

**BEAUMONT
COMMUNITY DEVELOPMENT
DISTRICT**

May 13, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 6, 2024

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 May 13, 2024 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 (*Agenda Items: 3 Minutes Per Speaker*)
3. Discussion: Interested Candidates for Vacant Seat 5
 - A. David Galarza
 - B. Nick Izadpanah
 - C. David Swarts
 - D. Jan Siniscalchi
4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2024*
 - Administration of Oath of Office to Appointed Supervisor (*the following will be provided in a separate package*)
 - A. Memorandum Regarding Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - C. Membership, Obligations and Responsibilities
 - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2024-10, Electing and Removing Officers of the District and Providing for an Effective Date
6. Update: Developer Projects

7. Discussion: Workshop Regarding Amenity Rules and Parking Rules
8. Consideration of Proposals/Estimates/Quotes/Work Orders
 - A. Pillars Group Commercial Carpet Cleaning Proposal
 - B. ProCare Pool Service, Inc. Scope of Work #2230 [DE Filter Grid]
 - C. Shine On Services LLC Estimate #5434 [Pressure Wash Stone Pillars]
 - D. Guardian Access Solutions Estimate #40661 [Left Hand Entrance Swing Gate Repair]
 - E. Juniper Proposal No. 263061 [Arbor Jet for Palm Trees]
 - F. Juniper Proposal No. 267133 [Palm Tree Removal]
9. Consideration of Resolution 2024-11, Approving a Proposed Budget for Fiscal Year 2024/2025; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
10. Consideration of Resolution 2024-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
11. Consideration of Dumpster Amenities
12. Discussion: Juniper Storm Readiness Plan
13. Discussion: Juniper Front Landscape Design
14. Discussion: Vehicle Accident Bids
15. Acceptance of Unaudited Financial Statements as of March 31, 2024
16. Approval of April 8, 2024 Regular Meeting Minutes
17. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field Operations Manager: *Evergreen Lifestyles Management*
 - Action Items/Tracker
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 10, 2024 at 1:30 PM

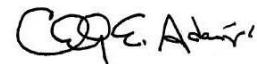
- QUORUM CHECK

SEAT 1	CAROL MICHAELS	<input type="checkbox"/> In PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> In PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	GARY SMITH	<input type="checkbox"/> In PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	ANN JUDY	<input type="checkbox"/> In PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5		<input type="checkbox"/> In PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

18. Board Members' Comments/Requests
19. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
20. Adjournment

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

Sincerely,



Chuck Adams
District Manager

.....
BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903
.....

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

3A

From: [Chuck Adams](#)
To: [david galarza](#); [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [Antonio Shaw](#)
Subject: RE: CDD Board Seat Opportunity
Date: Tuesday, April 16, 2024 1:56:06 PM

Received, thank you

Gianna/Daphne,
For next agenda.

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: david galarza <david.galarza48@gmail.com>
Sent: Tuesday, April 16, 2024 1:39 PM
To: Chuck Adams <adams@whhassociates.com>
Subject: CDD Board Seat Opportunity

You don't often get email from david.galarza48@gmail.com. [Learn why this is important](#)
Chuck,

Good afternoon. My name is David Galarza I just moved in to the Beaumont community. I was referred by Ann and Gary that belongs to the CDD board. They told me that is a seat opening on the board. I would like to know if I could be a candidate for this position.

I'm a retired US Army LTC. I have some spare time to serve our city/community.

Let me know at your earliest convenience.

Thank you for your time and consideration.

Respectfully,

David Galarza
Cell: 939.228.2711

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3B

From: [Chuck Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [Antonio Shaw](#)
Subject: FW: Open seat on Beaumont North CDD
Date: Wednesday, April 17, 2024 12:36:59 PM
Attachments: [My Resume for you.doc](#)

Attached for next Beaumont agenda

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: nizadpanah@verizon.net <nizadpanah@verizon.net>
Sent: Tuesday, April 16, 2024 11:58 AM
To: Chuck Adams <adams@whhassociates.com>
Subject: Open seat on Beaumont North CDD

You don't often get email from nizadpanah@verizon.net. [Learn why this is important](#)

Good afternoon;
This is to whom it may concern;
My name is Nick Izadpanah a resident of Beaumont North . I am retired Civil Engineer, and am interested in serving as a member of CDD. Please see my attached resume. Looking forward to serving my community to the best of my ability.

Nick Izadpanah

Nick Izadpanah, P.E.
8171 Penrose pl. Wildwood, FL 34785
Cell: (703) 728-8663
n.izadis100@gmail.com

Education

M.S. Civil Engineering, Washington University, St. Louis, Missouri

Professional Registrations

Massachusetts No. 32817
District of Columbia No. 8412

Certification

Certified Project Manager - Parsons Brinckerhoff – 03/01/93

Professional Affiliations:

Member, American Society of Civil Engineers
Member, California Society of Civil Engineers

Key Qualifications:

Extensive experience in the design and construction and program management of the Airports, Highways, Roadways, Land Development and QA/QC of the design and construction services. Monitoring, coordinating and administration of the consultant selection on variety of the Civil Engineering Projects.

Louis Berger Group (03/02/2016 to 10/20/2017)

Project Manager/Airfield Planner

- ***Futenma Replacement Facility (FRF) Okinawa, Japan*** – Responsible for providing technical and advisory support services to the staff of the Futenma Replacement Facility (FRF) Program in Okinawa, Japan. Providing Construction Project Management for FRF program in order to facilitate the management, coordination and inspection of construction projects for the FRF Program.

Parsons Transportation Group (09/2006 to 04/2014)

Project Manager (Highway Corridor Manager)

- ***Thomas Roads Improvement Program – Bakersfield, California*** – As a Highway Corridor Manager responsible for directing, managing and monitoring all project development activities of the design consultant team, directly responsible for individual projects within a specific corridor(s). Acting as a program management representative with selected consultants during the program execution. Negotiating changes to the scope of work with the design consultant as required. Overseeing establishment of project Execution Plan, Health and Safety Plan, Quality Assurance/Quality Control Plan, and other documents and standards to insure the uniform application of design criteria, Project requirements and overall program objectives. Maintaining and monitoring established Program requirements for draft and final deliverables. Working with other managers and discipline leads to develop budgets, schedules, and plans for various elements of a project, ensuring that the project meets or exceeds goals established in these plans.

Design Manager

- ***Abu Dhabi International Airport, UAE*** – Responsible for managing the consultants

for the design of runways, taxiways, aprons, roadways related to Abu Dhabi International Airport. Responsibilities included coordination with client, other consultants, agencies, and regulators. Coordinating reviews of design submittals, RFP(s) and shop drawings. Ensuring completeness of design and specifications and other documents. Reviewing variations and change orders as it relates to design and make recommendations. Ensuring quality of submittals and quality audits as required. Ensuring timely preparation of final submittals, tenders and packages.

Kwame Building Group, Inc. St. Louis, MO (09/97 – 09/06)

Senior Project Manager/Design Coordinator

- **St. Louis Lambert International Airport** – Responsible for managing and coordinating Schematic design, design development and construction documents for the design packages such as relocation of the State Highways [Highway 67 (Lindbergh Blvd.) and Highway B (Natural Bridge Road)], proposed new Runway and parallel Taxiways related to the St. Louis Lambert International Airport Expansion Program. Responsibilities include conducting evaluation of Airport Master Plan, planning for alternative State Highway system, horizontal and vertical alignment of the proposed runway, Taxiways, roadways and QA/QC of the design and construction services. Managing several large and small professional consultants for varieties of projects.
- **Cross County Metro Link** – Served as the QA/QC Manager for the design and construction of the Cross County Metro Link. This project is an addition to the St. Louis Missouri Light rail System that contains underground, at grade and aerial sections along with nine new stations.

Delon Hampton & Associate – Atlanta, GA (02/95 – 09/97)

Engineering Manager

- **Atlanta Airport** – Responsible for the project administration, design and construction management for the Hartsfield Atlanta International Airport (HAIA). Project included new 6000 feet fifth runway and associated taxiway, grooving of existing 9000 feet runway, aircraft Parking apron, relocation and realignment of three State Highways (Sullivan Road, Fayetteville Road and Riverdale Road) and other airport related Projects.

Parsons Brinckerhoff – Herndon, VA (06/90 – 02/95)

Lead Civil Engineer/ Project Manager

- **Washington National Airport** – Responsible for the review of civil engineering design for the Capital Development Program (CDP) that encompasses the design and construction of major improvements at Washington National Airport. The project elements comprise aircraft parking aprons, taxiways improvements, runway overlay, runway and taxiway extensions, new roadways and other airport related projects. Responsibilities included QA/QC of the design and construction services.
- **Central Artery/Third Harbor Tunnel – Boston, MA** – The Central Artery /Third Tunnel is a \$ 14-billion project designed to replace a congested six-lane viaduct with an enlarged eight-to-ten lane underground expressway. One of the largest US public works projects ever undertaken, the joint venture (B/PB) program included managing the design and construction of a new four-lane immersed tube tunnel under Boston Harbor and a 3.9-miles extension of the Massachusetts Turnpike (I-90) through South Boston to Logan Airport. Project completion will improve traffic flow, reduce air and noise pollution and add 22 acres of new land over the depressed Artery. Responsible for the design and overall coordination of various departments to ensure timely completion of the preliminary design effort, coordination of pre-award activities associated with the selection of the Section Design Consultants, coordinating the preparation of Request for Proposal (RFP) for consultant services, participating with the Selection Committees and negotiation team. Responsibilities included overall technical and commercial

administration of Consultant Contract, coordinating value engineering, quality assurance, and constructability review.

Stottler Stagg & Associates – Cape Canaveral, FL (06/82 – 06/90)

- **Project Manager** - Responsible for the preparation of contract plans, specifications, Cost estimates for the construction of new parallel taxiways, improve profile and overlay by recycling of existing runways. Also responsible for development of the engineering design for general aviation and air carrier aprons, connecting taxiways; strengthening of runways, widening of terminal apron and pavement marking; preparing pre-applications and grand applications for airport sponsors and coordination with FAA. Experience includes design of new airport perimeter roadway, highway design applying AASHTO design criteria, refurbishment and enlargement of 3000 vehicle parking facilities for the Kennedy Space Center; site planning for sports complex, development and design of major roadway intersection. Design and cost analysis of Turning Basin for two Solid Rocket Booster (SRB) retrieval vessels in support of NASA space shuttle program.

NOTE: Major projects of which I had responsibility were:

- Orlando Executive Airport, Orlando, Florida
- Merritt Island Airport, Merritt Island, Florida
- New Smyrna Beach Municipal Airport, New Smyrna Beach, Florida
- Fernandina Beach Municipal Airport Authority, Fernandina, Florida
- Space Center Executive Airport, Titusville, Florida
- Visitors Center, Kennedy Space Center, Cape Canaveral, Florida
- Highways and Sports Complex, Riyadh, Saudi Arabia

Organization

Federal Aviation
Administration (FAA)

Florida Engineering Society

National Society of
Professional Engineers

Southern College of
Technology

University of Texas

American Society of Civil
Engineers

Certificate

Airport Programming for
Non-FAA Personnel

Construction Claims

Engineering Contract
Documents

Fundamental of Erosion and
Sedimentation Control

Airport Pavements

Techniques for Pavement
Rehabilitation

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3C

From: [Chuck Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [Tammy Collins](#); [Antonio Shaw](#)
Subject: FW: Expression of Interest in Beaumont CDD Board Position
Date: Wednesday, April 24, 2024 7:41:05 AM
Attachments: [Swarts Resume.pdf](#)

For next agenda

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: David Swarts <davidswarts@gmail.com>
Sent: Tuesday, April 23, 2024 9:53 PM
To: Chuck Adams <adams@whhassociates.com>; Tammy Collins <Tammy.Collins@evergreen-lm.com>
Subject: Expression of Interest in Beaumont CDD Board Position

You don't often get email from davidswarts@gmail.com. [Learn why this is important](#)

Dear Mr. Adams,

I hope this email finds you well. I am writing to express my interest in the vacant seat on the Beaumont Community Development District (CDD) Board of Supervisors. My name is David Swarts, and I am a Full Time Resident of the state of Florida.

I have been a resident of this community for just over one year and I have developed a deep appreciation for the unique challenges and opportunities it presents. Serving on the Board would allow me to contribute actively to the betterment of our community and to play a role in shaping its future direction.

In terms of my previous experience, while I have not directly served on a District board before, I have been actively involved in community initiatives and served in leadership roles where I've gained valuable insights into effective governance and decision-making processes. Additionally, my professional background in decision support has equipped me with the skills necessary to analyze complex issues, collaborate with diverse stakeholders, and make well-informed decisions.

