

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**July 14, 2025**

## **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**

July 7, 2025

Board of Supervisors  
Beaumont Community Development District

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

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on July 14, 2025 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. Continued Discussion: Sidewalk Repairs
4. Continued Discussion: Fiscal Year 2026 Proposed Budget
5. Discussion: Repurposing of Unused Bocce Ball Courts
6. Discussion: Volunteers
7. Consideration of Juniper Landscape Maintenance Agreement
8. Acceptance of Unaudited Financial Statements as of May 31, 2025
9. Approval of June 9, 2025 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - Status Report
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: August 11, 2025 at 1:30 PM [Adoption of FY2026 Budget]

○ QUORUM CHECK

SEAT 1	CAROL ANN 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	JOSEPH A VITALO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114 or Antonio Shaw at 352-910-1477.

Sincerely,



Chuck Adams  
District Manager

**BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 5494071**

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

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receiving such services by the Association shall be assessed an Individual Assessment for the cost same.

10.8.3 Termite Program. The Association may, in its sole discretion, contract with a licensed termite company to provide a termite warranty program for Homes. The cost associated with any such programs shall be assessed against the respective Owner of such Home as an Individual Assessment. To the extent all attached Homes in a single building receive such services, then all Owners of such attached Homes shall be assessed an equal share of such costs as an Individual Assessment.

10.8.4 Pressure Washing. The Association may, in its sole discretion, pressure clean the roofs and the exterior portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. The cost associated with exterior pressure cleaning and made in accordance with this Section 10.8.4 shall be assessed against the respective Owner of such Home as an Individual Assessment. To the extent all attached Homes in a single building are pressure washed, then all Owners of such attached Homes shall be assessed an equal share of such costs as an Individual Assessment.

Notwithstanding anything to the contrary herein, to the extent insurance coverage required by Section 14.2.1 of this Declaration covers repairs or replacements otherwise performed by the Association under this Section 10.8, or would have covered such repairs or replacements if the Owner had procured such coverage, such repairs or replacements shall be governed by Section 14.2.2 herein, and the Association shall not perform repairs or replacements covered by insurance or any other activities that would negate such coverage or impair the availability of such coverage.

10.9 Right-of-Way. Except as otherwise maintained by the City, the County or the CDD, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas and Lots; however, the Association shall not be responsible for replacement of any such trees or landscaping. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to trees or landscaping caused by such Owner's negligent or willful acts. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner shall subject the Owner to an Individual Assessment for such costs. The cost associated with any such maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas or Lots shall be part of the Operating Expenses.

10.10 District Facilities. The District may contract with the Association for the maintenance, repair, and replacement of the Facilities in the District's sole and absolute discretion and subject to any written agreement accepted by the Association.

11. Maintenance by Owners. All Lots and Homes, including, without limitation, all landscaping, irrigation systems, driveways, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association or the District shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of BEAUMONT TOWNHOMES by the record title owner of the applicable Lot. No tree installed by the Declarant or an Authorized Builder on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing BEAUMONT TOWNHOMES. If any such tree dies, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section 11, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner.

11.5 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, pressure wash, maintain and/or replace the driveways, walkways, and sidewalks, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of a Lot. In the event the City, the County, the CDD or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 11.5, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association and CDD an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section 11.5. Further, each Owner agrees to reimburse

BEAUMONT TOWNHOMES  
Declaration

the Association for any expense incurred by the Association in connection with any damage to any sidewalk or walkway caused by such Owner's negligence.

and/or repairing the SWMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC.

11.4 Irrigation. Every Owner shall be required to irrigate the grass and landscaping located on their Lot in a routine and ordinary manner, at intervals and frequency as the Board may decide in its sole discretion and as may be permitted by SWFWMD, the City and/or the County regulations. Each Owner shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components, will be the sole responsibility of the record title Owner of the respective Lot. In the event irrigation facilities are not repaired and replaced by the Owner of the Lot, the Association may, but shall not be obligated to, repair and replace such irrigation facilities on behalf of the Owner. The costs and expenses of such repairs and replacements plus Twenty-Five and no/100 Dollars (\$25.00) (or such other amount determined by the Association in its sole and absolute discretion) shall be assessed against the respective Lot as an Individual Assessment. Sprinkler heads shall be maintained on a monthly basis. Water spray from sprinklers shall not extend beyond any property line of the respective Lot. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation. The Association shall have access to control boxes and/or devices used in connection with any irrigation system that may be installed on any Lot and Owners are not permitted to block access to or tamper with the same. The Association reserves the right to place locks on any control boxes and/or devices used in connection with irrigation regardless of their location.

11.5 Exterior Home Maintenance. Each Owner is solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls may be improved with a finish material composed of stucco or cementitious coating (collectively, "**Stucco/Cementitious Finish**"). While Stucco/Cementitious Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Stucco/Cementitious Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the stucco application. This is normal behavior and considered a routine maintenance item for the Owner. Each Owner is responsible to inspect the Stucco/Cementitious Finish to the exterior walls for cracking and engage a qualified professional to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the Owner is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this Section 11.5, and they should be completed in a timely fashion to prevent any damage to the Home.

11.6 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, maintain and/or replace the driveways, walkways, sidewalks, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of a Lot. In the event the City, the County, the CDD or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 11.6, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association and CDD an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section 11.6.



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

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**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 446,813				\$ 509,871
Allowable discounts (4%)	(17,873)				(20,395)
Assessment levy: on-roll - net	428,940	\$393,181	\$ 35,759	\$ 428,940	489,476
Interest	-	2,795	-	2,795	-
Total revenues	428,940	395,976	35,759	431,735	489,476
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,600	6,244	5,300	11,544	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	8,653	10,000	18,653	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	-	-	-	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	874	250	1,124	1,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	391	1,109	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,817	10,597	-	10,597	15,000
Contingencies/bank charges	5,000	444	1,000	1,444	2,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Note prin & int	-	-	-	-	54,375
Costs of issuance	-	-	15,000	15,000	-
Tax collector	8,936	7,776	1,160	8,936	10,197
Supplies	300	-	300	300	300
Total professional & administrative	128,293	60,214	75,774	135,988	189,612

