

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 7, 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**

September 30, 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 October 7, 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023
4. Consideration of HOA Well Request
5. Consideration of Agreement for Traffic Law Enforcement on District Roads
6. Consideration of Juniper Landscaping of Florida, LLC Proposals
  - A. No. 278494 [Commercial Controller Replacement]
  - B. No. 283325 [Commercial Controller Replacement ICC2 with EZ1 Decoders]
  - C. No. 278491 [Single Family Homes Controller Replacement]
  - D. No. 283323 [Single Family Homes Controller Replacement EZ1s]
  - E. No. 278492 [Controller Replacement]
7. Consideration of Sun Kool Air Conditioning Commercial Maintenance Proposal
8. Update: Developer Projects
9. Acceptance of Unaudited Financial Statements as of August 31, 2024

10. Approval of September 18, 2024 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. Field Operations Manager: *RealManage, LLC*
  - Action Items/Tracker
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: November 4, 2024 at 1:30 PM [Landowners' Meeting and Regular Meeting]

○ 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	JAN SINISCALCHI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests

13. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)

14. Adjournment

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

Sincerely,



Chuck Adams  
District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 229 774 8903**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

**Beaumont Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**Beaumont Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Beaumont Community Development District  
Wildwood, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Beaumont Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Beaumont Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.





To the Board of Supervisors  
Beaumont Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Beaumont Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated September 17, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Beaumont Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 17, 2024

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

Management's discussion and analysis of Beaumont Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund and Special Revenue Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's assets exceeded liabilities by \$9,283,663, net position. Net investment in capital assets was \$8,632,327. Restricted net position was \$385,015 and unrestricted net position was \$266,321.
- ◆ Governmental activities revenues totaled \$1,619,089 while governmental activities expenses and refund to landowners totaled \$1,341,368.

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Current assets	\$ 457,615	\$ 512,258
Restricted assets	1,558,195	1,930,408
Capital assets	16,658,711	16,187,070
Total Assets	<u>18,674,521</u>	<u>18,629,736</u>
Current liabilities	690,858	758,794
Non-current liabilities	8,700,000	8,865,000
Total Liabilities	<u>9,390,858</u>	<u>9,623,794</u>
Net investment in capital assets	8,632,327	8,070,770
Net position - restricted	385,015	787,149
Net position - unrestricted	266,321	148,023
Total Net Position	<u>\$ 9,283,663</u>	<u>\$ 9,005,942</u>

The decrease in current assets is related to the decrease in receivables in the current year.

The decrease in restricted assets and the increase in capital assets is related to the capital project activity in the current year.

The decrease in current liabilities is related to the decrease in the current portion of bonds payable in the current year.

The decrease in non-current liabilities is the result of the principal payments and prepayments made on the outstanding bonds in the current year.

The increase in net investment in capital assets is the result of capital additions and principal payments in the current year.

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Program Revenues		
Charges for services	\$ 1,419,996	\$ 3,576,255
Operating grants and contributions	-	39,866
Capital grants and contributions	129,820	735
General Revenues		
Miscellaneous revenues	5,824	6,638
Investment earnings	63,449	7,154
Total Revenues	<u>1,619,089</u>	<u>3,630,648</u>
Expenses		
General government	115,835	106,764
Physical environment	331,153	159,529
Culture/recreation	298,179	274,369
Interest and other charges	514,082	597,947
Total Expenses	<u>1,259,249</u>	<u>1,138,609</u>
Refund to landowners	<u>(82,119)</u>	<u>-</u>
Change in Net Position	277,721	2,492,039
Net Position - Beginning of Year	<u>9,005,942</u>	<u>6,513,903</u>
Net Position - End of Year	<u><u>\$ 9,283,663</u></u>	<u><u>\$ 9,005,942</u></u>

The decrease in charges for services is related to the decrease in debt service special assessments in the current year.

The increase in capital contributions is related to a contribution from the Developer for the capital project in the current year.

The increase in physical environment is related to the increase in landscape related expenses in the current year.

The decrease in interest and other charges is related to the principal payments in the current year.

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Construction in progress	<u>\$ 16,658,711</u>	<u>\$ 16,187,070</u>

The activity for the year was additions to construction in progress of \$471,641.

**General Fund Budgetary Highlights**

Actual expenditures were more than the final budget because landscape maintenance and plant replacement expenditures were less than anticipated.

The September 30, 2023 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ February 2019, the District issued \$7,100,000 Series 2019 Special Assessment Bonds. These bonds were issued to provide funds for the Assessment Area Two Project. The balance outstanding at September 30, 2023 was \$3,245,000.
- ◆ In February 2019, the District issued \$5,925,000 Series 2019A-1 Special Assessment Bonds. These bonds were issued to provide funds for the Assessment Area One Project. The balance outstanding at September 30, 2023 was \$5,605,000.
- In February 2019, the District issued \$4,205,000 Series 2019A-2 Special Assessment Bonds. These bonds were issued to provide funds for the Assessment Area One Project. The Bonds were fully redeemed in the current fiscal year.

**Beaumont Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Beaumont Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

**Request for Information**

The financial report is designed to provide a general overview of Beaumont Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Beaumont Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.



**Beaumont Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 244,289
Special assessments receivable	31,587
Due from others	1,231
Due from developer	174,613
Prepaid expenses	548
Deposits	5,347
Total Current Assets	<u>457,615</u>
Non-current Assets	
Restricted assets	
Investments	1,558,195
Capital assets, not being depreciated	
Construction in progress	16,658,711
Total Non-current Assets	<u>18,216,906</u>
Total Assets	<u>18,674,521</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	137,030
Contracts/retainage payable	138,736
Due to developer	40,798
Due to others	10,495
Unearned revenues	286
Bonds payable	150,000
Accrued interest	213,513
Total Current Liabilities	<u>690,858</u>
Non-current Liabilities	
Bonds payable	8,700,000
Total Liabilities	<u>9,390,858</u>
<b>NET POSITION</b>	
Net investment in capital assets	8,632,327
Restricted for debt service	383,615
Restricted for capital projects	1,400
Unrestricted	266,321
Total Net Position	<u><u>\$ 9,283,663</u></u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Functions/Programs	Expenses	Program Services		Net (Expenses)
		Charges for Services	Capital Grants and Contributions	Revenues and Changes in Net Position
Governmental Activities				Governmental Activities
General government	\$ (115,835)	\$ 162,517	\$ -	\$ 46,682
Physical environment	(331,153)	265,159	129,820	63,826
Culture/recreation	(298,179)	417,587	-	119,408
Interest and other charges	(514,082)	574,733	-	60,651
Total Governmental Activities	<u>\$ (1,259,249)</u>	<u>\$ 1,419,996</u>	<u>\$ 129,820</u>	<u>290,567</u>
General Revenues				
Miscellaneous revenues				5,824
Investment income				63,449
Total General Revenues				<u>69,273</u>
Refund to landowners				<u>(82,119)</u>
Change in Net Position				277,721
Net Position - October 1, 2022				<u>9,005,942</u>
Net Position - September 30, 2023				<u><u>\$ 9,283,663</u></u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash	\$ 244,289	\$ -	\$ -	\$ -	\$ 244,289
Assessments receivable	9,617	6,215	15,755	-	31,587
Due from other funds	72,816	105,171	-	-	177,987
Due from developer	24,337	117,416	-	32,860	174,613
Due from other	1,231	-	-	-	1,231
Prepaid expenses	-	548	-	-	548
Deposits	3,557	1,790	-	-	5,347
Restricted assets					
Investments	-	-	1,257,570	300,625	1,558,195
Total Assets	<u>\$ 355,847</u>	<u>\$ 231,140</u>	<u>\$ 1,273,325</u>	<u>\$ 333,485</u>	<u>\$ 2,193,797</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable and accrued expenses	\$ 47,446	\$ 58,124	\$ -	\$ 31,460	\$ 137,030
Contracts/retainage payable	-	-	-	138,736	138,736
Unearned revenues	-	-	286	-	286
Due to other funds	105,171	72,816	-	-	177,987
Due to others	-	7,109	-	3,386	10,495
Due to developer	30,000	-	10,798	-	40,798
Total Liabilities	<u>182,617</u>	<u>138,049</u>	<u>11,084</u>	<u>173,582</u>	<u>505,332</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	<u>24,337</u>	<u>117,416</u>	<u>-</u>	<u>1,400</u>	<u>143,153</u>
<b>FUND BALANCES</b>					
Nonspendable - prepaids/deposits	3,557	2,338	-	-	5,895
Restricted					
Debt service	-	-	1,262,241	-	1,262,241
Capital projects	-	-	-	158,503	158,503
Unassigned	145,336	(26,663)	-	-	118,673
Total Fund Balances	<u>148,893</u>	<u>(24,325)</u>	<u>1,262,241</u>	<u>158,503</u>	<u>1,545,312</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 355,847</u>	<u>\$ 231,140</u>	<u>\$ 1,273,325</u>	<u>\$ 333,485</u>	<u>\$ 2,193,797</u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2023**