Regarding the expertise areas specified, while I may not have direct professional experience in all of them, I bring a willingness to learn and a solid foundation in optimization.

I am eager to bring my passion for community service, my analytical skills, and my commitment to excellence to the Beaumont CDD Board. I believe that my unique perspective, coupled with my dedication to the betterment of our community, would make me an asset to the Board.

Thank you for considering my application. I look forward to the opportunity to discuss how I can contribute to the continued success of the Beaumont CDD.

Warm regards,

David Swarts
913-221-1755

5465 Sunshine Drive
Wildwood, FL 34785
913-221-1755
davidswarts@gmail.com

David Swarts

Objective

Experienced financial analyst skilled in driving business growth through strategic insights and data-driven decision-making. Seeking to leverage expertise in financial analysis and forecasting to optimize performance and enhance profitability for the district.

Experience

Lumen Technologies, Remote — *Senior Financial Analyst*

December 2006 - April 2024

- Employed advanced financial modeling techniques, integrating statistical methodologies, to forecast enterprise resource planning systems and financial models.
- Utilized historical and projected data to align future business performance with company strategic priorities.
- Conducted comprehensive NPV and IRR analyses to evaluate strategic initiatives, providing insights for informed decision-making.
- Identified, assessed, and mitigated financial risks through rigorous analysis to optimize investment outcomes.
- Conducted in-depth market research and due diligence to support strategic business planning and anticipate emerging opportunities.
- Prepared detailed financial reports, dashboards, and metrics for accurate decision-making by senior management.
- Collaborated with various business units to understand financial needs and challenges, providing guidance and support.
- Implemented process enhancements to streamline financial analysis workflows, enhance accuracy, and drive operational efficiency.
- Reviewed Letters of Intent for alignment with strategic objectives and analyzed Request for Proposals for decision-making support.

Education

Avila University, Kansas City, MO — *MBA Finance*
Emporia State University, Emporia, KS — *BS Economics*

Affiliations

Certified Commercial Investment Member

National Association of Realtors

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

3D

From: [Chuck Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [Antonio Shaw](#)
Subject: FW: CDD resume
Date: Monday, April 29, 2024 11:46:34 AM
Attachments: [Jan Siniscalchi.pdf](#)

Attached for next Beaumont agenda

thanks

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: irishwolf@comcast.net <irishwolf@comcast.net>
Sent: Sunday, April 28, 2024 2:56 PM
To: Chuck Adams <adams@whhassociates.com>
Subject: CDD resume

You don't often get email from irishwolf@comcast.net. [Learn why this is important](#)

Hi,
I'm attaching my resume for your review. It is a bit long, but I have a very varied background going from engineering to real estate to accounting. Guess you could say I'm complicated but not boring. :)

I will make an effort to be at the next board meeting. I have an appointment in Gainesville, which I will call Monday to reschedule.

Regards,

Jan

Jan Siniscalchi, 8028 Penrose PI, Wildwood, FL 34785 (207) 595-1136

Retired Maine CPA

Retired IRS Agent – Large Business, International

Retired Real Estate Agent - Virginia

U.S. Navy Veteran – Secret Security Clearance

MBA – Southern New Hampshire University

BS Accounting – Christopher Newport (College) University

US Citizen

Beaumont North Homeowner (Full Time Retired, from Maine)

I am interested in serving the District because I want to use my skills, encourage team work, and look out for the interests of our residents.

I am known for being honest, having integrity, ethical, and good communication skills, while working, I've made decisions to resolve issues while being a mediator.

I at all times in and outside of work, expect compliance with all rules and regulations from everyone regardless of positions and boards. I am a stickler for compliance. While this is a new development, I'm not afraid to review, ask to be sure things are filed and done in accordance with Florida Statute, CDD rules, regulations, and policy requirements.

My professional and personal experiences include the following:

With the IRS - audited various types of large businesses including foreign owned. Negotiated with many taxpayers to avoid going to Appeals and settled amicably.

Prior to joining the IRS, I worked for Fortunes 200, 500, and a utility company leading and working with tax departments ensuring tax compliance in all areas of States and Federal taxation. I dealt with State and Federal tax auditors, and I was actively involved with upper management strategizing to minimize financial risks.

I worked with contracts, in some cases helped developed the language for sales and use tax purposes, saving thousands of dollars and millions in property taxes. I've been to the State lobbying for various tax breaks, or monitoring various bills on a Federal/State level and worked with Federal lobbyists. I've also worked with several attorneys for corporate and Federal tax issues.

As a CPA, I reviewed and audited client's books and records to prepare the related tax returns and financial statements along with advising where needed.

After leaving the Navy and dabbling in real estate, I worked for Newport News Shipbuilding. The Navy proposed changes to the SSN 688 class submarines in new

construction, or during their break-in period (PSA), or during overhaul. I was responsible for knowing if each of these changes would impact a related vendor technical manual or the ship's own manual. Often, I would need to speak to the related engineer(s) to make that determination. If needed, I would then write up the required change(s) for someone in DC to approve then send to the appropriate editor.

Being a Realtor taught me patience, communication, negotiation skills, writing contracts, construction and contract issues, how to work with other professionals and to bring satisfaction to both parties.

Navy – I was one of 90 women assigned to the nuclear navy. A grueling 6 months of learning nuclear physics and related chemistry, thermal dynamics, higher math. It was said to be the toughest school in the country. Upon finishing I was assigned to Ballston Spa, NY for another 6 months of even more intense grueling hands-on intern training on a nuclear reactor. Seven days, twelve hours, rotating shifts, one, two, or three days off in-between, depending on the shift change. It was the most excruciating experience and I never want to revisit.

I may not be the most qualified in the areas of expertise you want, but I know how to research, ask questions, pick up the phone, and I'm not afraid to put in effort. I would be happy to be a member of the team. And, I'm pretty well rounded!

If needed, my financial background can assist the board or the community residents to have a better understanding of our budget as well as the property tax assessments.

I'd like to be the voice of reason regarding old, proposed, new regulations, and policies and procedures to our CDD residents.

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective May 13, 2024:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 13, 2024:

John Curtis _____ Vice Chair _____

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

8A

Pillars Group

Commercial Carpet Cleaning Proposal





Date: 4/26/2024

Pillars Group
300 N. New York Ave
#265
Winter Park, FL 32789

Thank You, Tammy

Pillars Group has been a Florida based provider of carpet, pressure washing, and the cleaning of Commercial buildings for 10 years. Our goal is to provide a clean and healthy environment for our customers through state of the art cleaning technology and a commitment to customer service.

Safety is a priority for our customers and employees. While in your facility or home, we follow a detailed health/safety program. This insures quality service, happy employees, and competitive prices.

We provide a one time specialty service and maintenance program for:

- **Carpet steam cleaning**
- **Tile & grout clean/seal**
- **VCT Floor waxing**
- **Restroom steam cleaning**

We Service over 33 Commercial Sites!
407-852-8252

Thank You,

Quarterly Services	Description	Amount
--------------------	-------------	--------

Carpet Cleaning	Pre vacuum , Pre/ spot treatment , Shampooing with counter rotating brushes , Hot water extraction , Allow For dry time (Clubhouse, Gym) 1752 ft. ²	\$400
Upholstery	Club house upholstery: 14 chairs, two white single chair/recliner one sofa, 6 pillows, entire pool, deck, patio, upholstery, rotary agitation, and hot water extraction	\$830
Hard floor and Tile	Deep steam and clean six bathrooms, including the townhomes, the event space floor, kitchen floor (50% off)	\$480
Pressure/ soft washing		NA
Stone cleaning		NA

Initial Deep Clean Total: \$2223 Quarterly
 cleaning/maintenance: \$1710

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8B

ProCare Pool Service Inc

P.O. Box 491548
Leesburg, FL 34749
352-530-6411
office@pcpoolservice.com
pcpoolservice.com



SCOPE OF WORK

ADDRESS

Tammy Collins
Beaumont CDD
7764 Pen Rose Place
Wildwood, FL 34785

SCOPE OF WORK # 2230**DATE 04/15/2024**

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Sales SUPER-PRO 13 1/2" x 24" Anthony Rectangular DE Filter Grid Product #:SPG-051-0140 Mfg. Part #:FC-9740	24	52.00	1,248.00
	Labor - Commercial Grid replacement 10% discount applied	2	140.00	280.00

Thank you!

SUBTOTAL	1,528.00
DISCOUNT 10%	-152.80
TOTAL	\$1,375.20

Accepted By

Accepted Date

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

8C

Shine On Services LLC
5626 C. Thomas Rd Suite 609
Wildwood, FL 34785
(352)603-1284

ESTIMATE



Tammy Collins
7764 Penrose Place
Wildwood, FL 34785

Service Address
Beaumont
Tammy Collins
7764 Penrose Place
Wildwood, FL 34785

Estimate # 5434
Estimate Date 04/21/2024

Estimate Total **\$1,680.00**

Item	Description	Cost	Quantity	Total
Pressure Wash	28 Stone Pillars on fence line from main entrance to Secondary entrance including any sediment staining from irrigation.	\$1,680.00	1	\$1,680.00
				Subtotal \$1,680.00
				Tax \$0.00
				Estimate Total \$1,680.00

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8D



Guardian Access Solutions

1028 W. Washington Street • Orlando, FL 32805 • (407) 422-8850 • Fax (407) 649-8352
www.GuardianAccess.com • Email: servicefl@GuardianAccess.com

THIS IS AN ESTIMATE FOR SERVICE – DO NOT PAY

*****NOTE: Prices are valid for 30 days from the date of this estimate*****

BILLING:

Beaumont CDD - EMAIL
270 W. Plant Street Suite 340
Winter Garden, Florida 34787

Contact:

Phone: Ext:
Alt Phone: Fax:
Email:

PROPERTY:

Beaumont CDD
7764 Penrose Place
Wildwood, Florida 33845
Called in by: Tammy Collins
Phone: (860) 997-9030 Ext:
Alt Phone: Fax:
Email: tammy.collins@evergreen-lm.com

Re: Job #245973 /Estimate for Service #40661

Prepared By: Kiana Rosario

Date: 04-11-2024

Total Pages: 2

Scope of work:

(BB) Below are labor & materials to replace the Omron Photo Eye, (2) Harnesses, (2) Loop Detectors & (2) Control Boards at the Left Hand Entrance Swing Gate.

Parts/Materials

Qty	Description	Price	Ext Price
South Gate (2)/LH ENT Swing Gate Operator /Viking/F1			
2	F-1 Viking* PCB	\$1,111.37	\$2,222.74
2	Harness, Reno 11-pin w/cable jacket (REPLACES 802-4 & -2TP S)	\$18.75	\$37.50
1	Omron Photo Eye Beam	\$249.38	\$249.38
2	12-24v AC/DC Detector	\$180.00	\$360.00

Totals:

Service Parts	Welding Parts	FOP	Labor	Travel	
\$2,869.62	\$0.00	\$172.18	\$585.00	\$150.00	

Disclaimers

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

Estimate Total: \$3,776.80

Guardian Access Solutions - Estimate for Service

Notes:

Please sign below to indicate acceptance of the above proposed scope of work and return via fax or email at your earliest convenience.

Signature: _____ Date: _____

Print Name: _____

Sincerely:

Kiana Rosario

Guardian Access Service Department
(407) 422-8850
Fax: (407) 649-8352
servicefl@GuardianAccess.com

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8E



Proposal

Proposal No.: 263061
Proposed Date: 03/07/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Treatments of the 30 Date Palms and 2 Sylvester Palms

Injection: Arborjet's tree injection technology involves injecting the chosen treatment (insecticide, fertilizer and fungicide) directly into the palm tree's trunk. This allows the treatment to be distributed efficiently throughout the tree's vascular system, providing rapid and targeted relief.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Arbor Jet for Palm Trees					\$3,242.40
Ima jet	640.00	EA	\$0.80	\$512.00	
Arborjet PHOSPHO-Jet Systemic Fungicide, 1 Liter	640.00	EA	\$0.23	\$147.20	
Arborjet Palm-Jet Palm Nutrition, 1 Liter	640.00	EA	\$0.33	\$211.20	
Arbor Division Labor	36.00	HR	\$65.00	\$2,340.00	
4" Plugs	32.00	EA	\$1.00	\$32.00	
				Total:	\$3,242.40

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

8F



Proposal

Proposal No.: **267133**
Proposed Date: **04/02/24**

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	three Sylvester palms take down 2 flush cut and one with root ball

three Sylvester palms take down 2 flush cut and one with root ball

SERVICE	TOTAL
Palm tree removal	\$2,030.00
Total	\$2,030.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Beaumont Community Development District ("District") prior to June 15, 2024, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 1:30 p.m.

