.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$44,072.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$44,072.00 (Forty Four Thousand Seventy Two Dollars), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/11/2022 _____

Floralawn

By _____

Date _____

Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4G



Proposal

Date: 3/7/2022

Work Order #1581

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 1 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	2.00	ea
Odoratissimum Viburnum - Installation	40.00	15 gal
Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
St Augustine Grass - Furnish and Installation	2,000.00	sqft
Chocolate Mulch Install	6.00	cuyd

Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	60.00	3 Gal
Carolina Sapphire - Installation	4.00	30 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$17,890.92

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$17,890.92 (Seventeen Thousand Eight Hundred Ninety Dollars and Ninety-Two Cents), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4H



Proposal

Date: 3/7/2022

Work Order #1582

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 2 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots
Chocolate Mulch Install	4.00	cuyd
Carolina Sapphire - Installation	2.00	30 Gal
St Augustine Grass - Furnish and Installation	500.00	sqft

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,167.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth
Date 3/7/2022
Floralawn

By _____
Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

41



Proposal

Date: 3/7/2022

Work Order #1583

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawassee Rd
Orlando, FL 32835

Location 3 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.







Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	1.00	ea
Odoratissimum Viburnum - Installation	16.00	15 gal
Carolina Sapphire - Installation	2.00	30 Gal
Red Fountain Grass - Red Fountain Grass	20.00	3 Gal
Blue Pacific Juniper - Installation	30.00	3 Gal
Annuals Spring	100.00	4" Pots

St Augustine Grass - Furnish and Installation	1,000.00	sqft
Chocolate Mulch Install	4.00	cuyd

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$5,757.06

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$5,757.06), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Jake Bloodworth

Date 3/7/2022
Floralawn

By _____

Date _____
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4J



Proposal

Date: 3/7/2022

Work Order #1584

PO #

Customer:

Brad Walker
Kolter - KLP Villages, LLP
14025 Riveredge Drive
Suite 175
Tampa, FL 33637

Property:

Beaumont CDD
2100 South Hiawasse Rd
Orlando, FL 32835

Location 9 at Beaumont

Removal of existing plant materials with installation of new plants and turf subjected within the estimate.

First section for the Sides

Second section for the Lift Station









Default Group

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	4.00	ea
Odoratissimum Viburnum - Installation	60.00	15 gal
Carolina Sapphire - Installation	4.00	30 Gal
Bottlebrush Std. - Installation	4.00	30 Gal
Red Fountain Grass - Red Fountain Grass	100.00	3 Gal
Majestic Beauty Hawthorne - Majestic Beauty Hawthorne	80.00	3 Gal

Blue Pacific Juniper - Installation	200.00	3 Gal
Annuals Spring	300.00	4" Pots
Chocolate Mulch Install	15.00	cuyd
Red Fountain Grass - Red Fountain Grass	40.00	3 Gal
Blue Pacific Juniper - Installation	40.00	3 Gal

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$21,973.61

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$21,973.61), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Jake Bloodworth