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed Budget FY 2026	
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		Total Actual & Projected
<b>Field operations (shared)</b>					
Management	40,000	19,358	19,500	38,858	42,000
Security amenity center	500	4,475	-	4,475	-
Stormwater management					
Lake maintenance	10,000	4,125	5,875	10,000	10,000
Storm water repairs	-	78,395	-	78,395	-
Preserve maintenance	3,500	-	-	-	3,500
Streetlighting					
Maintenance contract	2,000	605	1,000	1,605	2,000
Electricity	5,000	-	-	-	-
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	14,338	18,000	32,338	36,000
Repairs and maintenance	2,500	-	1,000	1,000	2,500
Monuments and street signage					
Repairs and maintenance	1,000	1,155	-	1,155	1,500
Electricity	1,250	-	-	-	-
Landscape maint. entries/buffers					
Maintenance contract	174,400	89,120	85,280	174,400	184,864
Mulch	-	49,831	-	49,831	-
Plant replacement	5,000	-	-	-	5,000
Tree treatment	5,000	-	-	-	5,000
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	60	-	60	-
Roadway maintenance	2,500	-	1,000	1,000	2,500
Total field operations	<u>265,650</u>	<u>261,681</u>	<u>134,655</u>	<u>396,336</u>	<u>299,864</u>
Total expenditures	<u>393,943</u>	<u>321,895</u>	<u>210,429</u>	<u>532,324</u>	<u>489,476</u>
Excess/(deficiency) of revenues over/(under) expenditures	34,997	74,081	(174,670)	(100,589)	-
<b>Other financing sources/(uses)</b>					
Note proceeds	-	-	100,000	100,000	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>-</u>
Net change in fund balances	34,997	74,081	(74,670)	(589)	-
Fund balance - beginning (unaudited)	140,314	30,375	104,456	30,375	29,786
Fund balances - ending					
Committed					
Working capital	103,599	-	-	-	29,786
Unassigned	71,712	104,456	29,786	29,786	-
Fund balance - ending (projected)	<u>\$ 175,311</u>	<u>\$ 104,456</u>	<u>\$ 29,786</u>	<u>\$ 29,786</u>	<u>\$ 29,786</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 GF NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Note Payment	Note Balance
					100,000.00
01/01/26	25,000.00	5.000%	2,500.00	27,500.00	75,000.00
07/01/26	25,000.00	5.000%	1,875.00	26,875.00	50,000.00
01/01/27	25,000.00	5.000%	1,250.00	26,250.00	25,000.00
07/01/27	25,000.00	5.000%	625.00	25,625.00	-
<b>Total</b>	<b>100,000.00</b>		<b>6,250.00</b>		

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

**Expenditures**

**Professional & administrative**

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings. operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	15,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Note prin & int	54,375
Tax collector	10,197
Supplies	300

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

**Expenditures (continued)**

**Field operations (shared)**

Management	42,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae. Currently Sitex Aquatics provides this service with an auto renewal contract unless there is a price adjustment.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	36,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week. Also includes streetlighting and monument maintenance needs.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	1,500
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Landscape maint. entries/buffers	
Maintenance contract	184,864
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments. This service is currently provided by Juniper Landscaping with an annual contract which is set to expire 10/31/25.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$489,476</u></u>



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Single Family program	\$ 292,821				\$ 292,615
Allowable discounts (4%)	(11,713)				(11,705)
Assessment levy: on-roll - net	281,108	\$ 257,673	\$ 23,435	\$ 281,108	280,910
Landowner contribution	-	73,085	-	73,085	-
Interest and miscellaneous	500	-	500	500	100
<b>Total revenues</b>	<b>281,608</b>	<b>330,758</b>	<b>23,935</b>	<b>354,693</b>	<b>281,010</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	30,000	-	30,000	30,000	31,500
Lifestyles events	6,000	450	500	950	2,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	3,976	6,000	9,976	12,500
Streetlighting maintenance	2,000	945	1,055	2,000	2,000
Landscape maintenance	21,800	-	21,800	21,800	23,108
Tree treatment	7,160	-	-	-	-
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	500	719	2,500
Pool maintenance	21,600	12,010	9,590	21,600	24,300
Gym equipment- PM	1,000	-	500	500	1,000
Repairs and maintenance	7,500	6,289	1,500	7,789	10,000
Electricity	15,000	4,238	5,000	9,238	15,000
Gate electricity	4,000	543	750	1,293	1,500
Insurance	26,000	31,073	-	31,073	32,000
Phone/cable/internet	6,000	5,349	4,000	9,349	8,000
Water/sewer/propane	6,000	1,506	1,500	3,006	6,000
Janitorial	35,000	12,045	14,000	26,045	28,000
Pressure washing	5,000	5,000	-	5,000	5,000
Security monitoring/gates	14,000	-	10,000	10,000	11,000
Gate repairs and maintenance	3,500	-	1,500	1,500	3,500
Pest control	1,200	1,070	1,000	2,070	2,000
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,000	1,000	3,000
Contingencies	3,000	-	1,000	1,000	3,000
Capital outlay	35,000	-	-	-	35,000
Reserve study	5,000	-	-	-	5,000
<b>Total single family program</b>	<b>275,750</b>	<b>85,463</b>	<b>115,195</b>	<b>200,658</b>	<b>275,158</b>
<b>Other fees and charges</b>					
Tax collector	5,856	5,096	760	5,856	5,852
<b>Total other fees and charges</b>	<b>5,856</b>	<b>5,096</b>	<b>760</b>	<b>5,856</b>	<b>5,852</b>
<b>Total expenditures</b>	<b>281,606</b>	<b>90,559</b>	<b>115,955</b>	<b>206,514</b>	<b>281,010</b>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	2	240,199	(92,020)	148,179	-
Fund balance - beginning (unaudited)	58,564	(105,377)	134,822	(105,377)	42,802
Fund balances - ending					
Committed					
Working capital	58,566	58,566	28,989	42,802	42,802
Unassigned	-	76,256	13,813	-	-
Fund balance - ending (projected)	<u>\$ 58,566</u>	<u>\$ 134,822</u>	<u>\$ 42,802</u>	<u>\$ 42,802</u>	<u>\$ 42,802</u>

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

<b>Expenditures</b>	
Onsite management	\$ 31,500
This service is provided by Real Manage and is a continuing services agreement.	
Lifestyles events	2,000
This covers the costs of organizing, managing and supplies for periodic events.	
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). This service is being provided under a continuing services agreement with Wrathell, Hunt and Associates.	
Streetlighting electric	12,500
Streetlighting maintenance	2,000
Landscape maintenance	23,108
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments. This service is currently provided by Juniper Landscaping with an annual contract which is set to expire 10/31/25.	
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	24,300
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning. This service is currently provided by Procure under an agreement which is set to expire 10/31/25.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments. This services is currently provided under a continuing services agreement by Fit Rev at a base rate of 275 per visit.	
Repairs and maintenance	10,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems, including periodic plumbing cleanout and pressure washing once	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	1,500
Insurance	32,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	8,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	6,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	28,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms. This service is currently being provided under an agreement with CSS that will expire 10/31/26.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

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

<b>Expenditures (continued)</b>	
Security monitoring/gates	11,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate. This service is currently being provided by Guardian.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	2,000
Covers cost of once a quarter building pest control service. This service is currently being provided under agreement with Complete Pest Control.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	3,000
Capital outlay	35,000
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	<u>5,852</u>
Total expenditures	<u><u>\$ 281,010</u></u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 99,830				\$ 102,963
Allowable discounts (4%)	(3,993)				(4,119)
Assessment levy: on-roll - net	95,837	\$ 87,847	\$ 7,990	\$ 95,837	98,844
Interest and miscellaneous	500	-	500	500	100
Total revenues	<u>96,337</u>	<u>87,847</u>	<u>8,490</u>	<u>96,337</u>	<u>98,944</u>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	17,440	-	17,440	17,440	18,486
Irrigation water	500	-	500	500	-
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	219	781	1,000	1,000
Pool maintenance	13,600	6,609	6,700	13,309	13,600
Repairs and maintenance	2,000	1,159	841	2,000	2,000
Electricity	6,000	1,803	4,197	6,000	6,000
Insurance	5,000	-	5,000	5,000	7,500
Bank fees	500	-	250	250	-
Phone/cable/internet	1,500	-	625	625	1,500
Water/sewer	2,000	833	1,167	2,000	2,000
Janitorial	10,000	3,600	5,000	8,600	10,000
Pressure washing	2,000	1,500	500	2,000	2,000
Pool security system	1,000	376	500	876	1,000
Pest control	1,500	450	750	1,200	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	250	-	-	-	250
Total other contractual	<u>94,340</u>	<u>16,924</u>	<u>73,926</u>	<u>90,850</u>	<u>96,886</u>
<b>Other fees and charges</b>					
Tax collector	1,997	1,737	260	1,997	2,059
Total other fees and charges	<u>1,997</u>	<u>1,737</u>	<u>260</u>	<u>1,997</u>	<u>2,059</u>
Total expenditures	<u>96,337</u>	<u>18,661</u>	<u>74,186</u>	<u>92,847</u>	<u>98,945</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	69,186	(65,696)	3,490	(1)
Fund balance - beginning (unaudited)	90,700	81,645	150,831	81,645	85,135
Fund balances - ending					
Committed					
Working capital	27,834	-	-	-	30,361
Unassigned	62,866	150,831	85,135	85,135	54,773
Fund balance - ending (projected)	<u>\$ 90,700</u>	<u>\$ 150,831</u>	<u>\$ 85,135</u>	<u>\$ 85,135</u>	<u>\$ 85,134</u>