LOCATION: 7764 Penrose Place
Wildwood, Florida 34785

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Wildwood and Sumter County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
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BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross		\$ 434,250			\$ 437,347
Allowable discounts (4%)		(17,370)			(17,494)
Assessment levy: on-roll - net	416,880	\$374,899	\$ 41,981	\$ 416,880	419,853
Interest	-	2,777	-	2,777	-
Total revenues	416,880	377,676	41,981	419,657	419,853
EXPENDITURES					
Professional & administrative					
Supervisors	-	1,722	5,300	7,022	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	13,823	10,000	23,823	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	328	172	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	535	965	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,000	9,127	-	9,127	6,817
Contingencies/bank charges	500	64	436	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	8,685	7,491	1,194	8,685	8,747
Supplies	300	-	300	300	300
Total professional & administrative	102,125	66,325	53,022	119,347	123,604

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Field operations (shared)					
Management	35,000	32,149	2,851	35,000	50,000
Security amenity center	500	-	500	500	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	6,853	1,147	8,000	8,000
Repairs and maintenance	2,500	750	1,750	2,500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	4,927	-	4,927	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,050	93,950	160,000	160,000
Mulch	65,000	-	30,000	30,000	35,000
Plant replacement	5,000	10,190	-	10,190	5,000
Tree treatment	8,500	-	-	-	5,000
Irrigation repairs	2,000	-	2,000	2,000	2,000
Roadway maintenance					
Total field operations	2,500	-	2,500	2,500	2,500
Total expenditures	<u>314,750</u>	<u>126,088</u>	<u>153,498</u>	<u>279,586</u>	<u>296,250</u>
Excess/(deficiency) of revenues over/(under) expenditures	<u>5</u>	<u>185,263</u>	<u>(164,539)</u>	<u>20,724</u>	<u>(1)</u>
Fund balance - beginning (unaudited)	<u>81,954</u>	<u>153,688</u>	<u>338,951</u>	<u>153,688</u>	<u>174,412</u>
Fund balance - ending (projected)	<u>\$ 81,959</u>	<u>\$ 338,951</u>	<u>\$ 174,412</u>	<u>\$ 174,412</u>	<u>\$ 174,411</u>

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

Expenditures

Professional & administrative

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
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.	
Legal	25,000
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.	
Engineering	2,500
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.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,817
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	8,747
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	50,000
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	10,000
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	2,000
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	3,000
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	8,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	1,000
Repairs and maintenance	1,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	160,000
Maintenance contract	160,000
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Mulch	35,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u>\$419,854</u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross					
Single Family program	\$295,057				\$ 306,758
Allowable discounts (4%)	(11,802)				(12,270)
Assessment levy: on-roll - net	283,255	\$ 254,730	\$ 28,525	\$ 283,255	294,488
Landowner contribution	-	-	117,416	117,416	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	283,755	254,730	146,441	401,171	294,988
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	33,000	33,000	40,000
Lifestyles events	12,000	5,776	6,224	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	1,815	4,425	6,240	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	-	20,000	20,000	20,000
Tree treatment	7,160	-	-	-	7,160
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	2,281	2,500	2,500
Pool maintenance	21,600	12,710	8,890	21,600	21,600
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	1,101	3,500	4,601	7,500
Electricity	15,000	7,904	7,096	15,000	15,000
Gate electricity	10,000	1,456	2,000	3,456	4,000
Insurance	16,000	25,033	-	25,033	26,000
Phone/cable/internet	6,000	5,465	535	6,000	6,000
Water/sewer/propane	8,000	1,311	6,689	8,000	8,000
Janitorial	35,000	-	17,500	17,500	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	7,132	7,200	14,332	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Pest control	1,200	1,080	120	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	1,000	1,000	1,000
Supplies	3,000	-	3,000	3,000	3,000
Contingencies	1,000	-	1,000	1,000	1,000
Capital outlay	37,900	-	37,900	37,900	37,900
Reserve study	5,000	-	-	-	5,000
Total single family program	277,850	72,302	177,310	249,612	288,850
Other Fees and Charges					
Tax collector	5,901	5,090	811	5,901	6,135
Total other fees and charges	5,901	5,090	811	5,901	6,135
Total expenditures	283,751	77,392	178,121	255,513	294,985
Excess/(deficiency) of revenues over/(under) expenditures	4	177,338	(31,680)	145,658	3
Fund balance - beginning (unaudited)	-	(118,949)	58,389	(118,949)	26,709
Fund balances - ending					
Unassigned	4	58,389	26,709	26,709	26,712
Fund balance - ending (projected)	\$ 4	\$ 58,389	\$ 26,709	\$ 26,709	\$ 26,712

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

Expenditures

Onsite management	\$ 40,000
Lifestyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electric	6,240
Streetlighting maintenance	2,000
Landscape maintenance	20,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Tree treatment	7,160
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	21,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	4,000
Insurance	26,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	8,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

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

Expenditures (continued)

Security monitoring/gates	10,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	1,200
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	1,000
Capital outlay	37,900
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	6,135
Total expenditures	<u><u>\$ 294,985</u></u>

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross					
Townhome program	\$ 107,181				\$ 103,352
Allowable discounts (4%)	(4,287)				(4,134)
Assessment levy: on-roll - net	102,894	\$ 92,532	\$ 10,362	\$ 102,894	99,218
Interest and miscellaneous	500	-	500	500	500
Total revenues	103,394	92,532	10,862	103,394	99,718
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,620	11,380	16,000	16,000
Irrigation water	500	219	281	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	-	1,000	1,000	1,000
Pool maintenance	13,200	6,700	6,700	13,400	13,600
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	6,000	3,235	2,765	6,000	6,000
Insurance	3,000	-	3,000	3,000	5,000
Bank fees	500	-	250	250	500
Phone/cable/internet	2,000	609	625	1,234	1,500
Water/sewer	2,000	895	1,105	2,000	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	403	500	903	1,000
Pest control	5,500	385	750	1,135	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	5,000	-	-	-	5,000
Total other contractual	101,250	17,441	67,031	84,472	97,650
Other fees and charges					
Tax collector	2,144	1,849	295	2,144	2,067
Total other fees and charges	2,144	1,849	295	2,144	2,067
Total expenditures	103,394	19,290	67,326	86,616	99,717
Excess/(deficiency) of revenues over/(under) expenditures	-	73,242	(56,464)	16,778	1
Fund balance - beginning (unaudited)	56,000	84,155	157,397	84,155	100,933
Fund balances - ending					
Unassigned	56,000	157,397	100,933	100,933	100,934
Fund balance - ending (projected)	\$ 56,000	\$ 157,397	\$ 100,933	\$ 100,933	\$ 100,934

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	16,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	5,000
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.	

Expenditures (continued)

Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	2,067
Total expenditures	<u><u>\$ 99,717</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2025**

	Fiscal Year 2024					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected		
REVENUES						
Assessment levy: on-roll		\$ 272,150			\$ 272,150	
Allowable discounts (4%)		(10,886)			(10,886)	
Net assessment levy - on-roll	261,264	\$ 234,954	\$ 26,310	\$ 261,264		261,264
Interest	-	11,293		-	11,293	-
Total revenues	<u>261,264</u>	<u>246,247</u>	<u>26,310</u>	<u>272,557</u>		<u>261,264</u>
EXPENDITURES						
Debt service						
Principal	50,000	50,000		-	50,000	50,000
Interest	205,275	103,434	101,841		205,275	202,088
Total debt service	<u>255,275</u>	<u>153,434</u>	<u>101,841</u>		<u>255,275</u>	<u>252,088</u>
Other fees & charges						
Tax collector	5,443	4,695	748		5,443	5,443
Total other fees & charges	<u>5,443</u>	<u>4,695</u>	<u>748</u>		<u>5,443</u>	<u>5,443</u>
Total expenditures	<u>260,718</u>	<u>158,129</u>	<u>102,589</u>		<u>260,718</u>	<u>257,531</u>
Excess/(deficiency) of revenues over/(under) expenditures	546	88,118	(76,279)		11,839	3,733
OTHER FINANCING SOURCES/(USES)						
Transfers out	-	(6,077)		-	(6,077)	-
Total other financing sources/(uses)	<u>-</u>	<u>(6,077)</u>		<u>-</u>	<u>(6,077)</u>	<u>-</u>
Fund balance:						
Net increase/(decrease) in fund balance	546	82,041	(76,279)		5,762	3,733
Beginning fund balance (unaudited)	463,971	499,005	581,046		499,005	504,767
Ending fund balance (projected)	<u>\$ 464,517</u>	<u>\$ 581,046</u>	<u>\$ 504,767</u>		<u>\$ 504,767</u>	<u>508,500</u>
Use of fund balance:						
Debt service reserve account balance (required)						(261,458)
Principal expense - November 1, 2025						(55,000)
Interest expense - November 1, 2025						(100,247)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 91,795</u>	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	3,195,000.00		3,324,084.49	6,519,084.49	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2025**

	Fiscal Year 2024					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected		
REVENUES						
Assessment levy: on-roll	\$ 435,461				\$ 435,461	
Allowable discounts (4%)	(17,418)				(17,418)	
Net assessment levy - on-roll	418,043	\$ 375,258	\$ 42,785	\$ 418,043	418,043	
Assessment prepayments	-	15,151	-	15,151	-	
Interest	-	14,316	-	14,316	-	
Total revenues	418,043	404,725	42,785	447,510	418,043	
EXPENDITURES						
Debt service						
Principal	100,000	100,000	-	100,000	105,000	
Interest	303,713	152,500	151,213	303,713	298,519	
Total debt service	403,713	252,500	151,213	403,713	403,519	
Other fees & charges						
Tax collector	8,709	7,497	1,212	8,709	8,709	
Total other fees & charges	8,709	7,497	1,212	8,709	8,709	
Total expenditures	412,422	259,997	152,425	412,422	412,228	
Excess/(deficiency) of revenues over/(under) expenditures	5,621	144,728	(109,640)	35,088	5,815	
OTHER FINANCING SOURCES/(USES)						
Transfers out	-	(207,354)	-	(207,354)	-	
Total other financing sources/(uses)	-	(207,354)	-	(207,354)	-	
Fund balance:						
Net increase/(decrease) in fund balance	5,621	(62,626)	(109,640)	(172,266)	5,815	
Beginning fund balance (unaudited)	681,811	763,236	700,610	763,236	590,970	
Ending fund balance (projected)	\$ 687,432	\$ 700,610	\$ 590,970	\$ 590,970	596,785	
Use of fund balance:						
Debt service reserve account balance (required)					(203,906)	
Principal expense - November 1, 2025					(110,000)	
Interest expense - November 1, 2025					(148,144)	
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 134,735	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	105,000.00	4.250%	150,375.00	255,375.00	5,400,000.00
05/01/25	-		148,143.75	148,143.75	5,400,000.00
11/01/25	110,000.00	4.750%	148,143.75	258,143.75	5,290,000.00
05/01/26	-		145,531.25	145,531.25	5,290,000.00
11/01/26	115,000.00	4.750%	145,531.25	260,531.25	5,175,000.00
05/01/27	-		142,800.00	142,800.00	5,175,000.00
11/01/27	120,000.00	4.750%	142,800.00	262,800.00	5,055,000.00
05/01/28	-		139,950.00	139,950.00	5,055,000.00
11/01/28	125,000.00	4.750%	139,950.00	264,950.00	4,930,000.00
05/01/29	-		136,981.25	136,981.25	4,930,000.00
11/01/29	130,000.00	4.750%	136,981.25	266,981.25	4,800,000.00
05/01/30	-		133,893.75	133,893.75	4,800,000.00
11/01/30	135,000.00	5.500%	133,893.75	268,893.75	4,665,000.00
05/01/31	-		130,181.25	130,181.25	4,665,000.00
11/01/31	145,000.00	5.500%	130,181.25	275,181.25	4,520,000.00
05/01/32	-		126,193.75	126,193.75	4,520,000.00
11/01/32	155,000.00	5.500%	126,193.75	281,193.75	4,365,000.00
05/01/33	-		121,931.25	121,931.25	4,365,000.00
11/01/33	160,000.00	5.500%	121,931.25	281,931.25	4,205,000.00
05/01/34	-		117,531.25	117,531.25	4,205,000.00
11/01/34	170,000.00	5.500%	117,531.25	287,531.25	4,035,000.00
05/01/35	-		112,856.25	112,856.25	4,035,000.00
11/01/35	180,000.00	5.500%	112,856.25	292,856.25	3,855,000.00
05/01/36	-		107,906.25	107,906.25	3,855,000.00
11/01/36	190,000.00	5.500%	107,906.25	297,906.25	3,665,000.00
05/01/37	-		102,681.25	102,681.25	3,665,000.00
11/01/37	200,000.00	5.500%	102,681.25	302,681.25	3,465,000.00
05/01/38	-		97,181.25	97,181.25	3,465,000.00
11/01/38	210,000.00	5.500%	97,181.25	307,181.25	3,255,000.00
05/01/39	-		91,406.25	91,406.25	3,255,000.00
11/01/39	225,000.00	5.500%	91,406.25	316,406.25	3,030,000.00
05/01/40	-		85,218.75	85,218.75	3,030,000.00
11/01/40	235,000.00	5.625%	85,218.75	320,218.75	2,795,000.00
05/01/41	-		78,609.38	78,609.38	2,795,000.00
11/01/41	245,000.00	5.625%	78,609.38	323,609.38	2,550,000.00
05/01/42	-		71,718.75	71,718.75	2,550,000.00
11/01/42	260,000.00	5.625%	71,718.75	331,718.75	2,290,000.00
05/01/43	-		64,406.25	64,406.25	2,290,000.00
11/01/43	275,000.00	5.625%	64,406.25	339,406.25	2,015,000.00
05/01/44	-		56,671.88	56,671.88	2,015,000.00
11/01/44	290,000.00	5.625%	56,671.88	346,671.88	1,725,000.00
05/01/45	-		48,515.63	48,515.63	1,725,000.00
11/01/45	310,000.00	5.625%	48,515.63	358,515.63	1,415,000.00
05/01/46	-		39,796.88	39,796.88	1,415,000.00