Total Governmental Fund Balances	\$ 1,545,312
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	16,658,711
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(8,850,000)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.	143,153
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(213,513)</u>
Net Position of Governmental Activities	<u><u>\$ 9,283,663</u></u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2023**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>					
Special assessments	\$ 427,676	\$ 300,171	\$ 831,096	\$ -	\$ 1,558,943
Developer contributions	-	-	-	128,420	128,420
Miscellaneous revenues	5,824	-	-	-	5,824
Investment income	-	-	49,109	14,340	63,449
Total Revenues	<u>433,500</u>	<u>300,171</u>	<u>880,205</u>	<u>142,760</u>	<u>1,756,636</u>
<b>Expenditures</b>					
Current					
General government	103,457	-	12,378	-	115,835
Physical environment	331,153	-	-	-	331,153
Culture/recreation	2,550	295,629	-	-	298,179
Capital outlay	-	-	-	471,641	471,641
Debt service					
Principal	-	-	430,000	-	430,000
Other	-	-	524,103	-	524,103
Total Expenditures	<u>437,160</u>	<u>295,629</u>	<u>966,481</u>	<u>471,641</u>	<u>2,170,911</u>
Total of Revenues over/(under) expenditures	<u>(3,660)</u>	<u>4,542</u>	<u>(86,276)</u>	<u>(328,881)</u>	<u>(414,275)</u>
<b>Other Financing Sources/(Uses)</b>					
Transfers in	-	-	-	5,099	5,099
Transfers out	-	-	(5,099)	-	(5,099)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>-</u>	<u>(5,099)</u>	<u>5,099</u>	<u>-</u>
Refund to landowners	<u>-</u>	<u>-</u>	<u>(82,098)</u>	<u>(21)</u>	<u>(82,119)</u>
Net change in fund balances	<u>(3,660)</u>	<u>4,542</u>	<u>(173,473)</u>	<u>(323,803)</u>	<u>(496,394)</u>
Fund Balances - October 1, 2022	<u>152,553</u>	<u>(28,867)</u>	<u>1,435,714</u>	<u>482,306</u>	<u>2,041,706</u>
Fund Balances - September 30, 2023	<u>\$ 148,893</u>	<u>\$ (24,325)</u>	<u>\$ 1,262,241</u>	<u>\$ 158,503</u>	<u>\$ 1,545,312</u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**RECONCILIATION OF THE STATEMENT**  
**OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ (496,394)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year.	471,641
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	430,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	10,021
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At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">(137,547)</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 277,721</div>
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See accompanying notes to financial statements.

**Beaumont Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2023**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 412,136	\$ 412,136	\$ 427,676	\$ 15,540
Miscellaneous revenues	-	-	5,824	5,824
Total Revenues	<u>412,136</u>	<u>412,136</u>	<u>433,500</u>	<u>21,364</u>
Expenditures				
Current				
General government	112,389	112,389	103,457	8,932
Physical environment	299,250	299,250	331,153	(31,903)
Culture/recreation	500	500	2,550	(2,050)
Total Expenditures	<u>412,139</u>	<u>412,139</u>	<u>437,160</u>	<u>(25,021)</u>
Net Change in Fund Balances	(3)	(3)	(3,660)	(3,657)
Fund Balances - October 1, 2022	<u>25,402</u>	<u>25,402</u>	<u>152,553</u>	<u>127,151</u>
Fund Balances - September 30, 2023	<u>\$ 25,399</u>	<u>\$ 25,399</u>	<u>\$ 148,893</u>	<u>\$ 123,494</u>

See accompanying notes to financial statements.

**Beaumont Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - SPECIAL REVENUE FUND**  
**For the Year Ended September 30, 2023**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 226,728	\$ 226,728	\$ 300,171	\$ 73,443
Developer contributions	64,796	64,796	-	(64,796)
Investment income	1,000	1,000	-	(1,000)
Total Revenues	<u>292,524</u>	<u>292,524</u>	<u>300,171</u>	<u>7,647</u>
Expenditures				
Current				
Culture/recreation	<u>292,524</u>	<u>292,524</u>	<u>295,629</u>	<u>(3,105)</u>
Net Change in Fund Balances	-	-	4,542	4,542
Fund Balances - October 1, 2022	<u>38,821</u>	<u>38,821</u>	<u>(28,867)</u>	<u>(67,688)</u>
Fund Balances - September 30, 2023	<u>\$ 38,821</u>	<u>\$ 38,821</u>	<u>\$ (24,325)</u>	<u>\$ (63,146)</u>

See accompanying notes to financial statements.



**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on March 26, 2018, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2018-16 of the City of Wildwood, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Beaumont Community Development District. The District is governed by a five-member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Beaumont Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Revenue Fund – The Special Revenue Fund accounts for the operation of the townhouse and single family programs.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for the debt service payments associated with the long-term debt of the District.

Capital Projects Fund – The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**c. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$1,545,312, differs from “net position” of governmental activities, \$9,283,663, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>16,658,711</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ <u>(8,850,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(213,513)</u>
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**Deferred inflows of resources**

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level.

Unavailable revenues	\$ <u>143,153</u>
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**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(496,394), differs from the “change in net position” for governmental activities, \$277,721, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	<u>\$ 471,641</u>
----------------	-------------------

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 430,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 10,021</u>
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**Deferred inflows of resources**

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	<u>\$ (137,547)</u>
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**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net assets as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$248,828 and the carrying value was \$244,289. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Morgan Stanley Institutional Liquidity Funds Treasury Portfolio	15 days*	<u>\$ 1,558,195</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk

The District's investments in Morgan Stanley Institutional Liquidity Funds Treasury Portfolio are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investment in Morgan Stanley Institutional Liquidity Funds Treasury Portfolio was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Morgan Stanley Institutional Liquidity Funds Treasury Portfolio represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 16,187,070	\$ 471,641	\$ -	\$ 16,658,711

**NOTE E – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2023:

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 9,280,000
Principal payments	<u>(430,000)</u>
Long-term debt at September 30, 2023	<u>\$ 8,850,000</u>

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Debt**

Long-term debt is comprised of the following:

\$7,100,000 Special Assessment Bonds, Series 2019 due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at a rate of 6.375% with a maturity date of November 1, 2049. \$ 3,245,000

\$5,925,000 Special Assessment Bonds, Series 2019 A-1 due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 4.25% and 5.625% with a final maturity date of November 1, 2049. 5,605,000

Bonds Payable at September 30, 2023 \$ 8,850,000

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 150,000	\$ 508,431	\$ 658,431
2025	155,000	500,606	655,606
2026	165,000	492,416	657,416
2027	175,000	483,406	658,406
2028	180,000	474,000	654,000
2029-2033	1,065,000	2,206,491	3,271,491
2034-2038	1,405,000	1,851,559	3,256,559
2039-2043	1,865,000	1,377,131	3,242,131
2044-2048	2,480,000	741,206	3,221,206
2049-2050	<u>1,210,000</u>	<u>72,732</u>	<u>1,282,732</u>
Totals	<u>\$ 8,850,000</u>	<u>\$ 8,707,978</u>	<u>\$ 17,557,978</u>

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2019 and Series 2019A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2019 at a redemption price equal to the principal amount of the Series 2019 and Series 2019A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2019 and Series 2019A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2019 and 2019A-1 Reserve Accounts were funded from the proceeds of the Series 2019 and 2019A-1 Bonds in amounts equal to the maximum annual debt service of the Series 2019 and 2019A-1 Bonds. The Series 2019A-2 Reserve Account was funded from the proceeds of the Series 2019A-2 Bonds in amounts equal to the maximum annual interest. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2019	\$ 263,377	\$ 257,300
Special Assessment Bonds, Series 2019A-1	\$ 418,287	\$ 407,813

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE F – INTERFUND BALANCES**

Interfund balances at September 30, 2023, consisted for the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>		<u>Total</u>
	<u>General Fund</u>	<u>Special Revenue Fund</u>	
General Fund	\$ -	\$ 72,816	\$ 72,816
Special Revenue Fund	105,171	-	105,171
Total	<u>\$ 105,171</u>	<u>\$ 72,816</u>	<u>\$ 177,987</u>

Interfund balances are related to assessments collected and expenditures paid by one fund on behalf of another fund.

Interfund transfers for the year ended September 30, 2023, consisted for the following:

<u>Transfers Out</u>	<u>Transfers In</u>
	<u>Capital Projects Fund</u>
Debt Service Fund	<u>\$ 5,099</u>

The transfers were made in accordance with the Trust Indenture.

**NOTE G – RELATED PARTY TRANSACTIONS**

All of the voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$128,420 in contributions from the Developer for the year ended September 30, 2023, as well as \$322,998 in assessment income and prepayments. The District owed the Developer \$40,798 and the Developer owed the District, \$174,613 as of year-end.

**NOTE H – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2023, all five board members are affiliated with the Developer.

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

**Beaumont Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE J – SUBSEQUENT EVENT**

During the November 2023 Board meeting, the District approved documentation certifying the Assessment Area One – Residential Project and Assessment Area Two – Commercial Project complete.