Date 3/7/2022

Floralawn

By _____

Date _____

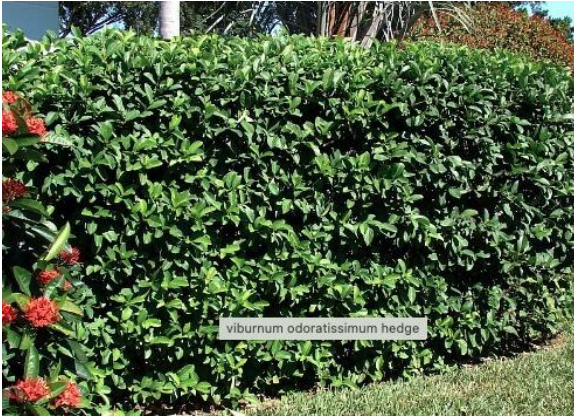
Beaumont CDD

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

4K

Beaumont Plant Selections

Odoratissimum-Viburnum



Red Fountain Grass



Carolina Blue Sapphire



Bottle Brush



Beaumont Plant Selections

Blue Pacific Juniper



Sky Pencil



Majestic Beauty-Indian Hawthorn



Chocolate Brown Hardwood Mulch



Pringles-Podocarpus



BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Beaumont CDD/Clubhouse

% Evergreen Lifestyle Management
2100 South hiawassee Rd
Orlando, FL 32835

March 3, 2022

Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management-CDD/Clubhouse

Service	Monthly	Yearly
Landscape Maintenance	\$8,986	\$107,832
St Augustine Fertilization Program 6x times Year	\$1,711	\$20,532
Shrub Fertilization Program 4x times Year	\$390	\$4,680
Monthly Irrigation Inspection	\$1302	\$15,624
Total	\$12,389	\$148,668

Horticultural Additional Services - CDD/Clubhouse

Enhancements and additional services are available on an a la carte basis. These include turf and special treatments.

Additional Horticultural Services	Monthly	Yearly
Aerification 3x times per year	\$1,530	\$18,360
Organic Fertilization 3x times per year	\$428	\$5,138
Total	\$1,958	\$23,498

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Price
Mulch	\$55
Palm Pruning	\$65
Annual Flowers - per annual	\$2.25

PROPOSAL

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **40 times** per calendar year (Floritam) and **40 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **24 times per year** consistent with **3 times per month May through October** and **1 time per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**40 times** per year). A soft edge of all bed areas will be performed every other mowing (**20 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$65.00 per hour**. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Compensation

Floralawn agrees to provide all of the above services for an annual fee of \$00.00 to be paid in monthly fees of \$00.00 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal to avoid a finance charge of 1.5% per month (periodic rate) of the unpaid balance until paid.

Conditions

This proposal is intended for an initial term of **12 months (1 year)** with an anticipated start date of **TBD** and will remain in effect after the initial term until cancelled by either party.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2022**

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS										
Cash	\$ 320,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,441
Investments										
Revenue	-	-	-	180,609	148,723	26,115	-	-	-	355,447
Reserve	-	-	-	552,630	410,828	236,533	-	-	-	1,199,991
Prepayment	-	-	-	1,941	26,197	946,787	-	-	-	974,925
Construction	-	-	-	-	-	-	352,531	-	1	352,532
Interest	-	-	-	104,869	155,638	-	-	-	-	260,507
Undeposited funds	55,128	-	-	18,182	-	-	-	-	-	73,310
Due from Developer	24,336	-	-	-	-	-	-	-	-	24,336
Due from other	1,231	-	-	-	-	-	-	-	-	1,231
Due from general fund	-	44,101	67,567	-	-	-	-	-	-	111,668
Due from KLP Beaumont commercial	-	-	-	270,334	-	-	-	-	-	270,334
Due from KLP Village	-	-	-	-	316,123	38,302	-	-	-	354,425
Utility deposit	3,557	1,790	-	-	-	-	-	-	-	5,347
Prepaid expense	-	819	-	-	-	-	-	-	-	819
Total assets	<u>\$ 404,693</u>	<u>\$ 46,710</u>	<u>\$ 67,567</u>	<u>\$ 1,128,565</u>	<u>\$1,057,509</u>	<u>\$1,247,737</u>	<u>\$ 352,531</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 4,305,313</u>
LIABILITIES										
Liabilities:										
Accounts payable - onsite	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Due to Developer	-	-	-	1,311	9,487	-	-	-	-	10,798
Due to other	-	-	7,109	-	-	-	3,386	-	-	10,495
Due to SRF - single family	44,101	-	-	-	-	-	-	-	-	44,101
Due to SRF - town home	67,567	-	-	-	-	-	-	-	-	67,567
Retainage payable	-	-	-	-	-	-	18,795	4,276	8,254	31,325
Developer advance	30,000	-	-	-	-	-	-	-	-	30,000
Total liabilities	<u>141,790</u>	<u>-</u>	<u>7,109</u>	<u>1,311</u>	<u>9,487</u>	<u>-</u>	<u>22,181</u>	<u>4,276</u>	<u>8,254</u>	<u>194,408</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	24,336	-	-	270,334	316,123	38,302	-	-	-	649,095
Total deferred inflows of resources	<u>24,336</u>	<u>-</u>	<u>-</u>	<u>270,334</u>	<u>316,123</u>	<u>38,302</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>649,095</u>
FUND BALANCES										
Assigned:										
Restricted for										
Debt service	-	-	-	856,920	731,899	1,209,435	-	-	-	2,798,254
Capital projects	-	-	-	-	-	-	330,350	(4,276)	(8,253)	317,821
Unassigned	238,567	46,710	60,458	-	-	-	-	-	-	345,735
Total fund balances	<u>238,567</u>	<u>46,710</u>	<u>60,458</u>	<u>856,920</u>	<u>731,899</u>	<u>1,209,435</u>	<u>330,350</u>	<u>(4,276)</u>	<u>(8,253)</u>	<u>3,461,810</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 404,693</u>	<u>\$ 46,710</u>	<u>\$ 67,567</u>	<u>\$ 1,128,565</u>	<u>\$1,057,509</u>	<u>\$1,247,737</u>	<u>\$ 352,531</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 4,305,313</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 17,799	\$ 244,450	\$ 162,156	151%
Landowner contribution	-	66,371	250,015	27%
Lot closing	23,286	110,281	-	N/A
Interest and miscellaneous	200	5,556	-	N/A
Total revenues	<u>41,285</u>	<u>426,658</u>	<u>412,171</u>	104%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	-	6,230	25,000	25%
Engineering	-	-	3,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	10,500	0%
Telephone	17	116	200	58%
Postage	100	348	500	70%
Printing & binding	41	290	500	58%
Legal advertising	-	184	1,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	6,068	7,000	87%
Contingencies/bank charges	-	281	500	56%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Tax collector	356	4,889	3,378	145%
Supplies	-	122	3,000	4%
Total professional & administrative	<u>4,597</u>	<u>48,496</u>	<u>109,518</u>	44%