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). This service is being provided under a continuing services agreement with Wrathell, Hunt and Associates.	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	18,486
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments. This service is currently provided by Juniper Landscaping with an annual contract which is set to expire 10/31/25.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning. This service is currently provided by Procure under an agreement which is set to expire 10/31/25.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	7,500
Property coverage for the amenity center and all associated facilities.	

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

<b>Expenditures (continued)</b>	
Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms. This service is currently being provided by agreement with CSS that is set to expire 10/31/26.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Pool security system	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system. This service is currently being provided by Envera.	
Pest control	1,500
Covers cost of once a quarter building pest control service. This service is currently being provided under agreement with Complete Pest Control.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	2,059
Total expenditures	<u>\$ 98,945</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	<u>261,264</u>	\$ 239,483	\$ 21,781	\$ 261,264	<u>261,264</u>
Interest	-	10,395	-	10,395	-
Total revenues	<u>261,264</u>	<u>249,878</u>	<u>21,781</u>	<u>271,659</u>	<u>261,264</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	55,000
Interest	202,088	98,972	103,116	202,088	192,684
Total debt service	<u>252,088</u>	<u>148,972</u>	<u>103,116</u>	<u>252,088</u>	<u>247,684</u>
<b>Other fees &amp; charges</b>					
Tax collector	5,443	4,736	707	5,443	5,443
Total other fees & charges	<u>5,443</u>	<u>4,736</u>	<u>707</u>	<u>5,443</u>	<u>5,443</u>
Total expenditures	<u>257,531</u>	<u>153,708</u>	<u>103,823</u>	<u>257,531</u>	<u>253,127</u>
Fund balance:					
Net increase/(decrease) in fund balance	3,733	96,170	(82,042)	14,128	8,137
Beginning fund balance (unaudited)	504,767	513,774	609,944	513,774	527,902
Ending fund balance (projected)	<u>\$ 508,500</u>	<u>\$ 609,944</u>	<u>\$ 527,902</u>	<u>\$ 527,902</u>	<u>536,039</u>
Use of fund balance:					
Debt service reserve account balance (required)					(252,435)
Principal expense - November 1, 2026					(55,000)
Interest expense - November 1, 2026					(95,466)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 133,138</u>



