

# **BEAUMONT**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**August 11, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND 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**

August 4, 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 Public Hearings and a Regular Meeting on August 11, 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank (*to potentially be provided under separate cover*)
  - A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon;

Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

6. Consideration of Resolution 2025-13, Adopting Goals, Objectives and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date
  - A. Infrastructure and Facilities Maintenance
7. Consideration of Waiver and Release of Liability for Volunteer Services
8. Continued Discussion/Consideration of Juniper Landscape Maintenance Agreement
9. Acceptance of Unaudited Financial Statements as of June 30, 2025
10. Approval of July 14, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - Status Report
    - Consideration of Element Services Solutions Proposal #10447 [Pool Tile Repair]
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 8, 2025 at 1:30 PM
    - 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

12. Board Members' Comments/Requests
13. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
14. 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**

**3**

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

**3A**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**WHEREAS**, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2024;

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

1. The Audited Annual Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 11th day of August, 2025.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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



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

**4A**

The Villages<sup>®</sup>  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared

**ALLAN LOVELL**


who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1260945

in the matter of NOTICE OF PUBLIC HEARING

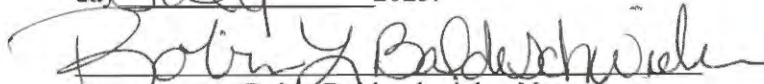
was published in said newspaper in the issue(s) of

**July 21, 2025**

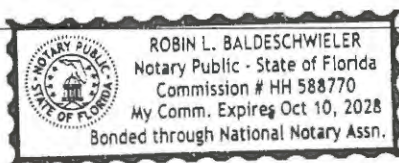
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
(Signature Of Affiant)

Sworn to and subscribed before me this 22  
day July 2025.

  
Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Beaumont Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 11, 2025

TIME: 1:30 P.M.

LOCATION: 7764 Penrose Place Wildwood, Florida, 34785

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.beaumontcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

#01260945

July 21, 2025

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

**4B**

**RESOLUTION 2025-11**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Beaumont Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beaumont Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS** There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2025.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**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			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 - gross	\$ 446,813				\$ 558,516
Allowable discounts (4%)	(17,873)				(22,341)
Assessment levy: on-roll - net	428,940	\$ 393,181	\$ 35,759	\$ 428,940	536,175
Interest	-	2,795	-	2,795	-
Total revenues	428,940	395,976	35,759	431,735	536,175
<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
Revolving line of credit repayment	-	-	-	-	60,000
Costs of issuance	-	-	15,000	15,000	-
Tax collector	8,936	7,776	1,160	8,936	11,170
Supplies	300	-	300	300	300
Total professional & administrative	128,293	60,214	75,774	135,988	196,210

**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	40,000
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
Contingency	-	-	-	-	100
Total field operations	<u>265,650</u>	<u>261,681</u>	<u>134,655</u>	<u>396,336</u>	<u>339,964</u>
Total expenditures	<u>393,943</u>	<u>321,895</u>	<u>210,429</u>	<u>532,324</u>	<u>536,174</u>
Excess/(deficiency) of revenues over/(under) expenditures	34,997	74,081	(174,670)	(100,589)	1
<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)	1
Fund balance - beginning (unaudited)	<u>140,314</u>	<u>30,375</u>	<u>104,456</u>	<u>30,375</u>	<u>29,786</u>
Fund balances - ending					
Committed					
Working capital	103,599	-	-	-	29,787
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>\$ 29,787</u>

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

**Expenditures**

**Professional & administrative**

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<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
Revolving line of credit repayment	60,000
Tax collector	11,170
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	
Mulch	40,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Contingency	100
Total expenditures	<u><u>\$536,174</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				\$ 295,967
Allowable discounts (4%)	(11,713)				(11,839)
Assessment levy: on-roll - net	281,108	\$ 257,673	\$ 23,435	\$ 281,108	284,128
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>284,228</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	-	-	-	3,150
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>278,308</b>
<b>Other fees and charges</b>					
Tax collector	5,856	5,096	760	5,856	5,919
<b>Total other fees and charges</b>	<b>5,856</b>	<b>5,096</b>	<b>760</b>	<b>5,856</b>	<b>5,919</b>
<b>Total expenditures</b>	<b>281,606</b>	<b>90,559</b>	<b>115,955</b>	<b>206,514</b>	<b>284,227</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	1
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	42,803
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>\$ 42,803</u>

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

**Expenditures**

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.	
Tree treatment	3,150
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 a	
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.	