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	18,412	14,400	128%
Security amenity center	50	296	-	N/A
Stormwater management				
Lake maintenance	825	5,775	10,000	58%
Dry retention area maintenance	-	-	37,000	0%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	597	3,000	20%
Electricity	487	4,160	24,000	17%
Repairs and maintenance	1,996	6,505	2,500	260%
Monuments and street signage				
Repairs and maintenance	-	774	2,000	39%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	10,001	68,098	84,000	81%
Mulch	-	-	70,000	0%
Plant replacement	-	-	7,500	0%
Tree treatment	-	-	8,500	0%
Fertilization and pest control	260	1,525	16,000	10%
Irrigation repairs	-	1,180	10,000	12%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>13,619</u>	<u>107,322</u>	<u>305,650</u>	35%
Total expenditures	<u>18,216</u>	<u>155,818</u>	<u>418,546</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	23,069	270,840	(6,375)	
Fund balances - beginning	215,498	(32,273)	23,401	
Fund balances - ending	<u>\$ 238,567</u>	<u>\$ 238,567</u>	<u>\$ 17,026</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 6,607	\$ 90,744	\$ 85,202	107%
Landowner contribution	-	-	140,423	0%
Lot closing	9,912	58,647	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>16,519</u>	<u>149,391</u>	<u>226,125</u>	66%
EXPENDITURES				
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	-	937	12,000	8%
Accounting	125	875	1,500	58%
Streetlighting electric	-	-	6,240	0%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	8,496	18,000	47%
Tree treatment	-	-	7,160	0%
Fertiliation and pest control	-	-	4,000	0%
Plant replacement	-	680	7,500	9%
Irrigation repairs	-	-	5,000	0%
Pool maintenance	960	7,073	12,000	59%
Gym equipment- PM	-	550	1,000	55%
Repairs and maintenance	-	5,198	7,500	69%
Electricity	945	9,176	15,000	61%
Gate electricity	519	3,700	-	N/A
Insurance	-	16,642	15,000	111%
Phone/cable/internet	719	4,085	6,000	68%
Water/sewer/propane	-	1,382	12,000	12%
Janitorial	-	14,682	35,000	42%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	9,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Security amenity center	819	5,790	-	N/A
Pest control	65	455	1,200	38%
Permits/licenses	-	-	750	0%
Holiday decorating	-	498	1,000	50%
Supplies	-	1,113	3,000	37%
Contingencies	-	940	1,000	94%
Total single family program	<u>4,152</u>	<u>82,272</u>	<u>224,350</u>	37%
Other fees & charges				
Tax collector	132	1,815	1,775	102%
Total other fees & charges	<u>132</u>	<u>1,815</u>	<u>1,775</u>	102%
Total expenditures	<u>4,284</u>	<u>84,087</u>	<u>226,125</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	12,235	65,304	-	
Fund balances - beginning	34,475	(18,594)	5,226	
Fund balances - ending	<u>\$ 46,710</u>	<u>\$ 46,710</u>	<u>\$ 5,226</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,894	\$ 53,486	\$ 36,916	145%
Landowner contribution	-	-	35,084	0%
Lot closing	-	15,947	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>3,894</u>	<u>69,433</u>	<u>72,500</u>	96%
EXPENDITURES				
Town Home Program				
Accounting	62	437	750	58%
Streetlighting electricity	298	2,275	2,280	100%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	1,176	18,000	7%
Irrigation water	-	-	500	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	525	2,500	21%
Pool maintenance	710	4,970	9,000	55%
Repairs and maintenance	-	1,000	3,000	33%
Electricity	188	2,614	4,000	65%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	153	1,210	2,000	61%
Water/sewer	-	684	2,000	34%
Janitorial	-	4,330	12,800	34%
Pressure washing	-	-	3,000	0%
Security amenity center	-	-	2,500	0%
Pest control	720	5,823	900	647%
Permits/licenses	-	-	500	0%
Supplies	-	-	750	0%
Contingencies	-	-	500	0%