**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%	39,796.88	364,796.88	1,090,000.00
05/01/47	-		30,656.25	30,656.25	1,090,000.00
11/01/47	345,000.00	5.625%	30,656.25	375,656.25	745,000.00
05/01/48	-		20,953.13	20,953.13	745,000.00
11/01/48	360,000.00	5.625%	20,953.13	380,953.13	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	5,505,000.00		4,875,462.56	10,380,462.56	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2025**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025						Fiscal Year 2024 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 1 and 2</u>								
66	SF 50'	777.69	1,131.95	-	-	1,218.44	3,128.08	3,079.39
41	SF 40'	622.15	1,131.95	-	-	1,218.44	2,972.54	2,924.95
128	TH	497.72	-	771.28	-	794.64	2,063.64	2,088.70
235								
<u>Commercial</u>								
38.57	Commercial	4,532.80	-	-	15,229.43	-	19,762.23	19,730.14
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2025**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025					Fiscal Year 2024 Total	
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 1 and 2								
4	SF 50'	777.69	1,131.95	-	-	1,218.44	3,128.08	3,079.39
1	SF 40'	622.15	1,131.95	-	-	1,218.44	2,972.54	2,924.95
6	TH	497.72	-	771.28	-	794.64	2,063.64	2,088.70
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025					Fiscal Year 2024 Total	
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 2 and 3								
57	SF 50'	777.69	1,131.95	-	-	1,218.44	3,128.08	3,079.39
30	SF 40'	622.15	1,131.95	-	-	1,218.44	2,972.54	2,924.95
87								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025					Fiscal Year 2024 Total	
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
Phases 2 and 3								
48	SF 50'	777.69	1,131.95	-	-	1,218.44	3,128.08	3,079.39
24	SF 40'	622.15	1,131.95	-	-	1,218.44	2,972.54	2,924.95
72								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2024-12

A RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 13th day of May, 2024.

Attest:

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>7764 Penrose Place, Wildwood, Florida, 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	1:30 PM
November 4, 2024*	Landowners' Meeting & Regular Meeting	1:30 PM
December 9, 2024	Regular Meeting	1:30 PM
January 13, 2025	Regular Meeting	1:30 PM
February 10, 2025	Regular Meeting	1:30 PM
March 10, 2025	Regular Meeting	1:30 PM
April 14, 2025	Regular Meeting	1:30 PM
May 12, 2025	Regular Meeting	1:30 PM
June 9, 2025	Regular Meeting	1:30 PM
July 14, 2025	Regular Meeting	1:30 PM
August 11, 2025	Regular Meeting	1:30 PM
September 8, 2025	Regular Meeting	1:30 PM

***Exception**

The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays.

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

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Dear Property Owners & Representatives,

Juniper prides itself on our storm response capabilities. We fully understand the dynamics involved after a storm and have prepared this storm readiness plan so you can too.

Our storm readiness plan is a pre-executed agreement to commit people and equipment so we can effectively dispatch resources prior to and after the storm. Below is a list of our rates for this year and a summary of our scope of work. We encourage adequate "not to exceed" budgets based on historical data so work can continue through completion without interruption. Our staff will help adjust that value after a post-storm damage assessment and will track expenses weekly with an authorized representative of your own.

Dedicated to your safety,

Dan deMont- CRO

Storm Response Rates:

- **\$80.00/hour (All non-arborist functions)**
- **\$345.00/truck for debris hauling***
- **\$110.00/hour for all Juniper owned equipment****
- **\$65.00/tree staking kit (Standard)**
- **\$95.00/tree staking kit (Large)*****
- **\$4,500.00/day for arbor crew (5 person crew w/ all necessary arbor equipment)**

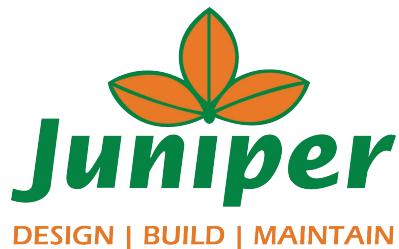
Debris hauling based on a Juniper service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expense. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site
2. Appoint first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting



DESIGN | BUILD | MAINTAIN

By signing below, you agree to the above-referenced pricing and procedures in the event of a storm. You give full authorization for Juniper to proceed when conditions are safe without any further approval needed. It will be necessary for a Juniper representative and any Juniper storm response affiliate to have full access to the community. Having this executed plan in place in advance of the storm insures your property will have dedicated resources immediately following the storm and when it's safe to do so. Failure to do so will impact response time.

Property Name:		
Not to Exceed Amount:		
Minimum Equipment Allocation:		
Minimum Labor Allocation:		
Management Company Name:		
Billing Address:		
Phone Number:		
Authorized Representative Name:		Date:
Authorized Signature:		
Juniper Representative Name:		Date:
Juniper Signature:		

Weekly Log:

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

13



BEAUMONT
Front of Clubhouse - BEFORE

*** Note:

Design represents plants at full
maturity and not necessarily
the size of plants when installed.



BEAUMONT
Front of Clubhouse



BEAUMONT
Parking Lot Entrance - BEFORE

*** Note:
Design represents plants at full
maturity and not necessarily
the size of plants when installed.

Juniper



BEAUMONT
Parking Lot Entrance



Juniper

BEAUMONT
Walkway to Front Entrance - BEFORE

*** Note:
Design represents plants at full
maturity and not necessarily
the size of plants when installed.



Juniper

BEAUMONT
Walkway to Front Entrance



BEAUMONT
Mail Walkway - BEFORE

*** Note:

Design represents plants at full maturity and not necessarily the size of plants when installed.



**BEAUMONT
Mail Walkway**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

14



PHIL'S COLLISION CENTER

**"Quality Workmanship" Our Most Important
Product As Always No Charge For Estimates
111 North Blvd, E., LEESBURG, FL 34748
Phone: (352) 787-1308
FAX: (352) 787-0990**

Workfile ID:	df061b41
PartsShare:	7Vtk8s
Federal ID:	87-1175350
State ID:	MV110015
Resale Number:	45-8018981055-4
License Number:	MV110015

Preliminary Estimate

Customer: Rivera, Raul

Written By: Theresa Barnes

Insured: Rivera, Raul

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 0

Point of Impact:

Inspection Location:

Insurance Company:

Owner:

PHIL'S COLLISION CENTER

SELF PAY

(405) 436-0986 Cell

LEESBURG FL 34748

Repair Facility

Repair, Reuse

(552) 787-1500

THE JOURNAL OF CLIMATE

VEHICLE

2019 FORD Transit Van T-150' Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

VIN: 1FTYE9ZMXKKB17316	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color:	Mileage Out:	
State: FL	Production Date:	Condition:	Job #:

TRANSMISSION	Tinted Glass	AM Radio	Stability Control
Automatic Transmission	Console/Storage	FM Radio	Front Side Impact Air Bags
Overdrive	Overhead Console	Stereo	Head/Curtain Air Bags
POWER	CONVENIENCE	Search/Seek	SEATS
Power Steering	Air Conditioning	Auxiliary Audio Connection	Bucket Seats
Power Brakes	Intermittent Wipers	SAFETY	WHEELS
Power Windows	Tilt Wheel	Drivers Side Air Bag	Styled Steel Wheels
Power Locks	Keyless Entry	Passenger Air Bag	PAINT
Power Mirrors	Telescopic Wheel	Anti-Lock Brakes (4)	Clear Coat Paint
DECOR	Backup Camera	4 Wheel Disc Brakes	TRUCK
Dual Mirrors	RADIO	Traction Control	Rear Step Bumper

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	SIDE LOADING DOOR						
2	R&I	Lower molding rear				0.3	
3	R&I	Upper trim panel				0.3	
4	*	Handle				0.3	
5	*	Rear Door W/strip on body				8.0	1.0
6	Repl	Lower molding rear	KK3Z6125532BA	1	110.63	0.3	
		Note: One time use per OEM					
7	MISCELLANEOUS OPERATIONS						
8	Repl	Cover car/bag		1		0.2	
9	**	Subl A/M Hazardous waste removal		1	5.00 T		
10	#	Refn Color tint / color match					0.5
11	#	Repl Corrosion protection primer		1	10.00 T	0.5	
12	**	Repl A/M Additional Person Who May Authorize Repairs		1			
13	#	Proof of Payment accounting@philscollisionandglass.com		1			
		SUBTOTALS			125.63	9.9	1.5

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			110.63
Body Labor	9.9 hrs @	\$ 65.00 /hr	643.50
Paint Labor	1.5 hrs @	\$ 65.00 /hr	97.50
Paint Supplies	1.5 hrs @	\$ 45.00 /hr	67.50
Body Supplies	9.0 hrs @	\$ 15.00 /hr	135.00
Miscellaneous			15.00
Subtotal			1,069.13
Sales Tax	Tier 1	\$ 1,069.13 @ 7.0000 %	74.84
Grand Total			1,143.97

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Forms of Payment:

Credit/Debit Cards will be charged a 4% Processing Fee. Cashiers Check, Money Order, or Cash.

*****IN ADDITION TO ANY SUCH GUARANTEES, PHIL'S COLLISION PROVIDES THE FOLLOWING:**
Phil's Collision Center provides this lifetime warranty on all repairs relating to the current loss. It will apply to all items originally estimated -- for as long as you own the vehicle. This warranty shall cover defects occurring under normal conditions. Damage caused by accidents, negligence, abuse, misuse, exposure to elements, or paint chipped by driving conditions shall not be covered under the scope of this warranty. Other: exclusions include: sublet work as listed on the repair order, tires, batteries, mechanical parts, wiper blades, oils, and air conditioning; however, these items may be covered by the respected manufacturer's warranties. Phil's Collision Center warrants its paint for the life of the vehicle against: cracking, checking, loss of gloss caused by hazing, chalking or fading, peeling and blistering caused by moisture, provided the refinishing is done over original undamaged factory finishes or over original equipment manufacturer replacement parts. Rust related conditions shall not be covered. Stone chips will not be covered. It is understood that all repairs will conform to generally accepted industry standards in use at the time your repairs are completed. Phil's Collision Center reserves the right to correct any problems found with the repair, before paying to correct or replace any items found to be inferior in quality or workmanship.

Phil's Collision Center will pay to correct or replace any item found to be inferior in quality or workmanship at no cost to you, our valued customer. Should any questions arise concerning this warranty,

Phil's Collision Center will need to be informed of the nature of the problem, so it may be corrected.

Phil's Collision Center shall not be responsible for loss of use, loss of time, inconvenience, towing, rental, lodging or loss of business, or any other incidental or consequential damages.

This estimate is based on our inspection and does not cover parts or labor needed after work has been started. Worn or damaged parts may be discovered after repairs are started, which this estimate does not cover.

Parts prices are subject to change without notice. We do not guarantee rust work. Not responsible for lost or stolen items.

As per Florida Statues 501.33 and 501.34:

This estimate has been prepared based on the use of crash parts supplied by a source other than the manufacturer of your motor vehicle. The aftermarket crash parts used in the preparation of this estimate are warranted by the manufacturer or distributor of such parts rather than the manufacturer of your vehicle.

Vehicle options and accessories reflected on this estimate may not be accurately reflected due to the fact that the computer database generates these items by attempting to decode the Vehicle

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Identification Number (VIN).

This estimate prepared using a combination of both flat rate and hourly charges.