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

<b>Expenditures (continued)</b>	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	
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	5,919
Total expenditures	<u><u>\$ 284,227</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				\$ 96,686
Allowable discounts (4%)	(3,993)				(3,867)
Assessment levy: on-roll - net	95,837	\$ 87,847	\$ 7,990	\$ 95,837	92,819
Interest and miscellaneous	500	-	500	500	100
<b>Total revenues</b>	<b>96,337</b>	<b>87,847</b>	<b>8,490</b>	<b>96,337</b>	<b>92,919</b>
<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	15,000
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	15,000
Reserve study	250	-	-	-	250
<b>Total other contractual</b>	<b>94,340</b>	<b>16,924</b>	<b>73,926</b>	<b>90,850</b>	<b>90,986</b>
<b>Other fees and charges</b>					
Tax collector	1,997	1,737	260	1,997	1,934
<b>Total other fees and charges</b>	<b>1,997</b>	<b>1,737</b>	<b>260</b>	<b>1,997</b>	<b>1,934</b>
<b>Total expenditures</b>	<b>96,337</b>	<b>18,661</b>	<b>74,186</b>	<b>92,847</b>	<b>92,920</b>
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	27,834	27,834	27,834	28,855
Unassigned	62,866	122,997	57,301	57,301	56,279
<b>Fund balance - ending (projected)</b>	<b>\$ 90,700</b>	<b>\$ 150,831</b>	<b>\$ 85,135</b>	<b>\$ 85,135</b>	<b>\$ 85,134</b>

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

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). 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	15,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning. This service is currently provided by Procare 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.	
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

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

**Expenditures (continued)**

Capital outlay	15,000
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	<u>1,934</u>
Total expenditures	<u><u>\$ 92,920</u></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
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'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
41	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
128	TH	635.62	-	721.54	-	794.64	2,151.80	2,048.13
<b>235</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	5,788.65	-	-	15,229.43	-	21,018.08	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'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
1	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
6	TH	635.62	-	721.54	-	794.64	2,151.80	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'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
30	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	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'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
24	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
<b>72</b>								

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

**5A**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # 01259960 in the matter of

**NOTICE OF PUBLIC HEARING**

was published in said newspaper in the issues of

**JULY 14, 2025**

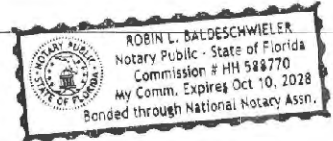
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

*[Signature]*  
(Signature Of Affiant)

Sworn to and subscribed before me this 14 day of July 2025.

*[Signature]*  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification  
Type of Identification Produced



**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Beaumont Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 11, 2025  
TIME: 1:30 P.M.  
LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units/ Acres	EAU/ ERU Factor	Proposed Annual GF Assessments*	Proposed Annual SRF Assessments*	Proposed Total Annual O&M Assessments*
SF 50'	175	1.25	\$906.65	\$1,079.76	\$1,986.41
SF 40'	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

\*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sumter County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.beaumontcdd.net/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



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

**5B**

STATE OF FLORIDA            )  
COUNTY OF PALM BEACH    )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Beaumont Community Development District (“District”). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 21, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District’s anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

**FURTHER AFFIANT SAYETH NOT.**


  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 21<sup>th</sup> day of July, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



**DAPHNE GILLYARD**  
Notary Public  
State of Florida  
Comm# HH390392  
Expires 8/20/2027

NOTARY PUBLIC

  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:** Copies of Forms of Mailed Notices, including Addresses