On May 1, 2024, the District made a \$90,000 prepayment on the Series 2019 A-2 Bonds.

On August 1, 2024, the District made a \$20,000 prepayment on the Series 2019 A-1 Bonds.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Beaumont Community Development District  
Wildwood, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Beaumont Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 17, 2024.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Beaumont Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Beaumont Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Beaumont Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Beaumont Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Beaumont Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 17, 2024





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Beaumont Community Development District  
Wildwood, Florida

### Report on the Financial Statements

We have audited the financial statements of the Beaumont Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated September 17, 2024.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated September 17, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the prior financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Beaumont Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Beaumont Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Beaumont Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Beaumont Community Development District. It is management's responsibility to monitor the Beaumont Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Beaumont Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$496,119
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Beaumont Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund \$489.95 - \$765.55, Special Revenue Fund \$553.74 - \$852.04 and Debt Service Fund, \$794.64 - \$1,218.44.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,558,843.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2019, \$3,245,000 maturing November 2049 and Series 2019A-1, \$5,605,000 maturing November 2049.



To the Board of Supervisors  
Beaumont Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted the following finding:

### **Finding 2023-01**

Finding: The District is not in compliance with Section 189.016, Florida Statutes, because the General Fund and Special Revenue Fund budgets were over expended.

Recommendation: The District should monitor expenditures in the future to ensure that actual expenditures do not exceed the budget.

Management Response: Expenditures will be monitored in the future to ensure budget compliance.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 17, 2024



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415 FLORIDA STATUTES**

To the Board of Supervisors  
Beaumont Community Development District  
Wildwood, Florida

We have examined Beaumont Community Development District's compliance with Section 218.415, Florida Statutes during the year end September 30, 2023. Management is responsible for compliance with those requirements. Our responsibility is to express an opinion on Beaumont Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Beaumont Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Beaumont Community Development District's compliance with the specified requirements.

In our opinion, Beaumont Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 17, 2024

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

**3A**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2023;

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

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 7th day of October, 2024.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

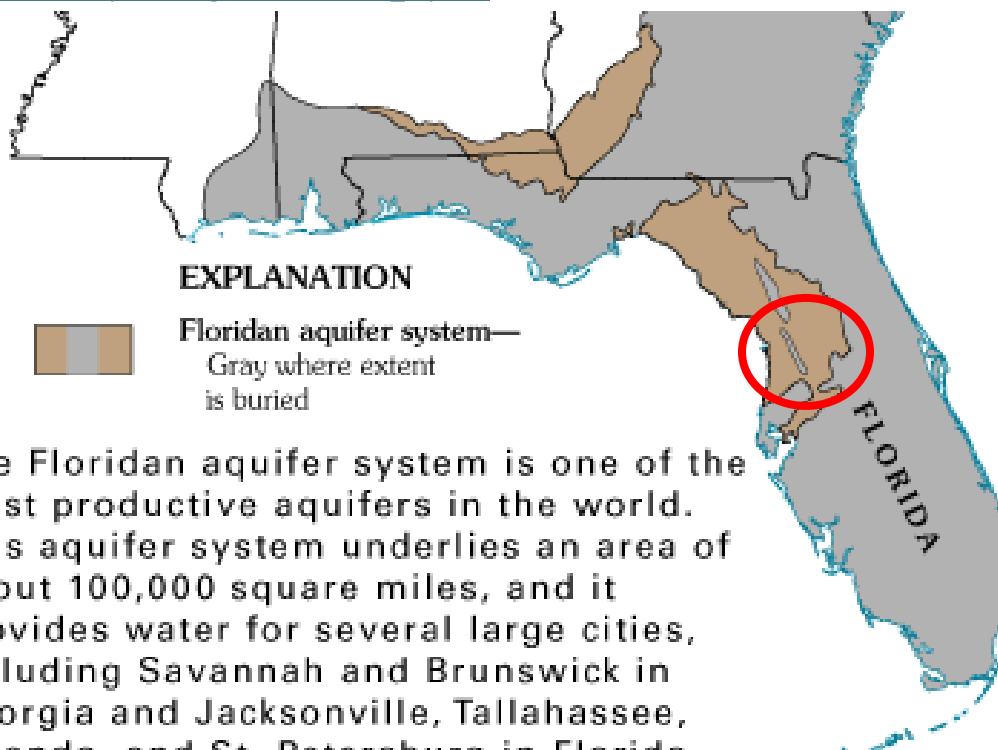
\_\_\_\_\_  
Secretary/Assistant Secretary

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

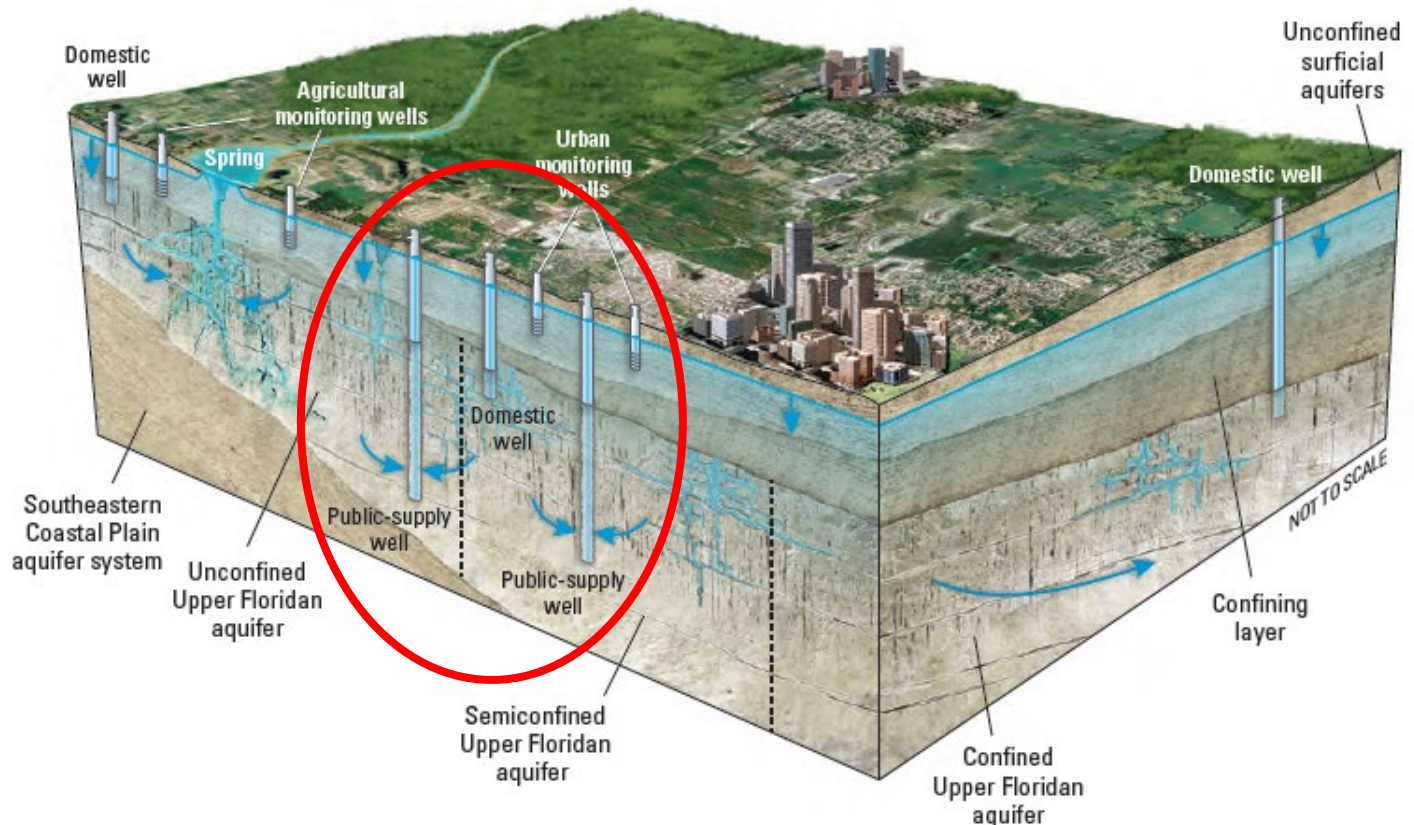
# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**



The Floridan aquifer system is one of the most productive aquifers in the world. This aquifer system underlies an area of about 100,000 square miles, and it provides water for several large cities, including Savannah and Brunswick in Georgia and Jacksonville, Tallahassee, Orlando, and St. Petersburg in Florida.