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	55,000.00	6.375%	97,218.75	152,218.75	3,090,000.00
05/01/26			95,465.63	95,465.63	3,090,000.00
11/01/26	55,000.00	6.375%	95,465.63	150,465.63	3,035,000.00
05/01/27			93,712.50	93,712.50	3,035,000.00
11/01/27	60,000.00	6.375%	93,712.50	153,712.50	2,975,000.00
05/01/28			91,800.00	91,800.00	2,975,000.00
11/01/28	65,000.00	6.375%	91,800.00	156,800.00	2,910,000.00
05/01/29			89,728.13	89,728.13	2,910,000.00
11/01/29	70,000.00	6.375%	89,728.13	159,728.13	2,840,000.00
05/01/30			87,496.88	87,496.88	2,840,000.00
11/01/30	70,000.00	6.375%	87,496.88	157,496.88	2,770,000.00
05/01/31			85,265.63	85,265.63	2,770,000.00
11/01/31	75,000.00	6.375%	85,265.63	160,265.63	2,695,000.00
05/01/32			82,875.00	82,875.00	2,695,000.00
11/01/32	80,000.00	6.375%	82,875.00	162,875.00	2,615,000.00
05/01/33			80,325.00	80,325.00	2,615,000.00
11/01/33	85,000.00	6.375%	80,325.00	165,325.00	2,530,000.00
05/01/34			77,615.63	77,615.63	2,530,000.00
11/01/34	90,000.00	6.375%	77,615.63	167,615.63	2,440,000.00
05/01/35			74,746.88	74,746.88	2,440,000.00
11/01/35	100,000.00	6.375%	74,746.88	174,746.88	2,340,000.00
05/01/36			71,559.38	71,559.38	2,340,000.00
11/01/36	105,000.00	6.375%	71,559.38	176,559.38	2,235,000.00
05/01/37			68,212.50	68,212.50	2,235,000.00
11/01/37	110,000.00	6.375%	68,212.50	178,212.50	2,125,000.00
05/01/38			64,706.25	64,706.25	2,125,000.00
11/01/38	120,000.00	6.375%	64,706.25	184,706.25	2,005,000.00
05/01/39			60,881.25	60,881.25	2,005,000.00
11/01/39	125,000.00	6.375%	60,881.25	185,881.25	1,880,000.00
05/01/40			56,896.88	56,896.88	1,880,000.00
11/01/40	135,000.00	6.375%	56,896.88	191,896.88	1,745,000.00
05/01/41			52,593.75	52,593.75	1,745,000.00
11/01/41	140,000.00	6.375%	52,593.75	192,593.75	1,605,000.00
05/01/42			48,131.25	48,131.25	1,605,000.00
11/01/42	150,000.00	6.375%	48,131.25	198,131.25	1,455,000.00
05/01/43			43,350.00	43,350.00	1,455,000.00
11/01/43	160,000.00	6.375%	43,350.00	203,350.00	1,295,000.00
05/01/44			38,250.00	38,250.00	1,295,000.00
11/01/44	170,000.00	6.375%	38,250.00	208,250.00	1,125,000.00
05/01/45			32,831.25	32,831.25	1,125,000.00
11/01/45	180,000.00	6.375%	32,831.25	212,831.25	945,000.00
05/01/46			27,093.75	27,093.75	945,000.00
11/01/46	195,000.00	6.375%	27,093.75	222,093.75	750,000.00
05/01/47			20,878.13	20,878.13	750,000.00
11/01/47	205,000.00	6.375%	20,878.13	225,878.13	545,000.00
05/01/48			14,343.75	14,343.75	545,000.00
11/01/48	220,000.00	6.375%	14,343.75	234,343.75	325,000.00
05/01/49			7,331.25	7,331.25	325,000.00
11/01/49	230,000.00	6.375%	7,331.25	237,331.25	95,000.00
<b>Total</b>	<b>3,050,000.00</b>		<b>3,029,400.09</b>	<b>6,079,400.09</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 435,461				\$ 431,011
Allowable discounts (4%)	(17,418)				(17,240)
Net assessment levy - on-roll	<u>418,043</u>	\$ 379,275	\$ 38,768	\$ 418,043	<u>413,771</u>
Assessment prepayments	-	24,555	-	24,555	-
Interest	-	11,585	-	11,585	-
Total revenues	<u>418,043</u>	<u>415,415</u>	<u>38,768</u>	<u>454,183</u>	<u>413,771</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	105,000	-	105,000	110,000
Principal prepayment	-	25,000	-	25,000	-
Interest	<u>298,519</u>	<u>149,978</u>	<u>148,541</u>	<u>298,519</u>	<u>291,769</u>
Total debt service	<u>403,519</u>	<u>279,978</u>	<u>148,541</u>	<u>428,519</u>	<u>401,769</u>
<b>Other fees &amp; charges</b>					
Tax collector	<u>8,709</u>	<u>7,501</u>	<u>1,208</u>	<u>8,709</u>	<u>8,620</u>
Total other fees & charges	<u>8,709</u>	<u>7,501</u>	<u>1,208</u>	<u>8,709</u>	<u>8,620</u>
Total expenditures	<u>412,228</u>	<u>287,479</u>	<u>149,749</u>	<u>437,228</u>	<u>410,389</u>
Net increase/(decrease) in fund balance	5,815	127,936	(110,981)	16,955	3,382
Beginning fund balance (unaudited)	<u>590,970</u>	<u>595,806</u>	<u>723,742</u>	<u>595,806</u>	<u>612,761</u>
Ending fund balance (projected)	<u>\$ 596,785</u>	<u>\$ 723,742</u>	<u>\$ 612,761</u>	<u>\$ 612,761</u>	<u>616,143</u>
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2026					(110,000)
Interest expense - November 1, 2026					(144,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 157,659</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	110,000.00	4.750%	147,190.63	257,190.63	5,290,000.00
05/01/26	-		144,578.13	144,578.13	5,290,000.00
11/01/26	110,000.00	4.750%	144,578.13	254,578.13	5,180,000.00
05/01/27	-		141,965.63	141,965.63	5,180,000.00
11/01/27	120,000.00	4.750%	141,965.63	261,965.63	5,060,000.00
05/01/28	-		139,115.63	139,115.63	5,060,000.00
11/01/28	125,000.00	4.750%	139,115.63	264,115.63	4,935,000.00
05/01/29	-		136,146.88	136,146.88	4,935,000.00
11/01/29	130,000.00	4.750%	136,146.88	266,146.88	4,805,000.00
05/01/30	-		133,059.38	133,059.38	4,805,000.00
11/01/30	135,000.00	5.500%	133,059.38	268,059.38	4,670,000.00
05/01/31	-		129,346.88	129,346.88	4,670,000.00
11/01/31	145,000.00	5.500%	129,346.88	274,346.88	4,525,000.00
05/01/32	-		125,359.38	125,359.38	4,525,000.00
11/01/32	150,000.00	5.500%	125,359.38	275,359.38	4,375,000.00
05/01/33	-		121,234.38	121,234.38	4,375,000.00
11/01/33	160,000.00	5.500%	121,234.38	281,234.38	4,215,000.00
05/01/34	-		116,834.38	116,834.38	4,215,000.00
11/01/34	170,000.00	5.500%	116,834.38	286,834.38	4,045,000.00
05/01/35	-		112,159.38	112,159.38	4,045,000.00
11/01/35	180,000.00	5.500%	112,159.38	292,159.38	3,865,000.00
05/01/36	-		107,209.38	107,209.38	3,865,000.00
11/01/36	185,000.00	5.500%	107,209.38	292,209.38	3,680,000.00
05/01/37	-		102,121.88	102,121.88	3,680,000.00
11/01/37	200,000.00	5.500%	102,121.88	302,121.88	3,480,000.00
05/01/38	-		96,621.88	96,621.88	3,480,000.00
11/01/38	210,000.00	5.500%	96,621.88	306,621.88	3,270,000.00
05/01/39	-		90,846.88	90,846.88	3,270,000.00
11/01/39	220,000.00	5.500%	90,846.88	310,846.88	3,050,000.00
05/01/40	-		84,796.88	84,796.88	3,050,000.00
11/01/40	235,000.00	5.625%	84,796.88	319,796.88	2,815,000.00
05/01/41	-		78,187.50	78,187.50	2,815,000.00
11/01/41	245,000.00	5.625%	78,187.50	323,187.50	2,570,000.00
05/01/42	-		71,296.88	71,296.88	2,570,000.00
11/01/42	260,000.00	5.625%	71,296.88	331,296.88	2,310,000.00
05/01/43	-		63,984.38	63,984.38	2,310,000.00
11/01/43	275,000.00	5.625%	63,984.38	338,984.38	2,035,000.00
05/01/44	-		56,250.00	56,250.00	2,035,000.00
11/01/44	290,000.00	5.625%	56,250.00	346,250.00	1,745,000.00
05/01/45	-		48,093.75	48,093.75	1,745,000.00
11/01/45	305,000.00	5.625%	48,093.75	353,093.75	1,440,000.00
05/01/46	-		39,515.63	39,515.63	1,440,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	325,000.00	5.625%	39,515.63	364,515.63	1,115,000.00
05/01/47	-		30,375.00	30,375.00	1,115,000.00
11/01/47	340,000.00	5.625%	30,375.00	370,375.00	775,000.00
05/01/48	-		20,812.50	20,812.50	775,000.00
11/01/48	360,000.00	5.625%	20,812.50	380,812.50	415,000.00
05/01/49	-		10,687.50	10,687.50	415,000.00
11/01/49	380,000.00	5.625%	10,687.50	390,687.50	35,000.00
<b>Total</b>	<b>5,365,000.00</b>		<b>4,548,390.81</b>	<b>9,913,390.81</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

<b>On-Roll Assessments</b>								
<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2026</b>					<b>Total</b>	<b>Fiscal Year 2025 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	906.65	1,079.76	-	-	1,218.44	3,204.85	3,093.48
41	SF 40'	725.32	1,079.76	-	-	1,218.44	3,023.52	2,934.58
128	TH	580.26	-	768.38	-	794.64	2,143.28	2,048.13
<b>235</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	5,284.47	-	-	15,229.43	-	20,513.90	19,860.35
<b>38.57</b>								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2026					Total	Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
4	SF 50'	906.65	1,079.76	-	-	1,218.44	3,204.85	3,093.48
1	SF 40'	725.32	1,079.76	-	-	1,218.44	3,023.52	2,934.58
6	TH	580.26	-	768.38	-	794.64	2,143.28	2,048.13
<b>11</b>								

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2026					Total	Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 2 and 3</u></b>								
57	SF 50'	906.65	1,079.76	-	-	1,218.44	3,204.85	3,093.48
30	SF 40'	725.32	1,079.76	-	-	1,218.44	3,023.52	2,934.58
<b>87</b>								

**On-Roll Assessments**

	Unit Type	Projected Fiscal Year 2026					Total	Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 2 and 3</u></b>								
48	SF 50'	906.65	1,079.76	-	-	1,218.44	3,204.85	3,093.48
24	SF 40'	725.32	1,079.76	-	-	1,218.44	3,023.52	2,934.58
<b>72</b>								

# **BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

# Managing the Risks and Rewards of Using Volunteers at Your District

Volunteers bring enthusiasm and a can-do attitude that can really make a difference. They can assist with a variety of tasks, from helping at community events to beautifying common areas, and that can translate to savings for the district. But here's the thing: *managing volunteers isn't quite as simple as a walk in the park* (though volunteers might be helping to maintain those parks!). It involves careful planning, a dash of caution, and a good understanding of how to keep everyone safe and sound. This guide will help you navigate the ins and outs of using volunteers effectively, so you can make the most of their contributions while minimizing potential headaches.