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

WEST PROPERTY LLC  
100 W LUCERNE CIR STE 501  
ORLANDO, FL 32801

PARCEL ID: G04N249  
Unit Type: 1.04 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 11, 2025  
TIME: 1:30 P.M.  
LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District’s Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$509,871** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual GF Assessments*	Proposed Annual SRF Assessments*	Proposed Total Annual O&M Assessments*
SF 50'	175	1.25	\$906.65	\$1,079.76	\$1,986.41
SF 40'	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
<b>\$4,816.16</b>	<b>\$5,495.85</b>	<b>\$679.69</b>

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Sumter County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
SUNBELT INVESTMENTS LLC  
5022 TURBEVILLE HWY  
TURBEVILLE, SC 29162

PARCEL ID: G04N250  
Unit Type: 0.99 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

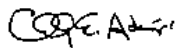
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Sincerely,



Chuck Adams  
District Manager

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*\*includes collection costs and early payment discounts*

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4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
<b>\$4,584.61</b>	<b>\$5,231.63</b>	<b>\$647.02</b>

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Sumter County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
DADE CITY PROPERTIES LLC  
PO BOX 5031  
CLEARWATER, FL 33758

PARCEL ID: G04N251  
Unit Type: 1 acre of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

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LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
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SF 50'	175	1.25	\$906.65	\$1,079.76	\$1,986.41
SF 40'	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
<b>\$4,630.92</b>	<b>\$5,284.47</b>	<b>\$653.55</b>

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**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
DADE CITY PROPERTIES LLC  
PO BOX 5031  
CLEARWATER, FL 33758

PARCEL ID: G04N252  
Unit Type: 1.09 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 11, 2025  
TIME: 1:30 P.M.  
LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

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Sincerely,



Chuck Adams  
District Manager

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<b>\$5,047.70</b>	<b>\$5,760.07</b>	<b>\$712.37</b>

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**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

SWEETWATER CAR WASH VILLAGES L  
11675 SILVERLAKE PARK DR.  
WINDERMERE, FL 34786

PARCEL ID: G04N253  
Unit Type: 1.16 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

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Chuck Adams  
District Manager

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*\*includes collection costs and early payment discounts*

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<b>\$5,371.87</b>	<b>\$6,129.99</b>	<b>\$758.12</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

WILDWOOD-BEAUMONT COVENANT GRO  
3521 VOLUNTEER BLVD  
HENDERSON, NV 89044

PARCEL ID: G04N254

Unit Type: 1 acre of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

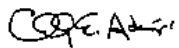
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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
WILDWOOD LAND HOLDINGS LLC  
1815 GRIFFIN RD. SUITE 301  
DANIA BEACH, FL 33004

PARCEL ID: G04N264  
Unit Type: 13.57 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

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<b>\$17,690.11</b>	<b>\$71,710.26</b>	<b>\$54,020.15</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
KINGSWERE FURNITURE LLC  
ONE ASHLEY WAY  
ARCADIA, WI 54612

PARCEL ID: G04P256  
Unit Type: 2.45 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

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Wildwood, Florida, 34785

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Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$509,871** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

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SF 40'	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
<b>\$11,345.75</b>	<b>\$12,946.95</b>	<b>\$1,601.20</b>

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**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**  
KINGSWERE FURNITURE LLC  
ONE ASHLEY WAY  
ARCADIA, WI 54612

PARCEL ID: G04P257  
Unit Type: 2.20 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

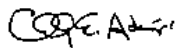
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DATE: August 11, 2025  
TIME: 1:30 P.M.  
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Wildwood, Florida, 34785

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<b>\$10,188.02</b>	<b>\$11,625.83</b>	<b>\$1,437.81</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

LIBERTY BEAUMONT LLC  
109 N BRUSH ST  
SUITE 260  
TAMPA, FL 33602

PARCEL ID: G04P258  
Unit Type: 2.48 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

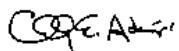
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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

SHSB 466 LLC  
16701 COLLINS AVE  
SUNNY ISLES, FL 33160

PARCEL ID: G04P259  
Unit Type: 1.71 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

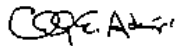
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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

WILDWOOD APTS HOLDINGS LLC  
115 SCHMITT BLVD  
FARMINGDALE, NY 11735

PARCEL ID: G04P260  
Unit Type: 3.61 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