## Use of Well-water for Lawn/Landscape in Twisted Oaks

### PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on August 4, 2024, a Water Use Permit (WUP) modification to withdraw water from approved wells at Twisted Oaks, by applicants: KL Twisted Oaks, LLC, 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637; Twisted Oaks of Wildwood Homeowners Association, Inc., 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637; and Twisted Oaks Pointe Community Development District, 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637. Application No. 20 012858.002. Application received: May 20, 2024. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated groundwater quantities are as follows: an increase from 79,900 gallons per day (gpd) Annual Average Daily (AAD) to 147,000 gpd AAD, a Peak Month quantity increase from 361,000 to 432,000 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity remaining at zero (0) gallons per event. Location: Section(s) 31, Township 18 South, Range 23 East, in Sumter County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org](http://www.watermatters.org) permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

**Published: 8/22/2024**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**

## **AGREEMENT FOR TRAFFIC LAW ENFORCEMENT ON DISTRICT ROADS**

This Agreement for Traffic Law Enforcement on District Roads (“Agreement”) located within the community of **BEAUMONT** is entered into by and between the **City of Wildwood**, (hereinafter “City”), and **Beaumont Community Development District** (hereinafter “Beaumont CDD”).

### **WITNESSETH:**

**WHEREAS**, Beaumont CDD owns fee simple title to all roadways lying within the community known as BEAUMONT (hereinafter “District Roads”), more specifically described in **Exhibit “A”**, attached hereto and incorporated by reference; and

**WHEREAS**, pursuant to Florida law, the City does not have traffic law enforcement jurisdiction over District Roads such as those owned by the Beaumont CDD; and

**WHEREAS**, Section 316.006(3)(b), Florida Statutes, provides that a city may exercise jurisdiction over any private road or roads if the City and the party owning such roads enter into a written agreement, approved by the governing board of the City, providing the City with traffic control jurisdiction; and

**WHEREAS**, the Beaumont CDD formally approved the exercise of traffic control jurisdiction by the City of Wildwood Police Department over the District Roads; and

**WHEREAS**, the Beaumont CDD desires the City, through its Police Department, to enforce the traffic laws of the State of Florida over the District Roads; and

**WHEREAS**, the parties desire to set forth the terms and conditions of this Agreement.

**NOW, THEREFORE**, in consideration of the covenants and conditions herein, the City and the Beaumont CDD hereby agree as follows:

1. The above recitals are true and correct, incorporated herein by reference and form a material part of this Agreement.

2. ***Jurisdiction.*** City agrees to exercise jurisdiction over enforcement of the traffic laws upon the District Roads pursuant to the terms and conditions expressed in Section 316.006(2)(b), Florida Statutes, and as amended, provided, however, that the foregoing shall not be construed to require any minimum level of staffing or create any priority for traffic enforcement on the District Roads. All decisions regarding the level of traffic enforcement on the District Roads and staffing related thereto shall be within the sole discretion of the City police department.

3. ***Signage.*** BEAUMONT was developed under a City approved design and engineered transportation network including appropriate signage meeting the Department of

Transportation (“DOT”) standards. The Beaumont CDD shall be solely responsible for posting the speed limit by appropriate Department of Transportation (“DOT”) approved signage along said roads and in accordance with other relevant provisions of state law and the City code. The City shall have the right, but not the obligation, to require installation, maintenance, and modification of traffic control signs and other traffic control apparatus as the City may deem necessary for the enforcement of traffic laws on the District Roads. The Beaumont CDD shall bear the sole cost for such installation, maintenance, or modification.

4. ***Authority in Addition to Existing Authority.*** The City’s exercise of traffic law enforcement pursuant to this Agreement shall be in addition to that authority presently exercised by City over the District Roads and nothing herein shall be construed to limit or remove any such authority.

5. ***Liability not Increased.*** Neither the existence of this Agreement, nor anything contained herein, shall give rise to any greater liability on the part of the City than that which the City would ordinarily be subjected to when providing its normal police services.

6. ***Indemnification.*** The Beaumont CDD shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys’ fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with City entering this Agreement. Notwithstanding the foregoing, this indemnification is not intended to waive the sovereign immunity of either party or to extend to or assume liability for the negligence of the City. Beaumont CDD’s liability pursuant to the indemnification hereunder shall be limited to the same extent and in the same manner as Beaumont CDD’s liability for tort claims is limited pursuant to Section 768.28, Florida Statutes. This indemnification and hold harmless shall survive any termination of this Agreement. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes.

7. ***Road Maintenance.*** Neither the existence of this Agreement, nor anything contained herein, shall impose any obligation or duty upon the City to provide maintenance on and/or drainage of the District Roads. The maintenance, repair, and construction or reconstruction of all District Roads, drainage and signage within the community of **BEAUMONT** shall at all times be solely and exclusively the responsibility of the Beaumont CDD.

8. ***Insurance.*** The Beaumont CDD shall, at its sole expense, procure and maintain, for the duration of this Agreement, commercial general liability insurance with coverage that shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

8. ***Term.*** The term of this Agreement shall be for a period of twenty (20) years,

commencing on the date of the execution by the last of the two Parties signing hereto unless otherwise terminated by any party by thirty (30) days written notice to the other Parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

9. **Entire Agreement.** This Agreement, including all Exhibits attached hereto, constitutes the entire understanding and agreement between the Parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner with approval by the City Commission of the City of Wildwood.

10. **Notice.** Any notice required or permitted hereunder shall be delivered by hand delivery, express courier, or certified mail, return receipt requested, and shall be effective upon receipt of the same. Notice shall be delivered to each of the Parties at the following addresses or at such other addresses as specified by written notice in compliance with the terms of this paragraph.

<b>As to City:</b>	City of Wildwood City Hall 100 N Main St. Wildwood, FL 34785
<b>Copy to:</b>	City Attorney's Office 601 S. 9 <sup>th</sup> Street Leesburg, FL 34748
<b>As to Chief of Police:</b>	City of Wildwood Police Department 3939 E. CR 462 Wildwood, FL 34785
<b>As to Beaumont CDD:</b>	Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431
<b>Copy to:</b>	Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301

11. **Severability.** If any sentence, phrase, paragraph, provision, or portion of this Agreement is held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be considered an independent provision, and the finding shall have no effect on the validity of the balance of this Agreement.

12. ***No Third Party Beneficiary.*** Nothing contained herein is intended nor shall be construed to waive the Beaumont CDD's or the City's rights and immunities under common law or §768.28, F.S., as amended from time to time, nor shall anything included herein be construed as consent to be sued by any third party in any manner arising out of this Agreement. These provisions shall survive the termination or expiration of this Agreement. Furthermore, any judicially construed waiver of Beaumont CDD's or City's sovereign immunity shall not be broadly construed so as to inure to the benefit of and third party, including, but not limited to, any other person, business or public entity.

IN WITNESS WHEREOF, the Parties have executed this Agreement for Traffic Law Enforcement on District Roads for the community of **BEAUMONT** on the dates indicated below.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

***[Remaining Signatures on Following Page]***

BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT

BY:\_\_\_\_\_

NAME:\_\_\_\_\_

TITLE:\_\_\_\_\_

DATE:\_\_\_\_\_

WITNESS:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

## **EXHIBIT “A”**

### **PLAT DESCRIPTION**

Tracts A-1 and A-2, as identified on the plat entitled, *Beaumont Phase I*, and recorded in Plat Book 18, Pages 13-13Q of the Public Records of Sumter County, Florida.

Tract A-3, as identified on the plats entitled, *Sundance Extension East* and *Sundance Extension West*, and recorded Plat Book 19, Pages 13-13A and Plat Book 19, Pages 14-14A, respectively, of the Public Records of Sumter County, Florida.

Tracts A-4 and A-5, as identified on Beaumont Phase 2 & 3, and recorded in Plat Book 19, Pages 45-45F of the Public Records of Sumter County.



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

**6A**



## Proposal

**Proposal No.:** 278494

**Proposed Date:** 09/25/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD Commercial Controller replacement

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be the CDD Commercial clock

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$15,880.45</b>
Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount	1.00	EA	\$2,240.00	\$2,240.00	
Hunter ACC2 Cellular Connection Module	1.00	EA	\$955.15	\$955.15	
Hunter ICD Decoder 1 station for use with ACC Controllers	10.00	EA	\$196.00	\$1,960.00	
Hunter ICD Decoder 2 Station for use with ACC Controllers	20.00	EA	\$324.64	\$6,492.80	

3M DBR-Y6 Direct Bury Splice Kit	100.00	EA	\$3.33	\$332.50
DBR/Y-6 (Bulk) 600V				
Irrigation Technician Labor	60.00	HR	\$65.00	\$3,900.00
<b>Total:</b>				<b>\$15,880.45</b>

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 damage 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**

**6B**



## Proposal

**Proposal No.:** 283325

**Proposed Date:** 09/25/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD Commercial Controller replacement used ICC2 with ez1 decoders

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ICC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be the CDD Commercial clock

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$12,683.00</b>
Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet	1.00	EA	\$1,250.00	\$1,250.00	
Hunter Decoder Output Module for HCC and ICC2	1.00	EA	\$1,000.00	\$1,000.00	
Hunter Single-Station Decoder w/ Status LED	50.00	EA	\$110.00	\$5,500.00	