I understand that a charge of \$30.00 per day will be charged if I fail to pick up my vehicle within (3) working days of notification of completion.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. THE AFTERMARKET CRASH PARTS USED IN THE PREPARATION OF THIS ESTIMATE ARE WARRANTED BY THE MANUFACTURER OR DISTRIBUTOR OF SUCH PARTS RATHER THAN THE MANUFACTURER OF YOUR VEHICLE.

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

OEM PARTS DISCLAIMER, EFFECTIVE FEB 2023 When referring to auto parts, OEM refers to the Original Equipment Manufacturer, that is, all parts manufactured by or on behalf of, assembled and installed during the construction of a new vehicle by the vehicle's manufacturer. In contrast, aftermarket parts are those made by companies other than the OEM. These parts are not recommended by vehicle manufacturers. LKQ parts refer to "Like, Kind and Quality." The term was established by the insurance companies to mask the fact that LKQ parts are simply salvaged, junkyard parts. Insurance companies demand the use of these parts because they are cheaper than OEM parts. Subsequently, these cheaper parts do not fit and / or function correctly compromising the overall repair quality. Phil's Collision Center 30 plus years of experience and training for automobile repairs has repeatedly shown us that LKQ and aftermarket parts do not fit and / or function correctly, particularly over time, causing a substandard repair and therefore an unhappy client. Many times, the insurance company will have a repair facility order aftermarket parts and "fit and inspect" forcing the repair facility to prove in fact that these parts will not work. This process substantially delays repair processing time. Our clients deserve the best quality repair and service possible, therefore: Effective FEB 2023, Phil's Collision Center, will no longer order, utilize, or participate in "fit and inspect" any aftermarket parts. Also, we will not use any LKQ structural part, LKQ bolt on structural part, LKQ mechanical part which include, but are not limited to, cooling, suspension or electrical parts. Protect the investment and safety of your automobile and insist on OEM parts for all of your repairs. If the insurance does not agree to pay for OEM parts, the vehicle owner will be held responsible for any price differences between OEM and aftermarket parts and / or LKQ parts. By my signature below, I hereby acknowledge and accept the foregoing terms with full authority to do so.

Vehicle owner: (print) _____ Date _____ Signature (no electronic signatures) _____ Vehicle Year: _____ Make: _____

Model: _____

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR2MG15, CCC Data Date 04/16/2024, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category.
X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category.
M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel.
CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel.
HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non
Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace.
R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel.
Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway
Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

RECALL INFO

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

VIN: 1FTYE9ZMXKKB17316	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color:	Mileage Out:	
State: FL	Production Date:	Condition:	Job #:

The National Highway Transportation and Safety Administration (NHTSA) has issued 7 safety-related recall notice(s) that may apply to the selected vehicle.

NHTSA ID: 21V631000 **Issued: Aug 8, 21** **Number of Vehicles: 00000030**

PARKING BRAKE:CONVENTIONAL:MECHANICAL:LINKAGE AND CABLE Ford Motor Company (Ford) is recalling certain 2015-2020 Transit vehicles. An incorrect driveshaft torsional damper service kit may have been installed, which can allow the damper shield to contact the parking brake cable, possibly resulting in parking brake failure. Parking brake failure can result in unintended vehicle movement, increasing the risk of a crash. Dealers will replace the passenger side parking brake cable with a cable that provides sufficient clearance to the damper shield, free of charge. Interim owner notification letters were mailed on September 24, 2021. Owner notification letters were mailed on March 14, 2022. Owners may contact Ford customer service at 1-866-436-7332. Ford's number for this recall is 21S39.

NHTSA ID: 21V324000 **Issued: May 5, 21** **Number of Vehicles: 00002503**

SUSPENSION:REAR:AXLE:NON-POWERED AXLE ASSEMBLY Ford Motor Company (Ford) is recalling certain 2019 Transit T150, T250, T350 vehicles equipped with aluminum alloy wheels. The wheel mounting surface of the axle flange may be warped and cause the wheel studs to fracture. Fractured studs may allow the wheel to detach, increasing the risk of crash. Dealers will inspect and if necessary, replace the rear axle shaft assembly, axle shaft mounting bolts, and rear wheel lug nuts, free of charge. Owner notification letters were mailed on June 28, 2021. Owners may contact Ford customer service at 1-866-436-7332. Ford's number for this recall is 21S21.

NHTSA ID: 20V250000 **Issued: May 5, 20** **Number of Vehicles: 00000005**

SEAT BELTS:FRONT:RETRACTOR National Van Builders, Inc. (National Van Builders) is recalling certain vehicles based on 2019-2020 Ford Transit and 2019 Ram Promaster vans equipped with Freedman GO-ES foldaway seats. The seat belt retractor block out zone may have not been set correctly, potentially resulting in a seat belt that may not properly secure the occupant. As such, these vehicles fail to comply with the requirements of Federal Motor Vehicle Safety Standard (FMVSS) number 209, "Seat Belt Assemblies." An unsecured occupant has an increased risk of injury in the event of a crash. National Van Builders will notify owners, and dealers will replace the retractors, free of charge. The recall began May 19, 2020. Owners may contact Freedman customer service at 1-800-443-4540 or National Van Builders customer service at 1-800-527-7477.

NHTSA ID: 20V222000 **Issued: Apr 4, 20** **Number of Vehicles: 00000205**

SEAT BELTS:FRONT:RETRACTOR TransitWorks is recalling certain DriveRide vehicles based on 2019-2020 Ford Transit vans equipped with Freedman Seating Company (FSC) PT Foldaway and GO-ES 3-point Foldaway seats. The seat belt retractor block out zone may have not been set correctly, potentially resulting in a seat belt that may not properly secure the occupant. As such, these vehicles fail to comply with the requirements of Federal Motor Vehicle Safety Standard (FMVSS) number 209, "Seat Belt Assemblies." An unsecured occupant has an increased risk of injury in the event of a crash. TransitWorks will notify owners, and dealers will replace the retractors, free of charge. The recall began May 13, 2020. Dealers can contact Freedman Seating Company for parts and reimbursement information at 1-800-443-4540.

NHTSA ID: 19V439000 **Issued: Jun 6, 19** **Number of Vehicles: 00000015**

STRUCTURE:EMERGENCY:ESCAPE/EGRESS/EXIT LA West Inc. (LA West) is recalling certain 2018-2019 Ford Transit vehicles modified to be equipped with glass roof hatches. Temperature and vibration stresses may cause the tempered glass roof hatch to shatter. If the tempered glass roof hatch shatters, glass fragments may fall onto passengers, increasing the risk of an injury. LA West will notify owners, and dealers will replace the hatch lids, free of charge. The recall began July 11, 2019. Owners may contact LA West customer service at 1-704-498-4940.

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

NHTSA ID: 19V229000

Issued: Mar 3, 19

Number of Vehicles: 00000776

SEATS TransitWorks is recalling certain 2015-2018 Ford Transit, 2018 Ford Transit Connect, and 2016 Dodge Ram ProMaster vehicles modified to be equipped with Freedman Seating GO-ES seats. When the back seat cushion is rotated from the stowed position to the upright position, the seat cushion may not remain locked into place when under load, such as in a crash or a sudden stop. In the event of a crash, if the seat back moves, the seat occupant has an increased risk of injury. TransitWorks has notified owners and instructed them to contact Freedman seats for a repair kit. The recall began December 19, 2019. Owners may contact Freedman Seating customer service at 1-800-443-4540 or TransitWorks customer service at 1-855-337-9543.

NHTSA ID: 19V103000

Issued: Feb 2, 19

Number of Vehicles: 00000174

POWER TRAIN:DRIVELINE:UNIVERSAL JOINT XL Hybrids, Inc (XL) is recalling certain 2015-2018 Ford Transit vehicles modified to be equipped with XL's electric hybrid system. The cardan (universal) joint on the front driveshaft may fail, possibly causing the front driveshaft to detach. If the front driveshaft detaches from the vehicle, drive power will be lost, increasing the risk of a crash. The detached driveshaft may also create a road hazard, increasing the risk of a crash for following traffic. XL will notify owners, and dealers will replace the front driveshaft with an updated one, free of charge. The recall began April 15, 2019. Owners may contact XL Hybrid's customer service at 1-833-953-5338.



Axe-A-Dent

Mailing: 33813 Tara Wood Drive, Leesburg, Florida, 34788
www.axe-a-dent.com | contact@axe-a-dent.com
Phone: 3524555994 | Tax ID: 852122595

Estimate# 273

Date Created: 04/29/2024
Estimated By: Derek Smith

Rual Rivera

| (405) 436-0986

2019 Ford Transit, White

VIN:
Odometer:
Services Summary:

Stock/RO#:
License:



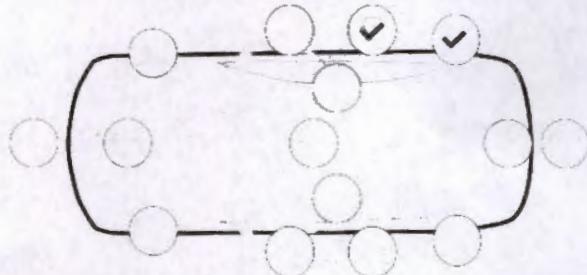
\$1,674.70

Paint & Body: \$1,664.70 - RT Rear Door: \$1,084.90, Paint, Add for clear coat, Color tint / color match, Repair, Block & prime,
RT Quarter: \$579.80, Paint, Add for clear coat, Sand & Buff, Repair

Misc: \$10.00 - Car cover: \$10.00

Paint & Body: \$1,664.70

RT Rear Door: \$1,084.90
RT Quarter: \$579.80



Service Type	Description	Body Hours	Paint Hours	Total
RT Rear Door				
Paint & Body	-\$929.50 Paint Materials - \$155.40			
Labor, Paint	Paint	--	2.3	\$149.50
Labor, Paint	Add for clear coat	--	0.9	\$58.50
Labor, Paint	Color tint / color match	--	0.5	\$32.50
Labor, Body	Repair	9.6	--	\$624.00
Labor, Body	Block & prime	1.0	--	\$65.00

RT Quarter

Paint & Body - \$416.00 | Paint Materials - \$163.80

Labor, Paint	Paint	--	2.4	\$156.00
Labor, Paint	Add for clear coat	--	1.0	\$65.00
Labor, Paint	Sand & Buff	--	0.5	\$32.50
Labor, Body	Repair	2.5	--	\$162.50

Additional Items

Misc	Car cover	--	--	\$10.00
------	-----------	----	----	---------

Estimate Totals

Service Type	Rate	Hours	Total
Labor, Paint	\$65.00	7.6	\$494.00
Labor, Body	\$65.00	13.1	\$851.50
Materials	\$42.00	7.6	\$319.20
Misc	—	—	\$10.00

By signing above, I hereby authorize AXE-A-DENT to perform the estimated repairs to my vehicle(s), and hereby grant you and/or your employees, permission to operate the vehicle(s) herein described on streets, highways or elsewhere for the purpose of testing and/or inspection and/or transport to the repair location. AXE-A-DENT will not be held responsible for loss or damage to the vehicle(s) or any articles left in the vehicle in case of fire, theft, accident or any other cause beyond our control. All Repairs must be paid for upon release of the vehicle by the shop. We accept the following, visa, Mastercard, debit card, insurance company check, cash, or personal check. Estimates are free of charge until tear down of the vehicle is involved. In such cases, a fee will be based on the rate of \$60.00 per hour. A storage fee of \$40.00 per day will be assessed against all vehicles not repaired by us, but stored on our premises beginning on the first working day after it arrives.