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<b>\$16,717.62</b>	<b>\$19,076.94</b>	<b>\$2,359.32</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

BARON ASSOCIATES LLC & ROBIN H  
P.O. BOX 4900  
SCOTTSDALE, AZ 85261

PARCEL ID: G04Q248  
Unit Type: 2.10 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 11, 2025  
TIME: 1:30 P.M.  
LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$509,871** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
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SF 50'	175	1.25	\$906.65	\$1,079.76	\$1,986.41
SF 40'	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
<b>\$9,724.93</b>	<b>\$11,097.39</b>	<b>\$1,372.46</b>

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**Beaumont Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 570-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

DD14 WILDWOOD LLC  
21 EDGEHILL  
LITTLE ROCK, AR 72207

PARCEL ID: G04S421  
Unit Type: 0.54 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

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Chuck Adams  
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<b>\$2,505.33</b>	<b>\$2,858.90</b>	<b>\$353.57</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

S & L PROPERTIES WILDWOOD LLC  
2651 KIRKING CT  
PORTAGE, WI 53901

PARCEL ID: G04S422  
Unit Type: 1.27 acres of Commercial

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<b>\$5,876.64</b>	<b>\$6,705.99</b>	<b>\$829.35</b>

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July 21, 2025

**VIA FIRST CLASS U.S. MAIL**

CFT NV DEVELOPMENTS LLC  
1120 N TOWN CENTER DR STE 150  
LAS VEGAS, NV 89144

PARCEL ID: G04U247-1  
Unit Type: 1.33 acres of Commercial

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

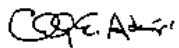
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**VIA FIRST CLASS U.S. MAIL**

CFT NV DEVELOPMENTS LLC  
1120 N TOWN CENTER DR STE 150  
LAS VEGAS, NV 89144

PARCEL ID: G04U247-2  
Unit Type: 1.03 acres of Commercial

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July 21, 2025

VIA FIRST CLASS U.S. MAIL

XXX  
XXX  
XXX

PARCEL ID: \_\_\_\_\_

RE: Beaumont Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

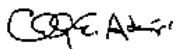
Pursuant to Florida law, the Beaumont Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 11, 2025  
TIME: 1:30 P.M.  
LOCATION: 7764 Penrose Place  
Wildwood, Florida, 34785

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District’s Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$509,871** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual GF Assessments*	Proposed Annual SRF Assessments*	Proposed Total Annual O&M Assessments*
SF 50’	175	1.25	\$906.65	\$1,079.76	\$1,986.41
SF 40’	96	1.00	\$725.32	\$1,079.76	\$1,805.08
TH	134	0.80	\$580.26	\$768.38	\$1,348.64
Commercial	38.57	7.29	\$5,284.47	\$0.00	\$5,284.47

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$	\$	\$

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Sumter County (“County”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Exhibit: B