Irrigation Technician Labor	60.00	HR	\$65.00	\$3,900.00
CELL-KIT ICC2 Cellular Communication Module for Centralus Software, 4G LTE-M	1.00	EA	\$700.00	\$700.00
3M DBR-Y6 Direct Bury Splice Kit DBRY-6 (Bulk) 600V	100.00	EA	\$3.33	\$333.00
<b>Total:</b>				<b>\$12,683.00</b>

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**

**6C**



## Proposal

**Proposal No.:** 278491

**Proposed Date:** 09/25/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD North (single family homes) Controller replacement

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be for the North clock (single family homes) for the CDD.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$17,840.45</b>
Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount	1.00	EA	\$2,240.00	\$2,240.00	
Hunter ACC2 Cellular Connection Module	1.00	EA	\$955.15	\$955.15	
Hunter ICD Decoder 1 station for use with ACC Controllers	20.00	EA	\$196.00	\$3,920.00	
Hunter ICD Decoder 2 Station for use with ACC Controllers	20.00	EA	\$324.64	\$6,492.80	



3M DBR-Y6 Direct Bury Splice Kit	100.00	EA	\$3.33	\$332.50
DBR/Y-6 (Bulk) 600V				
Irrigation Technician Labor	60.00	HR	\$65.00	\$3,900.00
<b>Total:</b>				<b>\$17,840.45</b>

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 damage 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**

**6D**



## Proposal

**Proposal No.:** 283323

**Proposed Date:** 09/25/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD North (single family homes) Controller replacement using EZ1s

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ICC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be for the North clock (single family homes) for the CDD. This has now had 2 lightening strikes due to the fragility of the baseline product in the last 2 months.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$13,782.50</b>
Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet	1.00	EA	\$1,250.00	\$1,250.00	

Hunter Decoder Output Module for HCC and ICC2	1.00	EA	\$1,000.00	\$1,000.00
Hunter Single-Station Decoder w/ Status LED	60.00	EA	\$110.00	\$6,600.00
CELL-KIT ICC2 Cellular Communication Module for Centralus Software, 4G LTE-M	1.00	1	\$700.00	\$700.00
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	100.00	EA	\$3.33	\$332.50
Irrigation Technician Labor	60.00	HR	\$65.00	\$3,900.00
<b>Total:</b>				<b>\$13,782.50</b>

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**

**6E**



## Proposal

**Proposal No.:** 278492

**Proposed Date:** 09/25/24

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD Townhouses Controller replacement

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be to swap the CDD Townhomes controller

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$17,056.45</b>
Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount	1.00	EA	\$2,240.00	\$2,240.00	
Hunter ACC2 Cellular Connection Module	1.00	EA	\$955.15	\$955.15	
Hunter ICD Decoder 1 station for use with ACC Controllers	16.00	EA	\$196.00	\$3,136.00	
Hunter ICD Decoder 2 Station for use with ACC Controllers	20.00	EA	\$324.64	\$6,492.80	

3M DBR-Y6 Direct Bury Splice Kit	100.00	EA	\$3.33	\$332.50
DBR/Y-6 (Bulk) 600V				
Irrigation Technician Labor	60.00	HR	\$65.00	\$3,900.00
<b>Total:</b>				<b>\$17,056.45</b>

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:

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\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**



Designed Especially For:

Beaumont CDD

7764 Penrose Place  
Wildwood FL 34785

# Sun Kool Air Conditioning

## Commercial Maintenance Proposal



PO Box 3171  
Ocala, FL 34478  
352-622-1067

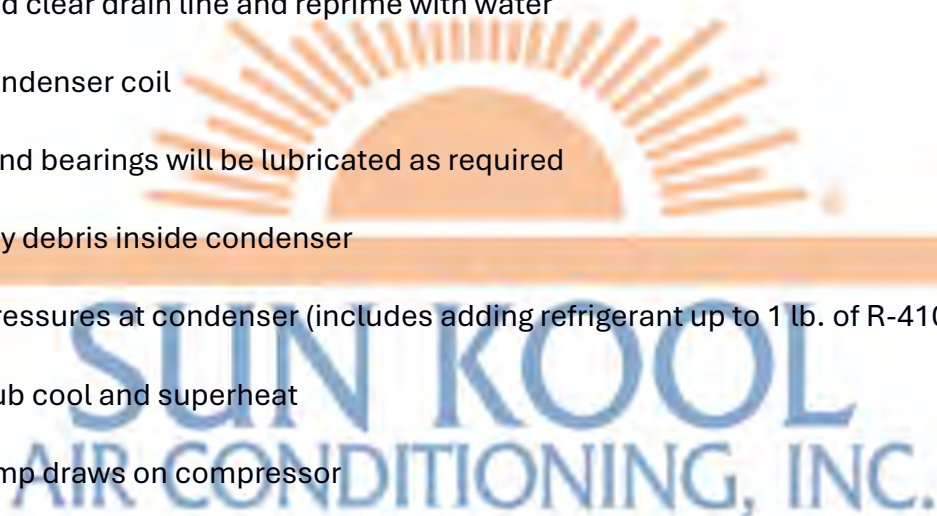
Prepared by: Kaylei Tranor  
Commercial Kool Club Specialist

# Company Resume

- Sun Kool has been in business for over 40 years
- Background checks completed on all employees
- Clean cut, courteous uniformed technicians on call 24 hours per day
- Modern GPS-equipped fleet for faster dispatched response
- We specialize in commercial replacement comfort systems
- We use only the most reliable, high quality, energy efficient equipment available
- All installation and service technicians are factory trained
- Special care taken to protect your building and tenants during installation
- Manufacturers' recommendations, code requirements and federal laws are only our minimum standards
- Certified Energy-wise start up after installation
- In-house metal fabrication shop
- Total "turnkey" responsibility
- Emergency repair parts on our trucks and in our warehouse
- Preferential service for Peak Performance customers
- Complete history for all work we do for you
- Our financial strength allows us to offer several financing and leasing options

# Commercial Kool Club 21-Point Inspection

- Check thermostat/controller operation
- Check and/or replace filter(s)
- Belts and pulleys will be inspected and adjusted as required
- Clean evaporator coil
- Clean and clear drain pan
- Coat the cleaned drain pan with new “pan & drain treatment spray”
- Clean and clear drain line and reprime with water
- Clean condenser coil
- Motors and bearings will be lubricated as required
- Clean any debris inside condenser
- Check pressures at condenser (includes adding refrigerant up to 1 lb. of R-410A)
- Check sub cool and superheat
- Check amp draws on compressor
- Check amp draw of condenser fan motor
- Check amp draw of blower motor
- Check temperature split across evaporator coil
- Test float switch
- Test pan switch if applicable
- Test system in heating
- Test system in cooling
- Test defrost operation if applicable



# HVAC Fact Sheet

## Proper HVAC Maintenance Impacts Income & Productivity

Being too hot or cold ranked first and second as the most frequent complaints from office tenants.

*--International Facility Managers Association (IFMA)*

If a tenant experiences three interruptions in a major service, like A/C or heat, during a 12-month period, there is a 56% probability that the tenant will not renew their lease.

*--Building Owners and Managers Association (BOMA) study*

...out of 500 pollutants studied, all except one were at a higher level indoors than outdoors...indoor contaminants represented a substantial portion of our exposure to air pollution.

*--Source: a five-year study by US Environmental Protection Agency*

Correcting various environmental problems, including poor indoor air quality, can increase productivity by as much as 18%.

*--Building Owners and Managers Association (BOMA)*

**SUN KOOL**  
AIR CONDITIONING, INC.

## Maintenance

- 1/100<sup>th</sup> of an inch of dirt on an evaporator coil can increase operating cost 5%
- Dirty blower wheel can reduce air flow over 30%
- 23% refrigerant undercharge can cause 52% efficiency loss
- 10% reduction in air volume (where excessive) can decrease fan energy consumption by 30% and provide a more comfortable space temperature
- 15% return air leak from 120-degree attic can double operating costs
- Depending on the severity, a savings of more than \$100 per rated ton may be possible where maintenance has been poor or nonexistent