Total town home program	<u>2,131</u>	<u>25,044</u>	<u>71,730</u>	35%
Other fees & charges				
Tax collector	78	1,070	769	139%
Total other fees & charges	<u>78</u>	<u>1,070</u>	<u>769</u>	139%
Total expenditures	<u>2,209</u>	<u>26,114</u>	<u>72,499</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	1,685	43,319	1	
Fund balances - beginning	58,773	17,139	23,679	
Fund balances - ending	<u>\$ 60,458</u>	<u>\$ 60,458</u>	<u>\$ 23,680</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 13,324	\$ 182,991	\$ 167,402	109%
Assessment levy: off-roll	-	-	158,610	0%
Assessment prepayments	-	855,873	-	N/A
Lot closing	51,723	108,924	-	N/A
Interest	7	62	-	N/A
Total revenues	<u>65,054</u>	<u>1,147,850</u>	<u>326,012</u>	352%
EXPENDITURES				
Debt service				
Principal prepayment	-	855,000	-	N/A
Interest	-	145,748	264,244	55%
Total debt service	<u>-</u>	<u>1,000,748</u>	<u>264,244</u>	379%
Other fees & charges				
Tax collector	266	3,660	3,488	105%
Total other fees and charges	<u>266</u>	<u>3,660</u>	<u>3,488</u>	105%
Total expenditures	<u>266</u>	<u>1,004,408</u>	<u>267,732</u>	375%
Excess/(deficiency) of revenues over/(under) expenditures	64,788	143,442	58,280	
Fund balances - beginning	792,132	713,478	723,646	
Fund balances - ending	<u>\$ 856,920</u>	<u>\$ 856,920</u>	<u>\$ 781,926</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 14,578	\$ 200,216	\$ 170,014	118%
Assessment levy: off-roll	-	103,925	244,214	43%
Assessment prepayments	-	15,751	-	N/A
Lot closing	13,756	103,816	-	N/A
Interest	6	32	-	N/A
Total revenues	<u>28,340</u>	<u>423,740</u>	<u>414,228</u>	102%
EXPENDITURES				
Debt service				
Principal	-	95,000	95,000	100%
Interest	-	157,656	313,294	50%
Total debt service	<u>-</u>	<u>252,656</u>	<u>408,294</u>	62%
Other fees & charges				
Tax collector	292	4,004	3,542	113%
Total other fees and charges	<u>292</u>	<u>4,004</u>	<u>3,542</u>	113%
Total expenditures	<u>292</u>	<u>256,660</u>	<u>411,836</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	28,048	167,080	2,392	
Fund balances - beginning	703,851	564,819	668,563	
Fund balances - ending	<u>\$ 731,899</u>	<u>\$ 731,899</u>	<u>\$ 670,955</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 43,459	\$ 110,813	39%
Assessment prepayments	185,659	1,065,124	-	N/A
Lot closing	7,832	322,119	-	N/A
Interest	9	45	-	N/A
Total revenues	<u>193,500</u>	<u>1,430,747</u>	<u>110,813</u>	1291%
EXPENDITURES				
Debt service				
Principal prepayment	-	750,000	-	N/A
Interest	-	61,242	110,813	55%
Total debt service	<u>-</u>	<u>811,242</u>	<u>110,813</u>	732%
Excess/(deficiency) of revenues over/(under) expenditures	193,500	619,505	-	
Fund balances - beginning	1,015,935	589,930	294,932	
Fund balances - ending	<u>\$ 1,209,435</u>	<u>\$ 1,209,435</u>	<u>\$ 294,932</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 3	\$ 19
Total revenues	<u>3</u>	<u>19</u>
EXPENDITURES		
Capital outlay	<u>1,950</u>	<u>48,138</u>
Total expenditures	<u>1,950</u>	<u>48,138</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,947)	(48,119)
Fund balances - beginning	<u>332,297</u>	<u>378,469</u>
Fund balances - ending	<u><u>\$ 330,350</u></u>	<u><u>\$ 330,350</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 735
Total revenues	<u>-</u>	<u>735</u>
EXPENDITURES		
Capital outlay	-	735
Total expenditures	<u>-</u>	<u>735</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,276)	(4,276)
Fund balances - ending	<u>\$ (4,276)</u>	<u>\$ (4,276)</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	 <u>-</u>	 <u>-</u>
 Net change in fund balances	 -	 -
Fund balances - beginning	<u>(8,253)</u>	<u>(8,253)</u>
Fund balances - ending	<u><u>\$ (8,253)</u></u>	<u><u>\$ (8,253)</u></u>