PARCEL ID	Owners_Name	Mailing_Address_1	City	State	Zip_4	State_Domicile
G04R321	A & K FL INVESTMENT LLC	7926 PENROSE PL	WILDWOOD	FL	34785	FL
G04R385	A & K FL INVESTMENT LLC	PO BOX 745	OXFORD	FL	34484	FL
G04N020	ABDUL CHARLES KALLIL & CAROL A	5130 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N101	ABDUR-RAZZAQ YUSEF & FITZPATR	149 NATHAN DRIVE	CINNIMINSON	NJ	8077	NJ
G04N218	AKHIGBE MACAULAY OKOH & ANNETT	5271 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N096	ALANIZ DOROTHY ROCHELLE & DAVI	5225 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N100	ANDERSON LORI LEIANUEANUEONALA	5185 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N065	APONTE DAVID GALARZA & SEDA TO	7771 PENROSE PL	WILDWOOD	FL	34785	FL
G04R378	ARCHER KENDES & JOVETTE MICHEL	5092 STOKES WAY	WILDWOOD	FL	34785	FL
G04N086	ARIEMMA JOSEPH T & FUMIKO	5335 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04R345	ATTIA GEORGE & MICHAEL CHRISTI	8066 PENROSE PL	WILDWOOD	FL	34785	FL
G04N157	AUGUSTAVE JEANROSBY & AUGUSTAV	5373 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N124	AVELLA RUTH & MULLEN STEVEN (J	5305 LOBLOLLY LN	WILDWOOD	FL	34785	FL
G04R353	AXTON KIMBERLY SUZANNE	8110 PENROSE PL	WILDWOOD	FL	34785	FL
G04N213	AYALA HUGO ANDRES CISNEROS	928 121ST AVE	LAKE STEVENS	WA	98258	WA
G04N043	BADR AHMED K & MKADMI NAJOUA (	33854 SKY BLOSSOM CIR	LEESBURG	FL	34788	FL
G04R401	BAHR MELISSA LYNN & CLARK CARO	5113 STOKES WAY	WILDWOOD	FL	34785	FL
G04N219	BAILEY TERRI ANN	5275 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04R417	BAKER DREW ALLAN	5043 STOKES WAY	WILDWOOD	FL	34785	FL
G04R267	BALDASARE MARIA DEL CARMEN	8166 PENROSE PL	WILDWOOD	FL	34785	FL
G04R308	BANDARU JYOTHSNA PRIYADARSHINI	7913 PENROSE PL	WILDWOOD	FL	34785	FL
G04N222	BARRY ELH IBRAHIMA GI	5287 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N069	BASSIRI-TEHRANI BRIAN & BASSIR	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04N073	BASSIRI-TEHRANI FARHAD	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04R362	BASSIRI-TEHRANI FARHAD	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04R350	BASSIRI-TEHRANI FARHAD & BASSI	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04R413	BASSIRI-TEHRANI FARHAD & BASSI	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04R330	BASSIRI-TEHRANI FARHAD & BRIAN	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04R331	BASSIRI-TEHRANI FARHAD & BRIAN	36 RAVINE RD	GREAT NECK	NY	11021	NY
G04N045	BASSIRI-TEHRANI MICHAEL & BASS	36 RAVINE RD	GREAT NECK	NY	11023	NY
G04N116	BATCHELDER DEBBIE SUE (LE)	5336 LOBLOLLY LN	WILDWOOD	FL	34785	FL