# General Terms and Conditions

1. Sun Kool agrees to provide a comprehensive maintenance program designed to reduce your utility and repair costs, after any existing defects are corrected.
2. The customer agrees to furnish safe, reasonable access to the building and covered equipment. If required, the Customer will remove any material, fixtures, or walls so adequate access can be gained to the equipment.
3. This Agreement does not include the maintenance, repair or replacement of recording or portable instruments, electrical disconnect switches, casing or cabinets, insulation, gas lines, water lines or non-moving parts such as ductwork, vessels, boiler shells, tubes, vents, flues, grills, tower fill or refractory material. Sun Kool shall not be required to furnish any equipment, service or materials or to perform tests, or make any modifications that have been recommended or required by any insurance company, governmental authority, equipment vendor or regulatory authority, or pay any future taxes imposed by any governmental agency.
4. Sun Kool shall not be liable for:
  - (a) damage or loss resulting from freezing, corrosion, electrolysis, vibration, plumbing stoppage, failure of any utility service, low voltage condition, lighting, single phasing or other electrical abnormalities;
  - (b) damage or loss resulting from negligence, faulty system design, abuse, acts of God, malicious mischief, vandalism or improper operation of equipment by customer's employees, agents or tenants;
  - (c) damage, loss or delays resulting from fire, explosion, flooding, the elements, strikes, labor troubles, civil commotion or any other cause beyond its control;
  - (d) any accident, injury, damage, or loss to equipment, personnel, property or revenue unless directly caused by its negligence;
  - (e) any indirect or consequential damages such as, but not limited to, loss of revenue or loss of use of any equipment process or facilities;
  - (f) damages incurred from drain lines or hvac systems as customers are responsible for inspecting and cleaning their drain lines between visits, as it is recommended per float switch manufacturer to inspect, clean, and test device every three months;
  - (g) the identification, detection, abatement, encapsulation, storage, removal, handling, recovery, recycling, or transportation of any regulated or hazardous substances. Regulated or hazardous substances may include, but are not limited to asbestos, certain refrigerants, and used refrigerant oils. If any such products or materials are encountered during the course of work, Sun Kool can discontinue work until regulated or hazardous materials have been removed or hazard or liability is eliminated. Sun Kool shall receive an extension equal to the time of delay to complete the work and reserves the right to be compensated for refrigerant recovery, recycling, reclamation or any loss due to delay.
5. Unless otherwise noted, Sun Kool shall not be liable for starting and stopping equipment, space temperature, regulation, air or water balance, indoor air quality, equipment relocation or maintenance or repair other than during normal working hours. If Customer requests work is performed other than during normal hours, the Customer agrees to pay for overtime pay or additional charges.
6. Sun Kool shall use ordinary care in performing the tasks outlined in this agreement. No inspection shall guarantee the condition of the equipment or eliminate obsolescence and normal wear.
7. The occurrence of any of the following without the prior written consent of Sun Kool will constitute a default:
  - (a) failure of the Customer to make any payment due within fifteen days after it becomes due and payable;
  - (b) any alterations, additions, adjustments, or repairs to covered equipment, by anyone other than Sun Kool;
  - (c) breach by Customer of any term of this Agreement.If Sun Kool brings legal action to enforce this Agreement, and is successful, it shall be entitled to recover reasonable attorney fees and costs, in addition to any judgment for damages.
8. This Agreement begins on the date of acceptance and shall remain in force for the year term stated. The price given on the Pricing and Acceptance page is fixed for the contract term for the equipment listed under Equipment List below. However, if the customer would like to change or add equipment not listed under Equipment to be serviced to the facility, then the price of the Agreement will increase, subject to customer's approval.
9. This Agreement contains the entire understanding between Sun Kool and the Customer. Any modifications, amendments or changes must be in writing and signed by both parties.



# Supplemental Terms & Conditions

1. This Agreement provides ~~2~~ Cooling and Heating inspection(s) per year.
2. This Agreement provides a 20 percent discount off list price for all repair parts.
3. This Agreement provides ~~4~~ filter changes per year, including the cost of the filter, unless otherwise noted.
4. This Agreement provides priority service. Sun Kool will respond to the Customer's request for emergency service before providing service to any commercial customer who does not have a Service Agreement.
5. Upon completion of each Peak Performance inspection, Sun Kool will provide the Customer with a comprehensive inspection report listing work performed, defects found and corrected, and any recommended corrective action.
6. Sun Kool shall maintain the Customer's equipment to keep utility and repair costs as low as possible, while preserving equipment reliability and life. Occupant comfort will always be a primary consideration.
7. The Customer shall operate the equipment in accordance with the manufacturer's recommendations and promptly notify Sun Kool of any abnormal conditions.
8. Any additional services that are not part of this agreement shall be billed at the prevailing time and material rate, less any discount listed above.
9. Invoices are expected to be paid within our company policy of **15 days after invoice date**, subject to a late fee. Once Agreement is approved, first payment is due before any maintenance can be scheduled. Account must remain in good standing for maintenances to be scheduled.
10. Your company will receive a flyer with a personalized discount code that you may provide your employees for discounts for Sun Kool's services. Please refer to the flyer for all terms and conditions, which are subject to change without notice.

## Pricing and Acceptance

**Customer:** Beaumont CDD

**Service Address:** 7764 Penrose Place, Wildwood, FL 34785

**Billing Address:** 7764 Penrose Place, Wildwood, FL 34785

**Attention:** Tami- Manager

**Phone Number:** (860) 997-9030

**Contact:** tammy.collins@evergreen-lm.com

Sun Kool agrees to furnish services in accordance with the General and Supplemental Terms and Conditions and each Peak Performance Schedule for the equipment listed on the Equipment List.

Agreement Price is **\$650.00** per year. This agreement can be paid **\$162.50** per quarter, or a one-time payment in full.

Service and repair labor for service calls will be charged at \$139.00 per unit diagnosed and all quoted repairs are flat rate pricing. The current trip or any additional trips for diagnostic purposes are excluded from the Agreement pricing.

\*Note - Sun Kool recommends filters, pumps, and drain lines be replaced/cleaned on at least a monthly basis and this falls under the responsibility of the customer between maintenances.

Please contact Kaylei Tranor at 352-330-1067 ext. 137 to provide information for Auto-Pay.  
Thank you.

### **Customer Acceptance:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

### **Sun Kool Approval:**

Signature Travis Bronsak

Name Travis Bronsak

Title Service Manager

Date 9-24-2024

## Equipment List

<i>Model</i>	<i>Equipment Type</i>	<i>Serial Number</i>
XP20-060-230A03	Condenser	5820F04022
XP20-060-230A03	Condenser	5820F04025
CBA38MV-060-230-6-02	Air Handler	1620F03930
CBA38MV-060-230-6-02	Air Handler	1620F03949