## We Can Use Volunteers for That, Right?

Before you jump into recruiting an army of helpers, it's wise to pause and consider whether using volunteers is the right move for a particular task.

- What exactly are you trying to achieve? Sometimes, hiring a professional vendor might be the more efficient or appropriate option. This also provides an opportunity to transfer risk away from the district.
- While saving money is often a motivator, it shouldn't be the *\*only\** one. Ask yourself: *\*Should\** we use volunteers for this? Could this endeavor cost us more in the long run?
- Here are some key questions to consider:
  - What sort of tasks are the volunteers going to do for the district and what are the potential hazards or risks associated with those tasks? How will we control those risks?
  - How many and what ages of volunteers will we have? Do we have the capacity to provide proper supervision?
  - What sort of structure is in place to manage, train, and monitor the volunteers?

## A Word on Tasks Not Suitable for Volunteers

It's important to think about what volunteers shouldn't be doing. This protects both the volunteers and the district while helping to mitigate liability. Examples of tasks that are generally not appropriate for volunteers include:

- **Professional Services:** Any work requiring professional licensure or certification. This includes, but is not limited to, electrical work, plumbing, structural or building construction, herbicide application, fitness instruction, or any medical services. These tasks usually require specialized knowledge, training, and certifications. Allowing unqualified volunteers to perform them creates a significant risk of faulty work, injuries to others, or damages. If something goes wrong, the district could be held liable for negligence in using unqualified individuals.



- **Working at Heights:** Tasks that involve working at heights, such as using ladders over 6 feet or working on scaffolding. Falls from heights can result in serious injuries, and volunteers may not have the necessary training or equipment to perform such tasks safely. Districts may be held liable if volunteers are not properly trained or equipped for such work, or if the equipment is faulty.
- **Use of Hazardous Powered Equipment:** Operating heavy machinery or power equipment that requires specialized training. Examples include chainsaws, high-pressure power washers, and similar equipment. These machines can cause serious injuries if mishandled. Districts can be liable if volunteers are injured due to inadequate training, lack of protective gear, or equipment malfunction.
- **Transportation:** Transporting individuals (residents, staff, other volunteers) in any vehicle on behalf of the district, even if the vehicle is not owned by the district. Transportation of individuals carries a high risk of accidents and potential lawsuits. The district could be held liable for facilitating the negligent operation of a vehicle and incidents involving passengers.



When in doubt, err on the side of caution.

## Protecting the District and Volunteers

The use of volunteers creates a risk exposure for the district. A primary source can stem from injuries to volunteers and that's where workers' compensation comes in. This is a type of insurance that can provide benefits to individuals who are injured while performing work-related duties. To understand why this is relevant to district volunteers, it's important to be aware these points from Florida statutes:

- Florida Statute 440.02(15)(d)6 addresses the definition of "employee" for workers' compensation purposes. It generally excludes "volunteers" from being considered employees, but there's a key exception: this exclusion does *not* apply to a volunteer worker for the state, or a county, municipality, or other governmental entity.
- Florida Statute 440.02(17)(b) further defines "employment" in a way that includes "employment by the state and all political subdivisions thereof and all public and quasi-public corporations therein, including officers elected at the polls."
  - What this means for special districts: Given that districts are local governmental entities, these statutes indicate that volunteers working for a district *should* be covered by workers' compensation, as well as board members while working in their official capacity.

The definitions of "employee" and "employment" used above is only in the context of workers' compensation coverage in Florida. If your district does not have staff that is directly employed by the district, meaning not through a third party, it may not have any form of workers' compensation coverage. Fortunately, FIA has developed a volunteer workers' compensation coverage option to meet this need.

## Operational Strategies: Happy Volunteers, Happy Districts

These are the day-to-day strategies for managing your volunteers effectively. A comprehensive Volunteer Safety Program is a must.

- **Recruitment and Screening:** Implement a process to gather information about volunteers' skills, experience, and any physical limitations. For roles involving supervision, care, and direct interaction with vulnerable populations, such as minors, background checks may be warranted. This could include assisting with youth programs like "camps," or acting as Santa or the Easter Bunny.
- **Clear Job Descriptions:** Provide clear job descriptions for each volunteer role, outlining the tasks, required

skills, time commitment, and reporting structure. This helps volunteers understand their expectations and boundaries. Including this on or as an addendum to volunteer consent forms is a good idea.

- **Training and Orientation:** Provide volunteers with an orientation covering volunteer policies, safety procedures, and emergency protocols. Task-specific training should be provided to ensure volunteers are competent and confident in their assigned duties.
- **Supervision:** Supervisors should be trained on potential hazards and be readily available to answer questions and address concerns. Maintain open communication channels between volunteers and supervisors.
- **Safety Equipment:** Provide what's needed, whether it's vests for a cleanup or gloves for gardening.
- **Volunteer Handbook:** A detailed volunteer handbook outlining policies, procedures, code of conduct, safety guidelines, responsibilities, and prohibited activities is an invaluable resource for both the CDD and its volunteers. Be sure to address guidelines on appropriate clothing, sun protection, hydration, and other potential hazards.
- **HOA Volunteers Working on District Property:** When an HOA or similar entity engages volunteers to work on district property, it's essential to clarify who holds ultimate responsibility for these volunteers. Generally, if the HOA is supervising, leading, or directing the volunteers, then the HOA is responsible for the volunteers' actions, safety, and related insurance.

## Minors: Extra Considerations

Volunteers under 18 can be a wonderful asset, but they require extra care.

- Have a clear policy on parental consent and supervision requirements.
- Be mindful of restrictions on working hours, prohibited hazardous occupations, and the need for adequate supervision. Ensure tasks are age-appropriate and match the maturity and physical capabilities of the young volunteers.
- Ensure volunteer policies address appropriate interaction and boundaries when minors work with adults.

## Volunteer Agreements and Liability Waivers

To further protect the district and clarify the volunteer relationship, it is highly recommended to utilize both a volunteer agreement and a liability waiver. These forms should clearly define the relationship between the district and the volunteer.

- Outline the scope of volunteer activities.
- Set expectations for both parties.
- Acknowledge the potential risks associated with volunteering.
- Acknowledge the receipt of the volunteer handbook.
- Include a release of liability to protect the district from claims for unintentional injuries or damages.
- Ensure these documents are reviewed by legal counsel to ensure they provide the intended protection.

## Conclusion: Volunteers – A Valuable Asset When Managed Wisely

Using volunteers can be a win-win for districts and the community. By understanding the legal and operational aspects, implementing sound risk management practices, and prioritizing safety, districts can create successful volunteer programs that benefit everyone involved.

# **BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**



## Landscape Maintenance Agreement

**Property Name: Beaumont CDD (Common Area)**

**Billing Company Name: Beaumont CDD**

Description of Services	Frequency
<b>General Maintenance Services</b>	
General Mowing Services- Peak	31
General Mowing Services- OFF Peak	11
General Detailing Services- Peak	6
General Detailing Services- OFF Peak	3
Fertilization Program Turf	3
Fertilization Program Shrub	2
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12
Annual Flower Installation	4
Service Terms	
<b>Annual Maintenance Price</b>	<b>\$219,507.22</b>

### Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost

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## Services

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### Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

### Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

### Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

### Bed Weed Control:

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

### Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

### Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

### Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross- branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy

structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

**Fertilization:**

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1<sup>st</sup> until September 30<sup>th</sup>. Changes in regulation, outside of Contractor's control, may affect service.