G04N143	BEAUDOIN RODDIE HENRY & MARGAR	5427 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04R275	BEAVER KATHLEEN ANN & JEFFERY	8147 PENROSE PL	WILDWOOD	FL	34785	FL
G04N199	BECKROW TINA MARIE & BECKROW B	5230 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N211	BEHR WILLIAM JAMES & REBECCA G	2273 LOWELL TER	THE VILLAGES	FL	32162	FL
G04N139	BELLA CATALINA INVESTMENTS LLC	7832 PENROSE PL	WILDWOOD	FL	34785	FL
G04R288	BELLANCO JACQUELINE & ROBERT P	8033 PENROSE PL	WILDWOOD	FL	34785	FL
G04N208	BENDER MIREYA IVONNE	5231 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04R274	BENNETT LORI ANN & NUNN MITCHE	8153 PENROSE PL	WILDWOOD	FL	34785	FL
G04N107	BERGAMINO RACHEL FRANCES & FRA	5105 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N152	BHATTI FARIA & CHOUDHRY AMAD J	2158 GOLD DUST DR	MINNEOLA	FL	34715	FL
G04N173	BLAKE TYSON S	5338 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N181	BLASBERG KIMBERLY JILL	5302 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04N177	BLASBERG LARRIE S (TEE)	1155 NE 103RD ST	MIAMI	FL	33138	FL
G04N030	BLISS CHRISTOPHER ANTHONY & BL	5230 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N119	BLUNT MARQUESA ROESHAUN	5328 LOBLOLLY LN	WILDWOOD	FL	34785	FL
G04R324	BORER PHILIP N & BRVENIK-BORER	7944 PENROSE PL	WILDWOOD	FL	34785	FL
G04N103	BOSCIA ROSLYN A	5145 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N243	BOSLER BRUCE EDWARD & VALERIE	5367 PINECONE CT	WILDWOOD	FL	34785	FL
G04N163	BOULET BRICE HENRY	5364 PINECONE CT	WILDWOOD	FL	34785	FL
G04R289	BRIDGES JOE F & ANGELEIA (LE)	8027 PENROSE PL	WILDWOOD	FL	34785	FL
G04R386	BRIGHT LISA ANN & NICHOLAS ALE	5122 STOKES WAY	WILDWOOD	FL	34785	FL
G04N021	BRIGLEVIC KENNETH & GAIL MARIE	5140 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N179	BROWN GINA ROSE & STEVEN CRAI	4057 W PARK CIR	HIGHLAND	UT	84003	UT
G04N090	BROWN MONICA NEATRICE	5295 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04R399	BROWN ROBERT ZACHERY & SYDNEY	5121 STOKES WAY	WILDWOOD	FL	34785	FL
G04N229	BROWN STEPHEN ROBERT JR	5327 DRAGONFLY DR	WILDWOOD	FL	34785	FL
G04R347	BURDGE TODD CARTER & JEAN ANN	8078 PENROSE PI	WILDWOOD	FL	34785	FL
G04R380	BURKART KEVIN BRAD & BURKART I	5100 STOKES WAY	WILDWOOD	FL	34785	FL
G04R300	BURNS MICHAEL DAVID & SHAPIRO	7961 PENROSE PL	WILDWOOD	FL	34785	FL
G04N234	BURTT LISA MARIE	5347 PINECONE CT	WILDWOOD	FL	34785	FL
G04N216	CALAR INVESTMENT LLC	12701 S JOHN YOUNG PKWY STE 32	ORLANDO	FL	32837	FL
G04N089	CAPERS JOHN ANTHONY & ROSSI NA	5305 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04N084	CAPUTO CHRISTOPHER JOHN & MEGA	5365 SUNSHINE DR	WILDWOOD	FL	34785	FL
G04R379	CARGANILLA ANTONIO AQUINO & MA	5096 STOKES WAY	WILDWOOD	FL	34785	FL