ESTIMATE TOTAL: \$1,674.70



Jenkins Collision Center of Leesburg

"We'll Probably Meet By Accident"
31850 EXECUTIVE BLVD, LEESBURG, FL 34748
Phone: (352) 728-5747
FAX: (352) 728-5735

Workfile ID: 7e3fa54b
PartsShare: 7VsJCy
Federal ID: 453607457
State ID: 45-8015976229-6
License Number: MV89914

Preliminary Estimate

Customer: Rivera, Raul

Written By: Robert Mangiameli

Insured: Rivera, Raul

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 0

Point of Impact:

Owner:

Rivera, Raul

Inspection Location:

7818 JUNE LN

Jenkins Collision Center of Leesburg

WILLOWOOD, FL 34785

31850 EXECUTIVE BLVD

(405) 436-0986 Cell

LEESBURG, FL 34748

Repair Facility

Insurance Company:

(352) 728-5747 Business

VEHICLE

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

VIN: 1FTYE9ZMXKKB17316

Interior Color:

Mileage In:

Vehicle Out:

License:

Exterior Color:

Mileage Out:

State: FL

Production Date:

Condition:

Job #:

TRANSMISSION

Automatic Transmission

Tinted Glass

AM Radio

Stability Control

Overdrive

Console/Storage

FM Radio

Front Side Impact Air Bags

POWER

Power Steering

Overhead Console

Stereo

Head/Curtain Air Bags

Power Brakes

Air Conditioning

Search/Seek

SEATS

Power Windows

Intermittent Wipers

Auxiliary Audio Connection

Bucket Seats

Power Locks

Tilt Wheel

Drivers Side Air Bag

Styled Steel Wheels

Power Mirrors

Keyless Entry

Passenger Air Bag

PAINT

DECOR

Telescopic Wheel

Anti-Lock Brakes (4)

Clear Coat Paint

Dual Mirrors

Backup Camera

4 Wheel Disc Brakes

TRUCK

RADIO

Traction Control

Rear Step Bumper

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	SIDE LOADING DOOR						
2	*	Blnd RT Door shell front w/o window					1.3
3	*	Rpr RT Door shell rear w/o window				7.0	2.5
4		Add for Clear Coat					1.0
5		R&I Door w'strip				0.2	
6		R&I Lower molding front				0.3	
7		R&I Lower molding rear				0.3	
8		R&I Handle, outside				0.3	
9		R&I Upper trim panel				0.3	
10	SIDE PANEL						
11	*	Rpr RT Side panel w/hinged side doors, w/o window low roof				4.0	3.7
12		Overlap Major Adj. Panel					-0.4
13		Add for Clear Coat					0.7
14		R&I RT Corner molding				0.1	
15		R&I RT Side molding				0.2	
16		R&I RT Wheel opng mldg gray				0.3	
17	REAR LAMPS						
18		R&I RT Tail lamp assy single rear wheels				0.2	
19	#	Hazardous Waste Removal		1	5.00		
20	#	Corrosion Protection		1	12.00	0.3	
21	MISCELLANEOUS OPERATIONS						
22	#	Repl Car Cover		1	5.00	0.2	
23	#	Refn Color Tint To Match					0.5
24	#	Refn Feather, prime, and block					1.0
25	#	Refn Finesse sand and buff					0.6
		SUBTOTALS			22.00	13.7	10.9

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$	
Parts			22.00	
Body Labor	13.7 hrs	@ \$ 55.00 /hr	753.50	
Paint Labor	10.9 hrs	@ \$ 55.00 /hr	599.50	
Paint Supplies	10.9 hrs	@ \$ 35.00 /hr	381.50	
Body Supplies	11.2 hrs	@ \$ 4.00 /hr	44.80	
Subtotal			1,801.30	
Sales Tax	Tier 1	\$ 1,801.30	@ 7.0000 %	126.09
Grand Total			1,927.39	
Deductible			0.00	
CUSTOMER PAY			0.00	
INSURANCE PAY			1,927.39	

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR2MG15, CCC Data Date 04/16/2024, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

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CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel.
HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non
Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace.
R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel.
Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

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BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway
Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Preliminary Estimate

Customer: Rivera, Raul

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

ALTERNATE PARTS USAGE

2019 FORD Transit Van T-150 Low Roof 148" WB 8600# GVWR w/Swing-Out Right Hand Door 3D VAN 6-3.7L Flex Fuel Sequential MPI

VIN: 1FTYE9ZMXKKB17316	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color:	Mileage Out:	
State: FL	Production Date:	Condition:	Job #:

Alternate Part Type	Selection Method	# Of Times Notified Of Available Parts	# Of Parts Selected
Aftermarket	Automatically List	0	0
Optional OEM	Automatically List	0	0
Reconditioned	Manually List	0	0
Recycled	N/A	0	0



Buick GMC Brooksville Collision Center

15164 CORTEZ BLVD, BROOKSVILLE, FL 34613
Phone: (352) 796-3553
FAX: (352) 754-6152

Workfile ID: e3afcab0
PartsShare: 7T7RsN
Federal ID: 87-2074835

Preliminary Estimate

Customer: BRIGLEVIC, KENNETH

Job Number:

Written By: Bryan Heter

Insured: BRIGLEVIC, KENNETH Policy #: Claim #:
Type of Loss: Date of Loss: Days to Repair: 0
Point of Impact: 04 Right Qtr Post (Right Side)

Owner:

BRIGLEVIC, KENNETH
5140 SUNSHINE DR
WILLOWOOD, FL 34785
(414) 858-2418 Cell

Inspection Location:

Buick GMC Brooksville Collision Center
15164 CORTEZ BLVD
BROOKSVILLE, FL 34613
Repair Facility
(352) 796-3553 Business

Insurance Company:

VEHICLE

2022 BUIC Envision Essence FWD 4D UTV 4-2.0L Turbocharged Gasoline Direct Injection Grey

VIN: LRBZNR44ND050417	Interior Color: charcoal	Mileage In: 40,063	Vehicle Out:
License: 10ESF	Exterior Color: Grey	Mileage Out:	
State: FL	Production Date: 12/2021	Condition: Good	Job #:

TRANSMISSION

Automatic Transmission

CONVENIENCE

Air Conditioning

FM Radio

Blind Spot Detection

POWER

Power Steering

Tilt Wheel

Stereo

Lane Departure Warning

Power Brakes

Cruise Control

Search/Seek

ROOF

Power Windows

Rear Defogger

Auxiliary Audio Connection

Luggage/Roof Rack

Power Locks

Keyless Entry

Satellite Radio

SEATS

Power Mirrors

Alarm

Drivers Side Air Bag

Bucket Seats

Heated Mirrors

Message Center

Passenger Air Bag

Leather Seats

Power Driver Seat

Rear Window Wiper

Anti-Lock Brakes (4)

Heated Seats

Power Passenger Seat

Telescopic Wheel

4 Wheel Disc Brakes

WHEELS

Memory Package

Heated Steering Wheel

Traction Control

Aluminum/Alloy Wheels

DECOR

Climate Control

Stability Control

PAINT

Dual Mirrors

Backup Camera

Front Side Impact Air Bags

Clear Coat Paint

Body Side Moldings

Parking Sensors

Head/Curtain Air Bags

Metallic Paint

Privacy Glass

Remote Starter

Communications System

TRUCK

Console/Storage

RADIO

Hands Free Device

Power Trunk/Liftgate

AM Radio

Xenon or L.E.D. Headlamps

Get live updates at www.carwise.com/e/4LmKYr

Preliminary Estimate

Customer: BRIGLEVIC, KENNETH
Job Number:

2022 BUIC Envision Essence FWD UTV 4-2.0L Turbocharged Gasoline Direct Injection Grey

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	FRONT DOOR						
2	*	R&I RT Cover				<u>0.5</u>	
3	*	Rpr RT Cover				<u>0.5</u>	0.3
4		Add for Clear Coat					0.1
5	REAR DOOR						
6	*	Rpr RT Outer panel				<u>2.0</u>	2.1
7		Add for Clear Coat					0.8
8		R&I RT Rear w'strip				0.3	
9		R&I RT Belt molding black				0.3	
10		R&I RT Applique				0.3	
11	Repl	RT Lower molding w/o Avenir primed	84900486	1	166.33	0.3	0.8
		Note: One time use. Needs to come off for paint					
12		Overlap Minor Panel					-0.2
13		Add for Clear Coat					0.1
14		R&I RT Fixed glass GM				0.5	
15		R&I RT Door glass GM				0.5	
16		R&I RT Handle, outside				0.3	
17		R&I RT R&I trim panel				0.4	
18	QUARTER PANEL						
19	*	Blnd RT Quarter panel					<u>2.6</u>
20		R&I RT Wheelhouse liner				0.3	
21	Repl	RT Wheel opng mldg primer	85109322	1	177.42	Incl.	0.7
22		Overlap Minor Panel					-0.2
23		Add for Clear Coat					0.1
24		R&I Applique black				0.4	
25	#	Refn Clear Coat Roof Rail					1.0
26	REAR LAMPS						
27	*	R&I RT Tail lamp assy w/o Avenir					<u>0.2</u>
28	REAR BUMPER						
29		R&I R&I bumper cover					1.6
30	VEHICLE DIAGNOSTICS						
31	*	Rpr Pre-repair scan				m	<u>0.5</u> M
32	*	Rpr Post-repair scan				m	<u>0.5</u>
33	MISCELLANEOUS OPERATIONS						
34	#	Repl Car Cover		1			0.2
35	#	Rpr Clean & Remove Old Adhesive/ Stripes/ Decals					0.4
36	#	Repl Corrosion Protection		1			0.2
37	#	Rpr Denib & Polish					0.4
38	**	Subl A/M Door Edge Guard		1	24.00		
39	#	Repl Exterior Wash		1	10.00		
40	#	Refn Feather, Pime & Block					1.0

Preliminary Estimate

Customer: BRIGLEVIC, KENNETH
Job Number:

2022 BUIC Envision Essence FWD UTV 4-2.0L Turbocharged Gasoline Direct Injection Grey

41	#	Repl	Flex Additive	1	7.00
42	#	Subl	Hazardous Waste Removal	1	5.00
43	#	Subl	Painted Stripes	1	100.00
SUBTOTALS		489.75		9.8	10.0

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			489.75
Body Labor	9.3 hrs	@ \$ 58.00 /hr	539.40
Paint Labor	10.0 hrs	@ \$ 58.00 /hr	580.00
Mechanical Labor	0.5 hrs	@ \$ 149.00 /hr	74.50
Paint Supplies	10.0 hrs	@ \$ 40.00 /hr	400.00
Body Supplies	9.8 hrs	@ \$ 4.00 /hr	39.20
Subtotal			2,122.85
Sales Tax	Tier 1	\$ 2,122.85 @ 6.5000 %	137.99
Grand Total			2,260.84
Deductible			0.00
CUSTOMER PAY			0.00
INSURANCE PAY			2,260.84

MyPriceLink Estimate ID / Quote ID:

1207754623071297536 / 135585841

THIS ESTIMATE IS BASED ON OUR INSPECTION AND DOES NOT COVER ADDITIONAL PARTS OR LABOR WHICH MAY BE REQUIRED AFTER THE WORK HAS BEEN STARTED. WORN OR DAMAGED PARTS WHICH ARE NOT EVIDENT ON FIRST INSPECTION MAY BE DISCOVERED NATURALLY THIS ESTIMATE CANNOT COVER SUCH CONTINGENCIES. PARTS PRICES SUBJECT TO CHANGE WITHOUT NOTICE. WE WARRANTY OUR WORKMANSHIP, INCLUDING REFINISHING FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETED REPAIRS.

Preliminary Estimate

Customer: BRIGLEVIC, KENNETH

Job Number:

2022 BUIC Envision Essence FWD UTV 4-2.0L Turbocharged Gasoline Direct Injection Grey

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THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. THE AFTERMARKET CRASH PARTS USED IN THE PREPARATION OF THIS ESTIMATE ARE WARRANTED BY THE MANUFACTURER OR DISTRIBUTOR OF SUCH PARTS RATHER THAN THE MANUFACTURER OF YOUR VEHICLE.

Preliminary Estimate

Customer: BRIGLEVIC, KENNETH

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Estimate #DM-1093 - Date: 04-15-2024

Customer Info:

Rob Hamilton
 5147 Stokes Way
 Wildwood, FL 34785
Phone: (502) 507-6236
Email: robert.hamilton1967@gmail.com

Prepared By: Michael Garrison
Repair Tech: Michael Garrison
RO/PO#:

VIN	Stock#	Make	Model	Year	Plate	Mileage	Color
5TFMA5AB5PX025165		Toyota	Tundra	2023			Green

Itemized Breakdown**Right Rear Door****Dents**

Dent #1	8 (inches), Medium +25%
Aluminum	+25%
Glue Pull	+25%
Buff/Polish	\$20.00
High Spot	+40%
On Body Line	+25%
Double Metal	+25%
Laminated Glass	+25%
Behind Brace	+20%

Subtotal: \$764.00

Pricing Summary	Details
PDR	\$764.00
Grand Total	\$764.00

Signature:

I hereby agree to the repairs presented on this document. Employees may operate this vehicle for the purpose of repair, relocation, or delivery at my own risk. I understand the company completing these repairs is not responsible for damage caused by theft, fire, or acts of nature.