**Fertilization**

- 1st Qtr. Application - Turf & Ornamental
- 2nd Qtr. Application - Turf & Ornamental
- 3rd Qtr. Application - Turf
- 4th Qtr. Application - Turf & Ornamental

**Pest, Weeds & Disease:**

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of

infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch. Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

#### **Irrigation:**

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$500.00. All repairs made, under \$500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume,

pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

#### Installation specifications

All beds will be cleaned and hand or machine cultivated prior to the installation of new plants.

A granular time-release fertilizer and granular systemic fungicide will be added to the bedding soil at the time of installation.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Should the annual beds require additional soil, a proposal will be presented prior to installation. All annuals to be installed will be 4" pots, unless otherwise specified.

#### **Non-Contractual Services:**

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited to, tree, palm, plant or turf replacements, irrigation or landscape lighting repairs, mainline, pump station, or water source repairs, drainage work, arbor work, preventative disease & pest treatment, pre-emergent weed control, annual flower rotations, mulch applications, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property.

Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.



pre-existing deficiencies, including future damages they may cause.

**Terms & Conditions:**

This Contract is for a term of twelve (12) months, and the Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued.

Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2. Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

**Standard Warranty:**

Contractor agrees to warranty Juniper installed irrigation, drainage and lighting for one (1) year, trees and palms for six (6) months, shrubs and ground cover for three (3) months, and sod for thirty (30) days. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

**Fees and Costs:**

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

**PAYMENT SCHEDULE**

<b>SCHEDULE</b>	<b>PRICE</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
July	\$18,292.27	\$0.00	\$18,292.27
August	\$18,292.27	\$0.00	\$18,292.27
September	\$18,292.27	\$0.00	\$18,292.27
October	\$18,292.27	\$0.00	\$18,292.27
November	\$18,292.27	\$0.00	\$18,292.27
December	\$18,292.27	\$0.00	\$18,292.27
January	\$18,292.27	\$0.00	\$18,292.27
February	\$18,292.27	\$0.00	\$18,292.27
March	\$18,292.27	\$0.00	\$18,292.27
April	\$18,292.26	\$0.00	\$18,292.26
May	\$18,292.27	\$0.00	\$18,292.27
June	\$18,292.26	\$0.00	\$18,292.26
	<b>\$219,507.22</b>	<b>\$0.00</b>	<b>\$219,507.22</b>

By *Keith Kirchoffer*

By \_\_\_\_\_

Print Name Keith Kirchoffer

Print Name \_\_\_\_\_

Date June 24 2025

Date \_\_\_\_\_

**Juniper Landscaping of Florida LLC**

**Beaumont CDD (Common Area)**

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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2025**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2025**

	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	\$ 355,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,990
Investments									
Revenue	-	-	-	256,853	365,308	-	-	-	622,161
Reserve	-	-	-	253,256	205,292	-	-	-	458,548
Prepayment	-	-	-	1,730	15,537	-	-	-	17,267
Construction	-	-	-	-	-	-	421	-	421
Interest	-	-	-	169	47	-	-	-	216
Sinking	-	-	-	69	2	-	-	-	71
Bond redemption	-	-	-	762	121	-	-	-	883
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	124,242	168,087	6,080	9,629	-	-	-	308,038
Due from SRF - single family	3,988	-	-	-	-	-	-	-	3,988
Due from SRF - townhome	915	3,166	-	-	-	-	-	-	4,081
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 390,018</u>	<u>\$ 129,198</u>	<u>\$168,087</u>	<u>\$ 518,919</u>	<u>\$ 595,936</u>	<u>\$ -</u>	<u>\$ 421</u>	<u>\$ 1,400</u>	<u>\$ 1,803,979</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 11,638	\$ 11,541	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,241
Accounts payable - onsite	22,495	14,684	7,455	-	-	-	-	-	44,634
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to general fund	-	3,988	915	-	-	-	-	-	4,903
Due to SRF - single family	124,242	-	3,166	-	-	-	-	-	127,408
Due to SRF - town home	168,087	-	-	-	-	-	-	-	168,087
Due to debt service fund 2019 area two	6,080	-	-	-	-	-	-	-	6,080
Due to debt service fund 2019-A1	9,629	-	-	-	-	-	-	-	9,629
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,486	-	-	-	9,486
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	152	-	-	-	-	-	-	-	152
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>372,323</u>	<u>30,213</u>	<u>18,707</u>	<u>1,310</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>441,625</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unearned revenue	-	-	-	-	284	-	-	-	284
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>284</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>26,021</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	517,609	586,166	-	-	-	1,103,775
Capital projects	-	-	-	-	-	(4,886)	421	(4,700)	(9,165)
Unassigned	(6,642)	98,985	149,380	-	-	-	-	-	241,723
Total fund balances	<u>(6,642)</u>	<u>98,985</u>	<u>149,380</u>	<u>517,609</u>	<u>586,166</u>	<u>(4,886)</u>	<u>421</u>	<u>(4,700)</u>	<u>1,336,333</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 390,018</u>	<u>\$ 129,198</u>	<u>\$168,087</u>	<u>\$ 518,919</u>	<u>\$ 595,936</u>	<u>\$ -</u>	<u>\$ 421</u>	<u>\$ 1,400</u>	<u>\$ 1,803,979</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,974	\$ 403,366	\$ 428,940	94%
Interest and miscellaneous	-	2,834	-	N/A
Total revenues	<u>5,974</u>	<u>406,200</u>	<u>428,940</u>	95%
<b>Professional &amp; administrative</b>				
Supervisor fees	-	7,320	12,600	58%
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	1,727	19,532	25,000	78%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	666	1,000	67%
Trustee	-	-	10,500	0%
Telephone	17	133	200	67%
Postage	279	1,512	500	302%
Printing & binding	42	333	500	67%
Legal advertising	-	509	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	91	593	5,000	12%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	119	7,979	8,936	89%
Supplies	-	-	300	0%
Total professional & administrative	<u>6,358</u>	<u>82,559</u>	<u>128,293</u>	64%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	5,490	33,546	40,000	84%
Security amenity center	895	6,620	500	1324%
Stormwater management				
Lake maintenance	825	6,600	10,000	66%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	526	1,956	2,000	98%
Electricity	1,050	1,050	5,000	21%
Irrigation supply				
Maintenance contract		219	3,000	7%
Electricity	3,558	24,099	8,000	301%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	17,824	142,917	174,400	82%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	203	5,000	4%
Irrigation repairs	1,620	13,420	2,000	671%
Fertilization & pest control	160	220	-	N/A
Roadway maintenance	-	-	2,500	0%
Janitorial services	-	425	-	N/A
Total field operations	<u>31,948</u>	<u>360,656</u>	<u>265,650</u>	136%
Total expenditures	<u>38,306</u>	<u>443,215</u>	<u>393,943</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	(32,332)	(37,015)	34,997	
Fund balances - beginning	25,690	30,373	140,314	
Fund balances - ending	<u>\$ (6,642)</u>	<u>\$ (6,642)</u>	<u>\$ 175,311</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,915	\$ 264,348	\$ 281,108	94%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>3,915</u>	<u>337,433</u>	<u>281,608</u>	120%
 <b>Single Family Program</b>				
Management	2,330	2,330	30,000	8%
Lifestyles events	9,086	9,536	6,000	159%
Accounting	125	1,000	1,500	67%
Streetlighting electric	945	6,814	6,240	109%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	-	325	21,800	1%
Tree treatment	3,124	3,124	7,160	44%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	4,153	19,943	21,600	92%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	345	7,660	7,500	102%
Electricity	2,235	8,239	15,000	55%
Gate electricity	809	1,927	4,000	48%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	870	8,009	6,000	133%
Sewer/ water/ propane	296	2,515	6,000	42%
Janitorial	1,960	17,603	35,000	50%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	509	1,580	1,200	132%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>26,787</u>	<u>127,842</u>	<u>275,750</u>	46%
 <b>Other fees &amp; charges</b>				
Tax collector	78	5,229	5,856	89%
Total other fees & charges	<u>78</u>	<u>5,229</u>	<u>5,856</u>	89%
Total expenditures	<u>26,865</u>	<u>133,071</u>	<u>281,606</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(22,950)	204,362	2	
Fund balances - beginning	121,935	(105,377)	68,797	
Fund balances - ending	<u>\$ 98,985</u>	<u>\$ 98,985</u>	<u>\$ 68,799</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 MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,335	\$ 90,123	\$ 95,837	94%
Interest and miscellaneous	14,233	14,233	500	2847%
Total revenues	<u>15,568</u>	<u>104,356</u>	<u>96,337</u>	108%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	500	750	67%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	-	17,440	0%
Irrigation water	-	-	500	0%
Plant replacement	5,308	5,308	1,000	531%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,155	10,074	13,600	74%
Repairs and maintenance	-	5,622	2,000	281%
Electricity	915	3,478	6,000	58%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	184	1,328	2,000	66%
Janitorial	625	5,738	10,000	57%
Pressure washing	-	1,500	2,000	75%
Security amenity center	65	501	1,000	50%
Pest control	120	570	1,500	38%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	250	0%
Total town home program	<u>8,435</u>	<u>34,838</u>	<u>94,340</u>	37%
<b>Other fees &amp; charges</b>				
Tax collector	24	1,783	1,997	89%
Total other fees & charges	<u>24</u>	<u>1,783</u>	<u>1,997</u>	89%
Total expenditures	<u>8,459</u>	<u>36,621</u>	<u>96,337</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	7,109	67,735	-	
Fund balances - beginning	142,271	81,645	90,700	
Fund balances - ending	<u>\$ 149,380</u>	<u>\$ 149,380</u>	<u>\$ 90,700</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,639	\$ 245,687	\$ 261,264	94%
Interest	1,947	14,358	-	N/A
Total revenues	<u>5,586</u>	<u>260,045</u>	<u>261,264</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Principal prepayment	5,000	5,000	-	N/A
Interest	97,378	196,350	202,088	97%
Total debt service	<u>102,378</u>	<u>251,350</u>	<u>252,088</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	73	4,860	5,443	89%
Total other fees and charges	<u>73</u>	<u>4,860</u>	<u>5,443</u>	89%
Total expenditures	<u>102,451</u>	<u>256,210</u>	<u>257,531</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(96,865)	3,835	3,733	
Fund balances - beginning	614,474	513,774	504,767	
Fund balances - ending	<u>\$ 517,609</u>	<u>\$ 517,609</u>	<u>\$ 508,500</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 MAY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,763	\$ 389,100	\$ 418,043	93%
Assessment prepayments	-	24,555	-	N/A
Interest	2,343	16,285	-	N/A
Total revenues	<u>8,106</u>	<u>429,940</u>	<u>418,043</u>	103%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	5,000	30,000	-	N/A
Interest	146,906	296,884	298,519	99%
Total debt service	<u>151,906</u>	<u>431,884</u>	<u>403,519</u>	107%
<b>Other fees &amp; charges</b>				
Tax collector	114	7,696	8,709	88%
Total other fees and charges	<u>114</u>	<u>7,696</u>	<u>8,709</u>	88%
Total expenditures	<u>152,020</u>	<u>439,580</u>	<u>412,228</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	(143,914)	(9,640)	5,815	
Fund balances - beginning	730,080	595,806	590,970	
Fund balances - ending	<u>\$ 586,166</u>	<u>\$ 586,166</u>	<u>\$ 596,785</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
<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	 (4,886)	 (4,886)
Fund balances - ending	<u><u>\$ (4,886)</u></u>	<u><u>\$ (4,886)</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 10
Total revenues	2	10
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	10
Fund balances - beginning	419	411
Fund balances - ending	\$ 421	\$ 421