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

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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 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
<b>ASSETS</b>									
Cash	\$ 213,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,999
Investments									
Revenue	-	-	-	248,229	378,935	-	-	-	627,164
Reserve	-	-	-	262,655	208,143	-	-	-	470,798
Prepayment	-	-	-	961	12,468	-	-	-	13,429
Construction	-	-	-	-	-	-	409	-	409
Interest	-	-	-	291	161	-	-	-	452
Sinking	-	-	-	109	212	-	-	-	321
Bond redemption	-	-	-	738	3,189	-	-	-	3,927
Due from Developer	24,337	117,416	-	-	-	-	-	1,400	143,153
Due from other	1,232	-	-	-	-	-	-	-	1,232
Due from general fund	-	-	120,340	-	-	-	-	-	120,340
Due from SRF - single family	27,269	-	-	-	-	-	-	-	27,269
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 270,394</u>	<u>\$ 122,372</u>	<u>\$120,340</u>	<u>\$ 512,983</u>	<u>\$ 603,108</u>	<u>\$ -</u>	<u>\$ 409</u>	<u>\$ 1,400</u>	<u>\$ 1,631,006</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to general fund	-	27,269	-	-	-	-	-	-	27,269
Due to SRF - single family	-	-	3,166	-	-	-	-	-	3,166
Due to SRF - town home	120,341	-	-	-	-	-	-	-	120,341
Due to KLP Beaumont commercial	-	-	-	1,313	-	-	-	-	1,313
Due to KLP Village	-	-	-	-	9,487	-	-	-	9,487
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	306	-	-	-	-	-	-	-	306
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>150,768</u>	<u>27,269</u>	<u>10,275</u>	<u>1,313</u>	<u>9,487</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>208,698</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
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>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	511,670	593,335	-	-	-	1,105,005
Capital projects	-	-	-	-	-	(4,886)	409	(4,700)	(9,177)
Unassigned	95,289	(22,313)	110,065	-	-	-	-	-	183,041
Total fund balances	<u>95,289</u>	<u>(22,313)</u>	<u>110,065</u>	<u>511,670</u>	<u>593,335</u>	<u>(4,886)</u>	<u>409</u>	<u>(4,700)</u>	<u>1,278,869</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 270,394</u>	<u>\$ 122,372</u>	<u>\$120,340</u>	<u>\$ 512,983</u>	<u>\$ 603,108</u>	<u>\$ -</u>	<u>\$ 409</u>	<u>\$ 1,400</u>	<u>\$ 1,631,006</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 26	\$ 410,953	\$ 416,880	99%
Interest and miscellaneous	-	3,052	-	N/A
Total revenues	<u>26</u>	<u>414,005</u>	<u>416,880</u>	99%
 <b>Professional &amp; administrative</b>				
Supervisor fees	2,153	8,612	-	N/A
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	5,001	34,199	15,000	228%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	917	1,000	92%
Trustee	-	7,000	10,500	67%
Telephone	17	183	200	92%
Postage	-	328	500	66%
Printing & binding	41	458	500	92%
Legal advertising	-	697	1,500	46%
Annual special district fee	-	175	175	100%
Insurance	-	9,127	8,000	114%
Contingencies/bank charges	71	751	500	150%
Website				
Hosting & maintenance	-	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	8,210	8,685	95%
Supplies	-	-	300	0%
Total professional & administrative	<u>11,366</u>	<u>116,572</u>	<u>102,125</u>	114%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	-	46,932	35,000	134%
Security amenity center	869	2,824	500	565%
Pest control	-	220	-	N/A
Stormwater management				
Lake maintenance	825	9,075	10,000	91%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	130	130	5,000	3%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	1,722	12,971	8,000	162%
Repairs and maintenance	-	750	2,500	30%
Monuments and street signage				
Repairs and maintenance	-	8,124	1,000	812%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	35,648	166,697	160,000	104%
Mulch	-	75,879	65,000	117%
Plant replacement	-	13,940	5,000	279%
Tree treatment	-	13,276	8,500	156%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>39,194</u>	<u>351,037</u>	<u>314,750</u>	112%
Total expenditures	<u>50,560</u>	<u>467,609</u>	<u>416,875</u>	112%
Excess/(deficiency) of revenues over/(under) expenditures	(50,534)	(53,604)	5	
Fund balances - beginning	<u>145,823</u>	<u>148,893</u>	<u>81,954</u>	
Fund balances - ending	<u>\$ 95,289</u>	<u>\$ 95,289</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 AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 18	\$ 279,228	\$ 283,255	99%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>18</u>	<u>279,228</u>	<u>283,755</u>	98%
 <b>Single Family Program</b>				
Management	25,740	35,440	33,000	107%
Lifestyles events	-	9,364	12,000	78%
Accounting	125	1,375	1,500	92%
Streetlighting electric	647	3,722	6,240	60%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	-	16,575	20,000	83%
Tree treatment	-	2,030	7,160	28%
Plant replacement	3,907	3,907	5,000	78%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	3,600	25,410	21,600	118%
Gym equipment- PM	275	1,100	1,000	110%
Repairs and maintenance	93	4,068	7,500	54%
Electricity	-	12,875	15,000	86%
Gate electricity	-	2,693	10,000	27%
Insurance	-	25,033	16,000	156%
Phone/cable/internet	2,119	11,028	6,000	184%
Sewer/ water/ propane	298	3,440	8,000	43%
Janitorial	-	-	35,000	0%
Pressure washing	-	6,583	5,000	132%
Security monitoring/gates	-	8,001	10,000	80%
Gate repairs and maintenance	3,710	11,655	3,500	333%
Pest control	-	3,120	1,200	260%
Permits/licenses	-	275	750	37%
Holiday decorating	-	-	1,000	0%
Supplies	-	857	3,000	29%
Contingencies	325	4,493	1,000	449%
Capital outlay	-	-	37,900	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>40,839</u>	<u>193,263</u>	<u>277,850</u>	70%
 <b>Other fees &amp; charges</b>				
Tax collector	-	5,579	5,901	95%
Total other fees & charges	<u>-</u>	<u>5,579</u>	<u>5,901</u>	95%
Total expenditures	<u>40,839</u>	<u>198,842</u>	<u>283,751</u>	70%
 Excess/(deficiency) of revenues over/(under) expenditures	(40,821)	80,386	4	
 Fund balances - beginning	18,508	(102,699)	4	
Fund balances - ending	<u>\$ (22,313)</u>	<u>\$ (22,313)</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 AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6	\$ 101,431	\$ 102,894	99%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>6</u>	<u>101,431</u>	<u>103,394</u>	98%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	688	750	92%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	650	33,435	16,000	209%
Irrigation water	-	219	500	44%
Plant replacement	889	889	1,000	89%
Irrigation repairs	-	77	1,000	8%
Pool maintenance	2,200	15,972	13,200	121%
Repairs and maintenance	72	2,295	2,000	115%
Electricity	-	4,823	6,000	80%
Insurance	-	-	3,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	609	2,000	30%
Water/sewer	134	1,640	2,000	82%
Janitorial	-	-	10,000	0%
ADA site compliance	-	-	2,000	0%
Security amenity center	218	5,826	2,500	233%
Pest control	-	640	5,500	12%
Permits/licenses	-	275	500	55%
Supplies	-	-	500	0%
Contingencies	325	325	250	130%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	5,000	0%
Total town home program	<u>4,550</u>	<u>67,713</u>	<u>101,250</u>	67%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,026	2,144	94%
Total other fees & charges	-	2,026	2,144	94%
Total expenditures	<u>4,550</u>	<u>69,739</u>	<u>103,394</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(4,544)	31,692	-	
Fund balances - beginning	114,609	78,373	56,000	
Fund balances - ending	<u>\$ 110,065</u>	<u>\$ 110,065</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 AUGUST 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 16	\$ 257,550	\$ 261,264	99%
Interest	2,057	22,839	-	N/A
Total revenues	2,073	280,389	261,264	107%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Principal prepayment	-	90,000	-	N/A
Interest	-	205,275	205,275	100%
Total debt service	-	345,275	255,275	135%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,145	5,443	95%
Total other fees and charges	-	5,145	5,443	95%
Total expenditures	-	350,420	260,718	134%
Excess/(deficiency) of revenues over/(under) expenditures	2,073	(70,031)	546	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	88,773	-	N/A
Transfers out	-	(6,077)	-	N/A
Total other financing sources	-	82,696	-	N/A
Net change in fund balances	2,073	12,665	-	
Fund balances - beginning	509,597	499,005	463,971	
Fund balances - ending	<u>\$ 511,670</u>	<u>\$ 511,670</u>	<u>\$ 464,517</u>	



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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 26	\$ 411,347	\$ 418,043	98%
Assessment prepayments	-	30,261	-	N/A
Interest	2,458	27,207	-	N/A
Total revenues	<u>2,484</u>	<u>468,815</u>	<u>418,043</u>	112%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	100,000	100,000	100%
Principal prepayment	20,000	20,000	-	N/A
Interest	269	303,144	303,713	100%
Total debt service	<u>20,269</u>	<u>423,144</u>	<u>403,713</u>	105%
<b>Other fees &amp; charges</b>				
Tax collector	-	8,218	8,709	94%
Total other fees and charges	<u>-</u>	<u>8,218</u>	<u>8,709</u>	94%
Total expenditures	<u>20,269</u>	<u>431,362</u>	<u>412,422</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(17,785)	37,453	5,621	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(207,354)	-	N/A
Total other financing sources	<u>-</u>	<u>(207,354)</u>	<u>-</u>	N/A
Net change in fund balances	(17,785)	(169,901)	5,621	
Fund balances - beginning	611,120	763,236	681,811	
Fund balances - ending	<u>\$ 593,335</u>	<u>\$ 593,335</u>	<u>\$ 687,432</u>	

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 3,516
Total revenues	<u>-</u>	<u>3,516</u>
<b>EXPENDITURES</b>		
Construction costs	-	88,909
Total expenditures	<u>-</u>	<u>88,909</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(85,393)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	6,077
Transfer out	-	(88,773)
Total other financing sources/(uses)	<u>-</u>	<u>(82,696)</u>
Net change in fund balances	-	(168,089)
Fund balances - beginning	(4,886)	163,203
Fund balances - ending	<u>\$ (4,886)</u>	<u>\$ (4,886)</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 AUGUST 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 409
Total revenues	<u>2</u>	<u>409</u>
<b>EXPENDITURES</b>		
Construction costs		207,354
Total expenditures	<u>-</u>	<u>207,354</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	(206,945)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	207,354
Total other financing sources/(uses)	<u>-</u>	<u>207,354</u>
Net change in fund balances	2	409
Fund balances - beginning	407	-
Fund balances - ending	<u>\$ 409</u>	<u>\$ 409</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 AUGUST 31, 2024**

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

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on September 18, 2024 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy	Chair
Jan Siniscalchi	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Carli Ann Bauza	Lifestyle Coordinator - RealManage

**Residents present:**

Anna Ilic	Corinne Perez	George Michaels	Gene Carmenini	Sheryl Carmenini
Carol Abdul	Charles Abdul	Kailey Udamann	Rosario Forza	Natalie Izadpanah

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:31 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (Agenda Items: 3  
Minutes Per Speaker)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Annual Financial  
Report for the Fiscal Year Ended**

September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)

**A. Consideration of Resolution 2024-15, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023**

Mr. Shaw stated this item will be deferred to the next meeting, as the audit is not ready.

Discussion ensued regarding why the report is not ready, if the delayed submittal is typical of this the Auditor and if there is a contract deadline.

**FOURTH ORDER OF BUSINESS**

**Update: Developer Projects**

There were no updates.

**FIFTH ORDER OF BUSINESS**

**Discussion: Plantings in Easements Along Penrose**

Ms. Collins stated that the plantings in the easements along Penrose are actually those on the back side of Penrose, which is an area she refers to as “pine straw alley”. It appears that several homeowners started installing plants on the utility easement, which will, in turn, cause maintenance issues. Subsequently, she asked District Counsel to draft a letter asking the property owners to remove the plantings but she was advised to present this to the Board for feedback and discussion.