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
ASSETS									
Cash	\$ 599,505	\$ -	\$ -	\$ -	\$ 313,688	\$ 478,157	\$ -	\$ -	\$ 599,505
Investments									
Revenue	-	-	-	-	313,688	478,157	-	-	791,845
Reserve	-	-	-	-	263,751	207,668	-	-	471,419
Prepayment	-	-	-	-	2,076	17,013	-	-	19,089
Construction	-	-	-	-	-	-	-	400	400
Interest	-	-	-	-	216	317	-	-	533
Sinking	-	-	-	-	105	210	-	-	315
Bond redemption	-	-	-	-	88,856	3,124	-	-	91,980
Undeposited funds	13,827	-	-	-	-	-	-	-	13,827
Due from Developer	29,132	117,416	-	-	-	-	-	1,400	147,948
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	75,626	167,553	2,438	3,894	-	-	-	249,511
Due from KLP Village	-	-	5,784	-	-	-	-	-	5,784
Due from SRF - single family	15,419	-	-	-	-	-	-	-	15,419
Due from SRF - townhome	5,207	3,166	-	-	-	-	-	-	8,373
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 667,878</u>	<u>\$ 197,998</u>	<u>\$ 173,337</u>	<u>\$ 671,130</u>	<u>\$ 710,383</u>	<u>\$ -</u>	<u>\$ 400</u>	<u>\$ 1,400</u>	<u>\$ 2,422,526</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 9,614	\$ 125	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,802
Accounts payable - onsite	15,392	5,780	395	-	-	-	-	-	21,567
Due to other	-	-	7,109	-	-	3,385	-	-	10,494
Due to general fund	-	15,419	5,207	-	-	-	-	-	20,626
Due to SRF - single family	75,626	-	3,166	-	-	-	-	-	78,792
Due to SRF - town home	167,553	-	-	-	-	-	-	-	167,553
Due to debt service fund 2019 area two	2,438	-	-	-	-	-	-	-	2,438
Due to debt service fund 2019-A1	3,894	-	-	-	-	-	-	-	3,894
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	6,538	-	4,700	11,238
Tax payable	183	-	-	-	-	-	-	-	183
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>304,700</u>	<u>21,324</u>	<u>15,940</u>	<u>1,311</u>	<u>9,487</u>	<u>9,923</u>	<u>-</u>	<u>4,700</u>	<u>367,385</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	117,416	-	-	-	-	-	1,400	143,153
Total deferred inflows of resources	<u>24,337</u>	<u>117,416</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>143,439</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	-	669,819	700,610	-	-	1,370,429
Capital projects	-	-	-	-	-	-	(9,923)	400	(4,700)
Unassigned	338,841	59,258	157,397	-	-	-	-	-	(14,223)
Total fund balances	<u>338,841</u>	<u>59,258</u>	<u>157,397</u>	<u>-</u>	<u>669,819</u>	<u>700,610</u>	<u>(9,923)</u>	<u>400</u>	<u>(4,700)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 667,878</u>	<u>\$ 197,998</u>	<u>\$ 173,337</u>	<u>\$ 671,130</u>	<u>\$ 710,383</u>	<u>\$ -</u>	<u>\$ 400</u>	<u>\$ 1,400</u>	<u>\$ 2,422,526</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,970	\$ 374,899	\$ 416,880	90%
Interest and miscellaneous	-	2,777	-	N/A
Total revenues	<u>3,970</u>	<u>377,676</u>	<u>416,880</u>	<u>91%</u>
 Professional & administrative				
Supervisor fees	-	1,722	-	N/A
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	4,472	13,823	15,000	92%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	1,000	1,000	750	133%
Dissemination agent	83	500	1,000	50%
Trustee	-	7,000	10,500	67%
Telephone	17	100	200	50%
Postage	93	328	500	66%
Printing & binding	41	250	500	50%
Legal advertising	87	535	1,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	54	64	500	13%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	80	7,491	8,685	86%
Supplies	-	-	300	0%
Total professional & administrative	<u>9,927</u>	<u>66,325</u>	<u>102,125</u>	<u>65%</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	6,630	32,149	35,000	92%
Security amenity center	-	-	500	0%
Pest control	110	110	-	N/A
Stormwater management				
Lake maintenance	825	4,950	10,000	50%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,395	6,853	8,000	86%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	4,772	4,927	1,000	493%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	-	66,050	160,000	41%
Mulch	-	-	65,000	0%
Plant replacement	-	10,190	5,000	204%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total expenditures	<u>23,659</u>	<u>192,523</u>	<u>416,875</u>	<u>46%</u>
 Excess/(deficiency) of revenues over/(under) expenditures				
	(19,689)	185,153	5	
 Fund balances - beginning	<u>358,530</u>	<u>153,688</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 338,841</u>	<u>\$ 338,841</u>	<u>\$ 81,959</u>	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,697	\$ 254,730	\$ 283,255	90%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,697</u>	<u>254,730</u>	<u>283,755</u>	90%
Single Family Program				
Management	-	-	33,000	0%
Lifestyles events	2,010	5,776	12,000	48%
Accounting	125	750	1,500	50%
Streetlighting electric	320	1,815	6,240	29%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	-	20,000	0%
Tree treatment	-	-	7,160	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	1,800	12,710	21,600	59%
Gym equipment- PM	-	550	1,000	55%
Repairs and maintenance	-	1,101	7,500	15%
Electricity	2,660	7,904	15,000	53%
Gate electricity	339	1,456	10,000	15%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	909	5,465	6,000	91%
Sewer/ water/ propane	426	1,311	8,000	16%
Janitorial	-	-	35,000	0%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	2,788	6,263	10,000	63%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	200	1,080	1,200	90%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	1,000	0%
Capital outlay	-	-	37,900	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>11,577</u>	<u>71,433</u>	<u>277,850</u>	26%
Other fees & charges				
Tax collector	54	5,090	5,901	86%
Total other fees & charges	<u>54</u>	<u>5,090</u>	<u>5,901</u>	86%
Total expenditures	<u>11,631</u>	<u>76,523</u>	<u>283,751</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(8,934)	178,207	4	
Fund balances - beginning	68,192	(118,949)	4	
Fund balances - ending	<u>\$ 59,258</u>	<u>\$ 59,258</u>	<u>\$ 8</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 MARCH 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 980	\$ 92,532	\$ 102,894	90%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>980</u>	<u>92,532</u>	<u>103,394</u>	89%
EXPENDITURES				
Town Home Program				
Accounting	62	375	750	50%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	4,620	16,000	29%
Irrigation water	-	219	500	44%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	-	1,000	0%
Pool maintenance	1,100	6,700	13,200	51%
Repairs and maintenance	-	-	2,000	0%
Electricity	914	3,235	6,000	54%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	313	895	2,000	45%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	115	403	2,500	16%
Pest control	65	385	5,500	7%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	5,000	0%
Total town home program	<u>2,569</u>	<u>17,441</u>	<u>101,250</u>	17%
Other fees & charges				
Tax collector	20	1,849	2,144	86%
Total other fees & charges	<u>20</u>	<u>1,849</u>	<u>2,144</u>	86%
Total expenditures	<u>2,589</u>	<u>19,290</u>	<u>103,394</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(1,609)	73,242	-	
Fund balances - beginning	159,006	84,155	56,000	
Fund balances - ending	<u>\$ 157,397</u>	<u>\$ 157,397</u>	<u>\$ 56,000</u>	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,488	\$ 234,954	\$ 261,264	90%
Interest	2,267	11,293	-	N/A
Total revenues	4,755	246,247	261,264	94%
EXPENDITURES				
Debt service				
Principal	-	50,000	50,000	100%
Interest	-	103,434	205,275	50%
Total debt service	-	153,434	255,275	60%
Other fees & charges				
Tax collector	50	4,695	5,443	86%
Total other fees and charges	50	4,695	5,443	86%
Total expenditures	50	158,129	260,718	61%
Excess/(deficiency) of revenues over/(under) expenditures	4,705	88,118	546	
OTHER FINANCING SOURCES/(USES)				
Transfers in	262	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	262	82,696	-	N/A
Net change in fund balances	4,967	170,814	-	
Fund balances - beginning	664,852	499,005	463,971	
Fund balances - ending	\$ 669,819	\$ 669,819	\$ 464,517	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,974	\$ 375,258	\$ 418,043	90%
Assessment prepayments	15,151	15,151	-	N/A
Interest	2,577	14,316	-	N/A
Total revenues	21,702	404,725	418,043	97%
EXPENDITURES				
Debt service				
Principal	-	100,000	100,000	100%
Interest	-	152,500	303,713	50%
Total debt service	-	252,500	403,713	63%
Other fees & charges				
Tax collector	80	7,497	8,709	86%
Total other fees and charges	80	7,497	8,709	86%
Total expenditures	80	259,997	412,422	63%
Excess/(deficiency) of revenues over/(under) expenditures	21,622	144,728	5,621	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(207,354)	-	N/A
Total other financing sources	-	(207,354)	-	N/A
Net change in fund balances	21,622	(62,626)	5,621	
Fund balances - beginning	678,988	763,236	681,811	
Fund balances - ending	\$ 700,610	\$ 700,610	\$ 687,432	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 262	\$ 3,516
Total revenues	<u>262</u>	<u>3,516</u>
EXPENDITURES		
Construction costs	-	88,909
Total expenditures	<u>-</u>	<u>88,909</u>
Excess/(deficiency) of revenues over/(under) expenditures	262	(85,393)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	6,077
Transfer out	(262)	(88,773)
Total other financing sources/(uses)	<u>(262)</u>	<u>(82,696)</u>
Net change in fund balances	-	(168,089)
Fund balances - beginning	(9,923)	158,166
Fund balances - ending	<u>\$ (9,923)</u>	<u>\$ (9,923)</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 MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 400
Total revenues	<u>1</u>	<u>400</u>
EXPENDITURES		
Construction costs - Developer		207,354
Total expenditures	<u>-</u>	<u>207,354</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	(206,954)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	207,354
Total other financing sources/(uses)	<u>-</u>	<u>207,354</u>
Net change in fund balances	1	400
Fund balances - beginning	399	-
Fund balances - ending	<u>\$ 400</u>	<u>\$ 400</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 MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ -
Total revenues	- -	- -
EXPENDITURES		
Total expenditures	- -	- -
Excess/(deficiency) of revenues over/(under) expenditures	- -	- -
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	\$ (4,700)	\$ (4,700)

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 8, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

Ann Judy	Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

Also present:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt & Associates LLC
Bennett Davenport	District Counsel
Tammy Collins	On-site Manager
Joe Vitalo	Resident/Townhomes HOA
Gene Comini	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:33 p.m. Supervisors Judy, Smith, Michaels and Williams were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

Resident and HOA Board Member Joe Vitalo asked if it is possible for a CDD Board Member whose seat expires in November 2024 to resign that seat and to appoint them to fill the currently vacant seat that expires in 2026. Mr. Davenport replied affirmatively.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Shaw stated there were no interested candidates to fill Seat 2.

Ms. Williams asked about resigning from Seat 5 and being appointed to vacant Seat 2.

42 Mr. Adams stated the record will reflect that Ms. Williams is resigning from Seat 5.

43

44 **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the**
45 **resignation of Ms. Ariane Williams from Seat 5, was accepted.**

46

47

48 Ms. Michaels asked if the newly vacated Seat 5 can be kept open until the next meeting
49 as she knows someone who is interested in filling it. Mr. Adams stated that Seat 5 will be vacant
50 and can be filled at the next meeting.

51 Ms. Judy nominated Ms. Ariane Williams to fill Seat 2. No other nominations were
52 made.

53

54 **On MOTION by Ms. Judy and seconded Mr. Smith, with all in favor, the**
55 **appointment of Ms. Ariane Williams to Seat 2, was approved.**

56

57

- 58 • **Administration of Oath of Office to Appointed Supervisor (the following will be**
59 **provided in a separate package)**

60 Mr. Adams stated that Ms. Williams holds the same responsibilities for Seat 2 that she
61 held for Seat 5. She is familiar with the following:

- 62 A. **Memorandum Regarding Required Ethics Training and Disclosure Filing**
63 B. **Sample Form 1 2023/Instructions**
64 C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
65 D. **Membership, Obligations and Responsibilities**
66 E. **Form 8B: Memorandum of Voting Conflict**

67 Mr. Adams stated an eblast will be sent regarding vacant Seat 5 to garner interest.

68

69 **FOURTH ORDER OF BUSINESS**

70 **Consideration of Resolution 2024-10,**
71 **Appointing and Removing Officers of the**
72 **District and Providing for an Effective Date**

73 This item was deferred.

74

75 **FIFTH ORDER OF BUSINESS**

76 **Update: Developer Projects**

77 Asked if there were any discussions regarding this item, Ms. Collins stated John, from
78 Hughes Brothers, and Matt Morrison are working together to compile business proposals for all
79 the different areas and are waiting to see how the funding will come together; from there, they
80 will issue start dates. In response to a question, Mr. Adams stated Staff can arrange for John to
81 attend the next meeting, via telephone, so that it is convenient for him.

82

83 SIXTH ORDER OF BUSINESS

Discussion/Consideration: Pool Requirements

85

86 A. Signage [\$112 each + installation]

87 Mr. Shaw contacted the City of Wildwood regarding signage requirements for a public
88 pool and, based on the information provided, the CDD falls short of the requirements. The Pool
89 Rules draft that was submitted to the Board puts the CDD in line with the City's requirements.
90 The new signs would be 40" x 48" at a cost of \$112 each, excluding installation.