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 May 9, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Greg Meath	Vice Chair
Troy Simpson	Assistant Secretary
Candice Smith	Assistant Secretary
Bradley Walker (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Joey Arroyo	Evergreen Lifestyles Management
Jennifer Chapman	Evergreen Lifestyles HOA Manager
Ann Judy	Resident, for Resident Elaine Stanchio

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:32 p.m. Supervisors Meath, Simpson and Smith were present in person. Supervisor Walker was attending via telephone. Supervisor Harvey was not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Ann Judy, representing resident Elaine Stanchio, asked for the name of the Amenities Manager. She questioned how weekend parking violations are handled when Staff is off duty and asked if a towing company is engaged and if an open lot can be converted into a parking lot to accommodate overflow parking at the Clubhouse. Mr. Adams stated that towing concerns would be addressed later in the meeting. The current parking lot was designed under code with the Clubhouse's square footage and type of use so it meets the requirement.

39 A resident asked if the CDD has authority over the start time of daily construction. Mr.
40 Adams replied no, it is under the County's jurisdiction.

41 A resident voiced her concern about the common area and stated that residents are
42 annoyed because, in her opinion, Floralawn does not do what they are supposed to do, which is
43 to take care of the weeds, trim trees and properly maintain the community. Mr. Adams stated
44 Floralawn would be discussed later in the meeting.

45

46 **THIRD ORDER OF BUSINESS**

**Consideration of Floralawn Landscape
Enhancement Proposals/Report**

47

48
49 Mr. Adams presented a series of work orders that were presented at the last meeting,
50 which were deferred to give the Board an opportunity to further evaluate them and also for
51 Management to prepare an enhancement financial impact analysis. He felt it is appropriate to
52 defer the work orders to a future meeting, in order to coordinate with Mr. Smith on the
53 numbers and to obtain competitive pricing.

54 Discussion ensued regarding the Floralawn contract, plant replacement and
55 maintenance proposals, obtaining competitive bids, liability for the repairs and the lack of a
56 warranty on previous installations.