**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 MAY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
<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	 (4,700)	 (4,700)
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**

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The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on June 9, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith (via telephone)	Assistant Secretary
Carol Michaels	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Chuck Adams	Wrathell, Hunt and Associates, LLC (WHA)
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Phil Borer	Laura Borer	Jeff Beaver	Jan Siniscalchi
Joan Harry	Natalie Nahid	Kathy Beaver	Randall Garner
Claire Corbett	Robert Martino		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:32 p.m.

Supervisors Judy, Vitalo and Michaels were present. Supervisor Smith attended via telephone. Supervisor Williams was not present.

**SECOND ORDER OF BUSINESS**

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

Resident Laura Borer asked about homeowner responsibilities with respect to sidewalk maintenance directly in front of individual lots. She noted that there are several cracks in the sidewalks, which are painted in different colors, and the concrete is not uniform, which is an



41 eyesore. She stated that Mr. Davenport was supposed to investigate who is responsible for the  
42 repairs.

43 Mr. Davenport stated the sidewalks within the CDD are part of the right-of-way (ROW)  
44 tracts that the CDD owns and operates. As far as maintenance responsibility for the sidewalks  
45 and/or the grassy area and apron, there is specified language about that in the Covenants,  
46 Conditions and Restrictions (CC&Rs), which is an HOA document. Regarding painting the  
47 sidewalks, the CDD does not currently have the funds to undertake such a project. However, if  
48 the Board is interested in having the sidewalks painted and the HOA is interested in funding it,  
49 he can coordinate with Ms. Collins and Mr. Shaw to obtain proposals for the Board to consider  
50 and then draft an agreement with the HOA for the HOA to fund the project.

51 Discussion ensued regarding decorative driveways and pavers, having the sidewalks  
52 repainted, which entity is responsible for repairing cracks in the sidewalks, the importance of  
53 having uniform sidewalks throughout the CDD and the language in the CC&Rs regarding  
54 homeowners being responsible for the maintenance of the apron areas.

55 Per Ms. Judy, Ms. Collins will send Mr. Davenport a copy of the CC&Rs for his review along  
56 with the contact information for the HOA Board Members.

57 Resident Joan Harry asked about the consensus regarding painting and maintaining the  
58 sidewalks. Mr. Shaw recapped that the Board will not consider allowing individual homeowners  
59 to paint the sidewalks in front of their homes. If a decision is made, the sidewalks will be  
60 maintained by the CDD with the HOA funding it, so that the sidewalks are uniform.

61 **Discussion: Proposed Fiscal Year 2026 Budget**

62 **This was an addition to the agenda.**

63 Mr. Adams stated he would like to open up a forum for any specific thoughts, as several  
64 comments were received after the last meeting regarding the proposed Fiscal Year 2026 budget.  
65 He responded to questions regarding whether the \$100,000 line of credit is mandatory, the  
66 \$21,000 cost of issuance plus \$1,500 for each year of issuance, the landscape line item and how  
67 soon the funds can be accessed to cover capital projects.