91 The Board and Staff discussed the City's pool requirements, signage draft revisions, the
92 annual user fee for pool use and fobs.

93 The following changes will be made to the signage:

94 Change “CCD” to “CDD”

95 Change “No loud obnoxious or offensive language permitted” to “No loud, obnoxious or
96 offensive language or music permitted”

97 Insert "No blowup equipment or toys other than standard pool individual floatation
98 devices"

99 Insert “The pool is under constant video surveillance”

100 Insert "No children's transportation devices allowed anywhere near the pool area"

101 Insert “No lifeguard on duty; swim at your own risk”

102 Insert “or have an open wound” after “Do not use pool if you are ill”

103 Insert “The gates are to remain closed at all times”

104
105 On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,
106 authorizing Staff to procure nine signs, containing the changes incorporated
107 into the signs, was approved.

108

109

110 B. Supervision and Safety [64E-9.008]

111 This item was tabled.

112 **SEVENTH ORDER OF BUSINESS**

Discussion: Parking Rules

114 Mr. Shaw presented the Beaumont CDD Rules Relating to Overnight Parking and Parking
115 Enforcement.

116 Ms. Judy suggested the following revision to the Rules:

117 Section 2c): Change “Residents may request an annual parking pass” to “Residents may
118 request, if necessary, an annual parking pass”

119 Ms. Micheals asked about implementation and management of the Rules in the event
120 that Ms. Collins leaves her position and voiced her opinion that street parking should be
121 allowed a few times in the evenings.

122 Discussion ensued regarding the Parking Policies/Rules, the issues with allowing street
123 parking, enforcement, allowances for handicapped vans, accessibility for emergency vehicles, a
124 10' courtesy ordinance, parking issues at the Townhomes, temporary parking passes, increasing
125 the parking pass fee from \$50 to \$100 and holding a workshop to discuss parking issues.

126

127 **EIGHTH ORDER OF BUSINESS**

Discussion: Amenity Rules

129 Mr. Shaw presented the Beaumont the CDD Amenity and Operational Rules.

130 A Board Member commented that the Amenity Rules are bigger than the Parking Rules.
131 Ms. Judy proposed that prior to the next meeting, there should be a workshop to discuss the
132 Parking Rules and to review the Amenity Rules.

133 • **Update: Amendment to Evergreen Lifestyle Management Agreement**

134 This item was not addressed.

135

136 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals, Estimates,
Quotes, Work Orders**

139 **A. ATEC Electric, LLC Proposal #J24-1138 [Disconnect Replacement]**

140

141 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, ATEC
142 Electric, LLC Proposal #J24-1138 for Disconnect Replacement, in the amount of
143 \$1,500, was approved.**

144
145
146 **B. ProCare Pool Services, Inc. Scope of Work #1978 [Salt Conversion]**

147 A Board Member related that salt conversion will keep ducks away from the main pool,
148 requires less chemicals, is better for skin and will sustain the pipes in the pool.

149 Per Ms. Judy, this item will be added as a discussion item on the next agenda.

150

151 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,**
152 **ProCare Pool Services, Inc. Scope of Work #1978 for conversion from chlorine**
153 **to salt, in the amount of \$3,692, was approved.**

154

155

156 **C. ProCare Pool Services, Inc. Scope of Work #2135 [Diagnostic Visit]**

157

158 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,**
159 **ProCare Pool Services, Inc. Scope of Work #2135 for a Diagnostic Visit, in the**
160 **amount of \$2,793, was approved.**

161

162

163 **D. New Computer**

164 Ms. Collins asked for Board approval to replace the Lifestyle Director's computer.

165 **E. Gates at Entrance**

166 This item is the same as the Tenth Order of Business.

167

168 **TENTH ORDER OF BUSINESS**

Discussion: Car Damage from Gates on
Spanish Harbor and June

169

170 Ms. Collins noted issues with the gates on Spanish Harbor and June, and the entrance
171 gate. Staff arranged for a vendor to inspect both gates. The sensors were repaired and were
172 functioning correctly. A recent incident caused further damage to the gates, Staff arranged for
173 the actual installers to make the repairs; until the gates are repaired, they will remain open.

174 Ms. Judy noted that ongoing gate repairs are costly and suggested the Board consider
175 removing the gates altogether.

176 Discussion ensued regarding the gates providing a false sense of security, gate repair
177 costs, quarterly gate maintenance and installing "Slow down" signs near the gates.

178 Staff will procure signage and report their findings at the next meeting.

180

181 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of February 29, 2024

183

184

185

On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor, Unaudited Financial Statements as of February 29, 2024, were accepted.

186

187

188

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

189

190

A. March 11, 2024 Workshop

191

B. March 11, 2024 Regular Meeting

192

193

194

195

On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the March 11, 2024 Workshop and March 11, 2024 Regular Meeting Minutes, as presented, were approved.

196

197

198

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

199

200

A. District Counsel: Kutak Rock LLP

201

202

203

204

205

206

207

Mr. Davenport stated he researched how much it would cost to extend the hours that Evergreen will devote to the CDD under the Agreement. Essentially, to increase the current 40 hours per week by an additional 10 hours per week, will cost an additional \$5,000 per month. He clarified that it is not Ms. Collins requesting the increase; it is her employer, Evergreen.

208

209

210

211

Asked about the breakdown of the hourly wage from what the CDD is currently paying per hour, Mr. Davenport stated it is a significantly higher per hour wage for the additional 40 hours per month than what the current hourly wage is.

212

213

214

215

216

217

218

Discussion ensued regarding the proposed increase amount, the Evergreen contract, Ms. Collins' hourly rate, the budget and insurance.

Mr. Davenport will have Evergreen clarify the cost breakdown with the increased amount and report his findings at the next meeting.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: Evergreen Lifestyles Management

- Action Items/Tracker**

Ms. Collins presented the Evergreen Action Items/Tracker and highlighted the following:

➤ The pool will be closed tomorrow for paver work.

➤ The front entrances will be power-washed on April 18th.

- 219 ➤ The Best Painting Company will be on site in two weeks.
220 ➤ Pine straw mulch will be delivered and installed in one week.
221 ➤ The dog waste stations will be installed within the next few weeks.
222 Ms. Collins responded to questions regarding the Juniper contract renewal, how often
223 the dog stations will be maintained, a trash dumpster and the housekeeping schedule.
224 “Consideration of a Dumpster” will be included on the next agenda as a discussion item.

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

- 226 • **NEXT MEETING DATE: May 13, 2024 at 1:30 PM [Fiscal Year 2024/2025 Budget
227 Presentation**

228 Staff will schedule a workshop for 11:00 a.m. on May 13, 2024; the regular meeting will
229 follow at 1:30 p.m.

- 230 ○ **QUORUM CHECK**

231

232 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

233
234 Ms. Collins responded to questions about fence repairs, lifesavers and the pool lift
235 cover.

236

237 **FIFTEENTH ORDER OF BUSINESS** **Public Comments (Non-Agenda Items: 3
238 Minutes Per Speaker)**

239
240 Resident Gene Comini voiced his opinion that speeding is an issue in the Townhomes
241 area. He asked about installing 25 miles per hour (mph) speed limit signs. Ms. Collins stated she
242 can contact the City and they will evaluate and install the signage, if necessary.

243 In response to a resident's question regarding the Parking Rules, Mr. Shaw stated
244 business vehicles cannot park in resident driveways.

245 Mr. Vitalo voiced his opinion that HOA officers should have fob access and asked how
246 officers can obtain fobs. The consensus was to allow HOA Board Members fob access to set up
247 for meetings. Ms. Collins would provide the HOA Board President and another HOA Board
248 Member with fobs so they can access the Clubhouse for meetings.

249

250 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

251
252 There being nothing further to discuss, the meeting adjourned at 3:13 p.m.

253
254
255
256
257

258 Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

C

Beaumont CDD

Community Update				
Action Items (Select in the drop-down)	Description	Date Start	Target Completion	Status (Select in the drop-down)
Common Areas	Juniper to trim the palm trees Only the sylvester palms left. Chipper is down will resume 04/05/2024	2/5/2024	4/3/2024	Done
Common Areas	Powerwashing Entrances	2/5/2024	4/18/2024	In Progress
Common Areas	Mulch common areas, waiting for CDD approval to complete	2/5/2024	4/3/2024	Done
Common Areas	Fence repair and Fence painting CDD approval to complete	2/5/2024		Pending
Common Areas	Widewalks and signes. Working with john Curtis to get straighten and determine who is responsible for cracks	11/1/2023		In Progress
Common Areas	Drainage issues through North and Townhomes. Tammy obtained bids from juniper for sod and drip lines and sent those to John and Matt for review. Covered drains repaired all but 2 waiting for Hughes to come back and get those ones. Waiting for John and Matt to respond on drainage issues.	11/01/023		In Progress
Common Areas	Electrical Breaker Box needs to be replaced, runs lights to parking lot and the Well. Tammy got bid from commercial electrician sent to CDD for approval	3/1/2024		Pending
Amenities	Juniper to relandscape the pool area at the Townhomes. Approval was obtained from CDD and scheduled work to start 03/07/2024. All but rock is complete	2/1/2024		In Progress
Amenities	Townhomes Pool access to the bathrooms and gate. Tammy Obtained bid and sent to the CDD for approval. Waiting for vendor to schedule	3/1/2024		Pending
Amenities	Townhome pool change to Saltwater. Tammy obtained bid and sent to the CDD for approval. Tammy working with Guardian to schedule. Need 50% deposit from CDD	3/1/2024		Pending
Common Areas	Dragonfly washout. Working with DR horton and Kolter for resolution to wash out areas. Juniper unable to fix drainage need Hughes brothers to put on schedule.	1/1/2024		In Progress
Amenities	North pool area of brick are lifting causing health and safety issues. Tammy obtained bid and sent to the CDD for approval	03/01/204		Done
Amenities	Pool gates need to be looked and fixed. Tammy has vendor coming to look for bid. Stonegate coming to take a look to supply bid.	3/1/2024		Pending
Common Areas	Entrance gates are closing on vehicles. Tammy had guardian come out to repair on 03/28/2024 they failed again and service ticket was opened on 03/29/2024. Bid to CDD for Guardian to repair gates. Three of the four homes that were affected by the gates have submitted repair bids. Rivera \$1143.97, Briglevic \$2260.84, and Hamilton \$764. Attached bids.	3/27/2024		In Progress

Amenities	Guraidan to install access bar to door from pool to the club house. Vendor came out to look at on 03/01/2024. Sent revised bid lower then orginial price. Scheduling to proceed. Waiting for 50% deposit from CDD	3/1/2024		In Progress
Common Area	Easement- SECO is running electric lines along easement, they will be working on this for the next 3 weeks. Fence will be repaired by workers, SECO will repalce sod but not the plants. The front Flower beds will have 4x 8 concrete junction box in the ground. Damage claim will need to be submitted wonce work is completed.	5/1/2024		In Progress
Common Area	Fuse box needs to be replaced Tammy needs to find new vendor to giv a bid.	5/1/2024		In Progress
Upcoming Meetings, Lifestyle Events & Other Reminders		Date Start	Target Completion	Status (Select in the drop-down)
Board Meeting	Board Meeting Scheduled for 05/06/2024			

Contract Information

Vendor Name	Contract Type, Account Information, Contract Expires/Renews (If applicable)	Name	Phone	Email
	Property Management (at least 2 company representatives)			
	Insurance Agent			
	Legal Counsel			
	Landscape Maintenance			
	Electricity			
	Street Lights			
	Utility - Water/Sewer			
	Pool Maintenance (example: Contract auto renews, month-to-month, 60 days notice of cancellation)			
	Janitorial (example: Contract expires 12/31/2022)			
	Community Dog Stations & Trash Can			
	HVAC Maintenance			
	Playground Inspections			
	Pest Control			
	Termite Bond			
	Fitness Center			
	Internet and Cable Service			
	Security			

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	1:30 PM
November 13, 2023	Regular Meeting	1:30 PM
December 11, 2023	Workshop	1:30 PM
December 11, 2023 CANCELED	Regular Meeting	1:30 PM
January 8, 2024	Regular Meeting	1:30 PM
February 12, 2024	Regular Meeting	1:30 PM
March 11, 2024	Workshop	12:30 PM
March 11, 2024	Regular Meeting	1:30 PM
April 8, 2024	Regular Meeting	1:30 PM
May 13, 2024	Regular Meeting	1:30 PM
June 10, 2024	Regular Meeting	1:30 PM
July 8, 2024	Regular Meeting	1:30 PM
August 12, 2024	Regular Meeting	1:30 PM
September 9, 2024	Regular Meeting	1:30 PM

*Exception

October meeting is one week earlier to accommodate the Columbus Day holiday.