57 **A. Work Order #1571, Location 4 [\$17,665.92]**

58 **B. Work Order #1572, Location 5 [\$20,653.61]**

59 **C. Work Order #1573, Location 6 [\$7,284.71]**

60 **D. Work Order #1574, Location 8 [\$5,952.06]**

61 **E. Work Order #1575, Location 7 [\$8,423.66]**

62 **F. Work Order #1576, Select Mulching [\$44,072.00]**

63 **G. Work Order #1581, Location 1 [\$17,890.92]**

64 **H. Work Order #1582, Location 2 [\$5,167.06]**

65 **I. Work Order #1583, Location 3 [\$5,757.06]**

66 **J. Work Order #1584, Location 9 [\$21,973.61]**

67 **K. Plant Selections**

68 Items A through K were tabled to a future meeting.

69 **FOURTH ORDER OF BUSINESS** **Consideration of Floralawn Landscape**
 70 **Management Proposal (CDD/Clubhouse)**

71
 72 This item was tabled.

73
 74 **FIFTH ORDER OF BUSINESS** **Consideration of Proposals for Palm Tree**
 75 **Arborjet Services**

76
 77 Ms. Arroyo presented proposals from Complete Pest Management for palm tree
 78 Arborjet® treatments, in the amounts of \$8,165 for the commons area and \$7,160 for the
 79 clubhouse. Ms. Arroyo and Mr. Adams responded to questions regarding the scope of services,
 80 effectiveness of the treatments, difference between the two proposals and the funding source.

- 81 **A. Complete Pest Management – Commons**
- 82 **B. Complete Pest Management - Clubhouse**

83
 84 **On MOTION by Mr. Walker and seconded by Ms. Smith, with all in favor, the**
 85 **Complete Pest Management proposals for Palm Tree Arborjet® Services for the**
 86 **Commons and the Clubhouse, in a combined total amount of \$ 15,325, were**
 87 **approved.**

88
 89
 90 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2022-07,**
 91 **Amending Resolution 2021-06 to Adopt an**
 92 **Amended Rule Relating to Overnight**
 93 **Parking and Parking Enforcement; and**
 94 **Providing for Severability and an Effective**
 95 **Date**

96
 97 Mr. Adams presented Resolution 2022-07 and read the title. A resident asked Mr.
 98 Adams to email a copy of Resolution 2021-06.

99 Discussion ensued regarding the Amended Rule Relating to Overnight Parking and
 100 Parking Enforcement. The following points were highlighted:

- 101 ➤ Vehicles would not be towed unless signage is posted.
- 102 ➤ Residents would be allowed to utilize designated guest parking spots at the Clubhouse
 103 for 12 hours on a first-come, first-serve basis.

104 ➤ Three temporary parking spots in the back of the Clubhouse have been reserved for
105 overnight guest parking.

106 ➤ The intent is for residents to utilize their garages and driveways first.

107 ➤ Signage will have appropriate language.

108 Discussion ensued regarding whether to increase guest parking hours from 12 hours to
109 24 hours, providing a standard parking pass, parking stickers and the Townhomes section. The
110 following changes would be made:

111 Page 3, Item 2i: Change 12 hours to 24 hours in the Townhomes section

112 Insert "Guests may park at the Clubhouse for a period not exceeding 24 hours."

113 Clubhouse and Townhomes sections: Insert "Pass required through reservation
114 program."

115

116 **On MOTION by Ms. Smith and seconded by Mr. Meath, with all in favor,**
117 **Resolution 2022-07, Amending Resolution 2021-06 to Adopt an Amended Rule**
118 **Relating to Overnight Parking and Parking Enforcement, as revised; and**
119 **Providing for Severability and an Effective Date, was adopted.**

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122 **SEVENTH ORDER OF BUSINESS**

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130 Mr. Adams presented Resolution 2022-08 and read the title. He discussed the annual
131 budget process and presented the proposed Fiscal Year 2023 budget, which is in draft form.