68 Discussion ensued regarding negative deficits, a \$78,000 capital outlay for repairs,  
69 rebuilding the 3-month working capital, non-recurring expenses, surplus fund balance and  
70 decreasing the overall assessment by \$200.

71 Mr. Vitalo suggested shifting funds from the reserves into the general fund and  
72 replenishing the reserves in the following fiscal year.

73 Mr. Adams stated he is unsure that funds can be transferred from a debt retirement fund  
74 over to an operating fund. However, he will look into transferring funds into the capital projects  
75 fund and provide an answer at the next meeting.

76

77 **THIRD ORDER OF BUSINESS**

**Discussion: Rental Agreements and Rules  
Forms**

78

79

80 Mr. Shaw stated the Rental Agreements and Rules Forms were received from the  
81 insurance carrier. Upon reviewing the forms with Ms. Collins, it was determined that she was  
82 using forms that were different from what the insurance carrier wants. Asked if she is currently  
83 using the proper forms that District Counsel prepared and transmitted, Ms. Collins replied  
84 affirmatively.

85

86 **FOURTH ORDER OF BUSINESS**

**Consideration of Pressure Cleaning  
Proposals**

87

88

89 Ms. Collins presented pressure cleaning proposals from Element Service Solutions, in the  
90 amount of \$3,827, and CCS, in the amount of \$1,790.

91 Discussion ensued regarding the proposals, why the patio needs to be pressure-washed  
92 and how often the patio is pressure-washed.

93

94 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the**  
95 **CCS proposal for pressure washing/cleaning, in the amount of \$1,790, was**  
96 **approved.**

97

98

99 **FIFTH ORDER OF BUSINESS**

**Discussion: Sidewalk Repairs**

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101 This item was addressed during the Second Order of Business.

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**SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial Statement as of April 30, 2025**

Mr. Adams, Mr. Shaw and Ms. Collins responded to questions regarding the “Electricity” line item, at 257% of budget, and if there will be funds in the budget for the pool service.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS** **Approval of May 12, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Smith and seconded by Mr. Vitalo, with all in favor, the May 12, 2025 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

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

Mr. Davenport reminded the Board Members that Form 1 must be filed by July 1, 2025, and the four hours of ethics training must be completed by December 31, 2025.

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

There was no report.

**C. Field Operations Manager: RealManage, LLC**

**• Status Report**

Ms. Collins presented the June Field Operations Status Report.

Discussion ensued regarding the pool gates, fence, nearby apartments, not closing the gates in the summer months to save on electricity and reducing the number of mulch applications.

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

Mr. Shaw stated he is working with the insurance carrier regarding installing tennis and pickleball courts. He would appreciate the assistance of Ms. Collins and/or Mr. Smith with obtaining measurements/dimensions of the areas.

137 Discussion ensued regarding unused Bocce ball courts and repurposing the space.

138 • **NEXT MEETING DATE: July 14, 2025 at 1:30 PM**

139 ○ **QUORUM CHECK**

140

141 **NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

142

143 There were no Board Member comments or requests.

144

145 **TENTH ORDER OF BUSINESS**

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

146

147

148 Resident Phil Borer stated he is following up on the pet policy discussion from the  
149 previous meeting. He asked if the HOA can enforce its rules on the streets and sidewalks and  
150 green spaces of the CDD that are CDD-controlled.

151 Mr. Shaw stated the first step is for the HOA to confer with its attorney and ask for their  
152 recommendations. He suggested the HOA attorney contact District Counsel to discuss and reach  
153 an agreement regarding the policy.

154 Resident Claire Corbett recalled that Ms. Michaels had a Fourth of July party a few years  
155 ago, which was well-attended and everyone enjoyed themselves. She commented that the CDD  
156 has not had a Lifestyles Director since that party and a few residents are suggesting engaging a  
157 Lifestyle person that is paid per activity or a volunteer committee that arranges activities and  
158 whatever funds raised are applied to the events.

159 Mr. Shaw stated this was discussed at length last year and the Board Members voted  
160 against allowing a volunteer committee to organize events and/or activities.

161 Discussion ensued regarding changes in the scheduled activities, the fact that there are  
162 no yoga classes, sanctioned clubs and CDD rules and liability.

163 Resident Jan Siniscalchi stated that there is talk on Facebook about the towing company  
164 taking cash only and not providing receipts. She asked about time limits on the parking signs.

165 A property owner asked about paying off the bond debt on his property. Mr. Shaw urged  
166 the property owner to email District Management to obtain the payoff amount.

167 Ms. Borer stated she is on the HOA’s Architectural Review Committee (ARC) and she  
168 recently scheduled a meeting at her house because the HOA is only allowed to hold two meetings  
169 at no cost but, at the previous meeting, it was noted that the HOA can hold three meetings. Ms.  
170 Judy confirmed that the HOA can hold three meetings at no charge.

171 Ms. Harry noted that the real estate market has slowed considerably and homes are not  
172 selling. She asked if anyone is concerned about the housing market.

173 Resident Natalie Nahid recalled that, at the last meeting, there was mention of a homeless  
174 encampment nearby. A Board Member stated it was resolved.

175

176 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

177

178 **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the**  
179 **meeting adjourned at 2:59 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

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

# REALMANAGE

FAMILY OF BRANDS

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: July 14, 2025  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper is cutting and trimming every week and we are now back to full staff
- SECO- damaged front entrance areas by Penrose Gates and entrance by Sundance Apartments. Once work is completed SECO claims will be out to assess damage for repair. All entrance landscape on hold until work completed-Seco continues to work in area.

## **IRRIGATION:**

- Irrigation in Townhomes down issue with communications- Juniper trouble shooting

## **GATES:**

- Gates -Penrose gate is malfunctioning, contacted Guardian for them to come repair- Coming 7.9.25
- Walking gates need repair- Stonegate to repair 7.16.25
- Fence- Stonegate repairing fence on Spanish Harbor

## **CLUBHOUSE:**

- Cleaning company- CSS continues to clean Mon, Wed and Friday

## **SIGNS**

- Speed limit signs - Installed
- Yeld sign Need bigger one
- Animal signs Installed

## **POOL:**

- North pool closed for Ecoli – Testing monthly- Cause feces, ducks, food, no rinse off prior to entry and going to bathroom in pool
- North Skimmers missing ordered new ones – delivery by 7.12.25
- Townhomes need additional railing to prevent entry by reaching over. Element sending bid
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until Nov 2025



**INSURANCE CLAIMS:**

- Townhome Wall- Element to start work on May 26- Work started part being ordered to complete- Small piece of concrete is being replace on corner of pillar

**LIGHTS:**

- Maddy Electric scheduled to come back out the week -waiting for Maddie update

**TOWING**

- Towing on going

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

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

<b>BEAUMONT COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>7764 Penrose Place, Wildwood, Florida 34785</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 7, 2024*</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 4, 2024*</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>1:30 PM</b>
<b>December 9, 2024</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 13, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 10, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 3, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 10, 2025</b> <i>rescheduled to March 3, 2025</i>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 14, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 12, 2025</b>	<b>Regular Meeting</b> <i>Presentation of FY26 Proposed Budget</i>	<b>1:30 PM</b>
<b>June 9, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 14, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 11, 2025</b>	<b>Public Hearing &amp; Regular Meeting</b> <i>Adoption of FY26 Proposed Budget</i>	<b>1:30 PM</b>
<b>September 8, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

**Exceptions**

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