Mr. Davenport stated the letter was drafted; however, he would like the Board’s approval before sending it because, if the residents do not remove the plantings and they make it difficult for the contractor to maintain the area, the CDD will remove the plantings. The first step will be for the Board to Direct Counsel to send cease-and-desist letters to the offending residents.

Mr. Smith voiced his opinion that this is a good idea and asked about removal costs. Mr. Davenport stated, if the CDD must remove the plantings, a vendor will be engaged to remove the plants and the property owner will be sent the invoice. Mr. Shaw expressed his opinion

that it will be difficult to prove who the offending residents are and he thinks the CDD should be prepared to pay the removal costs and address it differently moving forward.

Discussion ensued regarding easement rights, the cease-and-desist letter, property owner pushback, issuing a removal deadline and the next steps.

**On MOTION by Ms. Williams and seconded by Ms. Judy, with all in favor, directing District Counsel to send cease and desist letters to the homeowners encroaching on the CDD easement on the back side of Penrose, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion: Apartment Complex Signage on District Property**

Ms. Collins stated the apartment complex installed a sign on the corner of Spanish Harbor and Sundance and on two separate occasions the sign fell and stayed on the ground for at least two weeks. She asked Mr. Davenport to draft a letter to the apartment complex, as they did not obtain the CDD's permission to install the signage, which is damaging the grass and the CDD will have to expend funds to replace the sod.

Asked if the numerous rental signs near the apartment complex are technically on CDD property, Ms. Collins replied those are on the easement. Ms. Judy thinks the rent signs and the flags flapping near the complex negatively impact the CDD, as a whole, and called for their removal.

Mr. Davenport will contact the apartment complex Developer and send a letter asking them to remove the signage.

The Board and Staff discussed the cease-and-desist letter, sod repair responsibility and setting a removal deadline.

**On MOTION by Ms. Siniscalchi and seconded by Ms. Judy, with all in favor, directing District Counsel to send a cease-and-desist letter to the apartment complex Developer advising them to remove all signage from the CDD easement, was approved.**



**SEVENTH ORDER OF BUSINESS****Consideration of Juniper Landscaping of  
Florida LLC Proposal No. 294268  
[Replacement of Two (2) Palms on 462]**

Ms. Collins presented Juniper Landscaping of Florida LLC Proposal No. 294268 for the removal and replacement of two Sylvester Palms on 462, in the amount of \$9,127,82.

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Juniper Landscaping of Florida LLC Proposal No. 294268 for the Replacement of Two (2) Palms on 462, in the amount of \$9,127,82, was approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Assignment of Amenities  
Management Agreement**

This item was presented during Item 11A.

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of July 31, 2024**

Mr. Shaw presented the Unaudited Financial Statements as of July 31, 2024.

Asked about the "Due from other" line item on the Balance Sheet, Mr. Shaw contacted Mr. Adams. Mr. Adams stated he is unsure but he will check with Accounting and email the response to the Board.

Mr. Shaw and Ms. Collins responded to questions regarding the budget, roadway maintenance, pest control and HOA dues.

**On MOTION by Ms. Judy and seconded by Ms. Ms. Siniscalchi, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.**

**TENTH ORDER OF BUSINESS****Approval of August 12, 2024 Public  
Hearings and Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the August 12, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport reported the following:

➤ He contacted the City of Wildwood regarding traffic enforcement within the CDD and learned that there was a shift in City policy.

➤ The City will no longer enforce parking policies established in any of the communities in the area but will continue to enforce traffic laws on CDD roads.

➤ He reviewed the Agreement from the City, made suggested revisions and resubmitted it.

➤ Once the revised Agreement is received, it will be presented for approval and, once approved by the Board, the Enforcement Agreement will go on the City Commission's agenda for approval before the Police Department can patrol the roads.

➤ Even though the City is not willing to enforce the CDD's Parking Rules, they confirmed that there is no conflict between local law and the CDD's policies.

Ms. Judy asked if the Board can proceed with enacting the previously-adopted Parking Policies. Mr. Davenport replied affirmatively.

**▪ Consideration of Assignment of Amenities Management Agreement**

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

Mr. Davenport presented the Assignment of Amenities Management Agreement with RealManage, and discussed changes made to Ms. Collins' scope of services and work hours.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, the Assignment of Amenities Management Agreement with RealManage, was approved.**

Mr. Shaw introduced the new Lifestyle Coordinator to the Board.

Ms. Bauza gave a brief synopsis of her professional background and reported that she is working on the fall calendar of events and securing supplies and contacting vendors.

Regarding a previously-proposed off-site hike event, Mr. Shaw stated he sent an email to the Board informing that the insurance carrier rejected it. He asked for the Board's feedback.

Ms. Judy concurred with the insurance carrier's determination.

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

There was no report.

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

- **Action Items/Tracker**

The Action Items/Tracker was included for informational purposes.

Ms. Collins discussed the ongoing drainage issues and presented the Earth Care Industries proposal for drainage swale repairs, in the amount of \$48,743. She will try to secure an additional proposal.

Discussion ensued regarding the scope of work, the vendor's experience and the potential Element Solutions bid.

**On MOTION by Ms. Judy and seconded by Ms. Siniscalchi, with all in favor, Earth Care Industries Estimate #1550, in the amount of \$48,743, was approved.**

Ms. Collins provided updates on the status of the key fobs on the restroom doors at the Townhomes, the gate and pool repairs and the insurance claims.

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

There was no report.

- **NEXT MEETING DATE: October 7, 2024 at 1:30 PM**

- **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding ongoing speeding, installing speed bumps or speed tables, installing "Children at Play" signage, the Traffic Enforcement Agreement with the City of Wildwood, CDD liability if a lawsuit is brought and granting waivers to residents regarding the drainage work.

205

206 **THIRTEENTH ORDER OF BUSINESS**Public Comments (Non-Agenda Items: 3  
Minutes Per Speaker)

207

208

209 Resident Sheryl Carmenini discussed the commercial vehicles in the overflow parking  
210 area, speeders and the threat to children's safety due to speeding.

211 Discussion ensued regarding commercial vehicles, parking enforcement and towing.

212 A resident asked who is responsible if there is an accident involving teens driving golf  
213 carts. Ms. Judy suggested calling the police to report erratic golf cart drivers.

214 Resident Natalie Izadpanah asked if the CDD controls the number of homes that are  
215 rented. Ms. Collins stated rentals are controlled by the HOA.

216 Mr. Shaw, Ms. Collins and Mr. Davenport responded to questions regarding installing  
217 stop signs on Sunshine Drive to curtail speeding, if there are regulations on plantings in the  
218 easement, the HOA, Architecture Review Committee (ARC) approval, if "No Parking" signage  
219 can be installed on Penrose and the recently-painted gates.

220

221 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

222

223 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the**  
224 **meeting adjourned at 5:10 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

230

231

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233

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235 \_\_\_\_\_  
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	Done
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. Seco is installing electrical lines down Spanish Harbor until that work is completed we have painting on hold. Vendor will remove metal gates June 17 to send out for powder coating.	2/5/2024	7/1/2024	Done
Common Areas	Widewalks and signes. Working with john Curtis to get straighten and determine who is responsible for cracks	11/1/2023	8/5/2024	Done
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 t repond on drainage issues. CDD approved bid for drainage issues. Still need Juniper bids approved.	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 commerical electician sent to CDD for approval. Need to find new Electrical Vendor.	3/1/2024		Pending
Amenities	Juniper has bids for irrigation boxes to be replaced for all locations.	9/30/2024		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. Should be completed week on June 17. Waiting for amenity approval then schedule fob rebot.	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. Waiting for vendor to send paperwork back to Bennet.	3/1/2024	7/1/2024	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. Waitng for Juniper bid approvals	1/1/2024		In Progress
Amenities	North Pool lights are being repaired/ installed	10/3/2024		In Progress
Amenities	Pool gate hinges need to be added to close quicker for the City of Wildwood	9/30/2024		In Progress
Common Areas	Insurance Claim for wall at the townhomes, waiting for insurance to approve.	9/1/2024		In Progress
Common Areas	Car damage to shrubs and trees off 462 working with insurance to approve to be able to complete.	8/1/2024		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 once work is completed. Seco there 09.11.2024 still working on lines. SECO still working on lines.	5/1/2024		In Progress
Common Area	Palms tree dead at monument sign needs tobe replaced. Juniper presented bid to replace. Trees were replaced at sign on 09/30/2024.	9/11/2024	9/30/2024	Done
<b>Upcoming Meetings, Lifestyle Events &amp; Other Reminders</b>		<b>Date Start</b>	<b>Target Completion</b>	<b>Status</b> (Select in the drop-down)
Board Meeting	Board Meeting Scheduled for 10/07/2024			

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)			
	Communitiy 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**  
**D**

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
7764 Penrose Place, Wildwood, Florida 34785		
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 <i>Presentation of FY26 Proposed Budget</i>	1:30 PM
June 9, 2025	Regular Meeting	1:30 PM
July 14, 2025	Regular Meeting	1:30 PM
August 11, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:30 PM
September 8, 2025	Regular Meeting	1:30 PM

#### Exceptions

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