132 The Board is not bound to the numbers in the proposed Fiscal Year 2023 budget now but the
133 goal is to have it in substantial form at the June meeting. In response to a question regarding

134 an increase in the landscaping budget, Mr. Earlywine stated it was okay to have a higher
135 landscaping budget, as long as it is noticed properly.

136

**Consideration of Resolution 2022-08,
Approving a Proposed Budget for Fiscal
Year 2022/2023; and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; and Providing
an Effective Date**

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On MOTION by Mr. Simpson and seconded by Mr. Meath, with all in favor, Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

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EIGHTH ORDER OF BUSINESS

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Consideration of Resolution 2022-09, Declaring Special Assessments for Assessment Area Two To Address Certain Replats; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner And Timing In Which The Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; And Addressing Conflicts, Severability and an effective Date

163 Mr. Earlywine presented Resolution 2022-09. This Resolution acknowledges receipt of a
164 certificate regarding a True-Up analysis and sets a public hearing to hear comments from
165 commercial landowners.

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On MOTION by Ms. Smith and seconded by Mr. Meath, with all in favor, Resolution 2022-09, Declaring Special Assessments for Assessment Area Two To Address Certain Replats; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner And Timing In Which The Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for August 8, 2022 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785; Providing for Publication of this Resolution; And Addressing Conflicts, Severability and an effective Date, was adopted.

178 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
179 **Statements as of March 31, 2022**

180
181 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.

182 The financials were accepted.

183

184 **TENTH ORDER OF BUSINESS** **Approval of April 11, 2022 Regular Meeting**
185 **Minutes**

186
187 Mr. Adams presented the April 11, 2022 Regular Meeting Minutes.

188

189 **On MOTION by Mr. Meath and seconded by Mr. Simpson with all in favor, the**
190 **April 11, 2022 Regular Meeting Minutes, as presented, were approved.**

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192

193 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

194

195 **A. District Counsel: *KE Law Group, PLLC***

196 Mr. Earlywine stated he would continue coordinating with the District Engineer,
197 Management and Ms. Smith on the project completion process.

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

199 • **Update: Status of Stormwater System Completion**

200 Mr. Morris stated the Stormwater Management Needs Analysis Report would be
201 completed within a week or two and the draft would be emailed to Staff and the Board for
202 feedback; the Report would be finalized by the end of May.

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

204 Ms. Arroyo reported the following:

205 ➤ Staff would like to have a towing company assigned.

206 ➤ The towing company should be within 10 miles of the community.

207 ➤ A plumber was contacted to address the water issue and would be on site next week.

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

209 Asked if Supervisors should start recruiting potential Board Members, Mr. Adams stated
210 there will be a Landowners' Election in November and Board Members could invite interested
211 parties to the Landowners' Meeting on November 14, 2022.

212 I. **182 Registered Voters in District as of April 15, 2022**

213 There were 182 registered voters residing in the District as of April 15, 2022.

214 II. **NEXT MEETING DATE: June 13, 2022 at 1:30 P.M.**

215 o **QUORUM CHECK**

216 The next meeting would be held on June 13, 2022.

217

218 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

219

220 Ms. Smith stated, once a towing company is engaged, the Board must determine how it
221 will implement the approval process and assign an individual to physically approve towing
222 requests. Discussion ensued regarding the logistics of towing vehicles.

223

224 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

225

226 Discussion ensued regarding what constitutes a towable violation, HOA versus CDD
227 authority, whether it includes vehicles that block sidewalks.

228

229 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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

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233 **On MOTION by Mr. Simpson and seconded by Ms. Smith, with all in favor, the**
234 **meeting adjourned at 2:39 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2021	Regular Meeting	1:30 PM
January 10, 2022 CANCELED	Regular Meeting	1:30 PM
February 14, 2022	Regular Meeting	1:30 PM
March 14, 2022 CANCELED NO QUORUM	Regular Meeting	1:30 PM
April 11, 2022	Regular Meeting	1:30 PM
May 9, 2022	Regular Meeting	1:30 PM
June 13, 2022	Regular Meeting	1:30 PM
July 11, 2022	Regular Meeting	1:30 PM
August 8, 2022	Public Hearing & Regular Meeting	1:30 PM
September 12, 2022	Regular Meeting	1:30 PM