G04N214	CARLSON JOSH DONOVAN & MARY KA	5255 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N062	CARMEN MARGARITA GAUTIER LLOVE	7795 PENROSE PL	WILDWOOD	FL	34785 FL
G04N233	CARMENINI CELESTINO IGINIO & S	5345 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N034	CARRICK ALYSSA MARIE	5270 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N144	CARRICK SHANNON ANN	5423 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N005	CARTER TEEROL SHANAY	7776 JUNE LN	WILDWOOD	FL	34785 FL
G04R264	CASEY MICHAEL A TTEE	1794 PINNACLE PL	THE VILLAGES	FL	32162 FL
G04N042	CAULK RICHARD ALLEN	5360 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N238	CHANG MEI Y	5355 PINECONE CT	WILDWOOD	FL	34785 FL
G04N011	CHAUDHARI HARDIK CHELJIBHAI	7812 JUNE LN	WILDWOOD	FL	34785 FL
G04R277	CHEN GUO PING & HUANG CHAN JUA	8097 PENROSE PL	WILDWOOD	FL	34785 FL
G04N063	CHEN MENGLAN	7787 PENROSE PL	WILDWOOD	FL	34785 FL
G04N047	CHESKEY ALEXANDER CARL (LE)	5410 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R375	CHISM ROBERT DANIEL & BARNER H	5080 STOKES WAY	WILDWOOD	FL	34785 FL
G04N239	CHUNG RANDALL L (TTEE) & HAMAM	6805 REGENCY STONE WAY	LAS VEGAS	NV	89148 NV
G04N015	CHUNG RANDALL L TTEE & HAMAMOT	6805 REGENCY STONE WAY	LAS VEGAS	NV	89148 NV
G04N187	CLAPHAM JONATHAN ERIK & PEDRAZ	5278 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N203	CLARK ROBERT WILLIAM	5214 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R339	CLAVIER ENRIQUE ALFREDO PEREZ	8034 PENROSE PL	WILDWOOD	FL	34785 FL
G04N026	CLINE CHRISTOPHER WILLIAM & ST	5190 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R317	COLLIE CHARLES GORDON & KATHLE	7866 PENROSE PL	WILDWOOD	FL	34785 FL
G04N113	COLON FRANKIE ELIER TANCO & CA	5342 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R332	COMPERCHIO JOSEPH A & SANDRA T	7992 PENROSE PL	WILDWOOD	FL	34785 FL
G04R269	CONKLIN KERRIN ROSEMARIE	8178 PENROSE PL	WILDWOOD	FL	34785 FL
G04N221	COPE JUSTIN ARNOLD	5283 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N118	COPELAND SYDNEY JEAN & TIMOTHY	5332 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R360	CORBETT CLAIRE ANN (LE)	7857 JUNE LN	WILDWOOD	FL	34785 FL
G04R370	CORONADO JOHN ADOLFO & VICTORI	5060 STOKES WAY	WILDWOOD	FL	34785 FL
G04N029	COTHRON RANDALL N & JENNIFER L	5220 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N039	COUNTRY ROAD LLC	809 CHESTNUT DR	FRUITLAND PARK	FL	34731 FL
G04N082	COUNTRY ROAD LLC	809 CHESTNUT DR	FRUITLAND PARK	FL	34731 FL
G04N066	COWDEN MARILYN RUTH & JOHN FRA	7780 PENROSE PL	WILDWOOD	FL	34785 FL
G04R278	CRAWFORD DANIEL SCOTT	8089 PENROSE PL	WILDWOOD	FL	34785 FL
G04N132	CREACH STEPHEN KENT & KATHERIN	5333 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N141	DA CUNHA GILZA S	9228 VINTAGE HILLS WAY 01-408	WINTER GARDEN	FL	34787 FL
G04R287	DAWSON CORY ALLEN	8039 PENROSE PL	WILDWOOD	FL	34785 FL
G04N212	DCM LAND HOLDINGS LLC	444 MAYWOOD WAY	THE VILLAGES	FL	32162 FL
G04N018	DE ALCANTARA NESTI RUY GUSTAVO	5110 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R335	DE GRAVE JOHN MICHAEL & HORTON	8010 PENROSE PL	WILDWOOD	FL	34785 FL
G04N092	DECKER MANDI MAE	5275 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R358	DEDOVIC PREL	7869 JUNE LN	WILDWOOD	FL	34785 FL
G04R348	DEUTSCH JOSEPH FREDERICK & MAN	8084 PENROSE PL	WILDWOOD	FL	34785 FL
G04N172	DIAZ-CABRERA MARIA M	5344 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R361	DO JUDY & NGUYEN ERIC (TIC)	7851 JUNE LN	WILDWOOD	FL	34785 FL
G04N178	DVA DRAGONFLY LLC	1550 CASSAT AVE	JACKSONVILLE	FL	32210 FL
G04N223	DVA DRAGONFLY LLC	1550 CASSAT AVE	JACKSONVILLE	FL	32210 FL
G04R292	DYER LEVI EVERETT & NEWPORT SA	8009 PENROSE PL	WILDWOOD	FL	34785 FL
G04N036	EDWARDS WALTER D TTEE	5300 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N154	ENG HARRY M TTEE	4396 SPRINGDALE PATH	THE VILLAGES	FL	32163 FL
G04N120	ESMA YZMAELA PARICA & SCHOFIEL	5324 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N166	ET-3 LP	1170 KAN CONCOURSE STE 400	BAY HARBOR ISLANDS	FL	33154 FL
G04N168	ET-3 LP	1170 KAN CONCOURSE STE 400	BAY HARBOR ISLANDS	FL	33154 FL
G04N169	ET-3 LP	1170 KAN CONCOURSE STE 400	BAY HARBOR ISLANDS	FL	33154 FL
G04R398	FANDINO JULIO CESAR DUENAS & R	5125 STOKES WAY	WILDWOOD	FL	34785 FL
G04R333	FANG SIMIE	7998 PENROSE PL	WILDWOOD	FL	34785 FL
G04R322	FARAG MARIZE SAAD & BASILY MAR	7932 PENROSE PL	WILDWOOD	FL	34785 FL
G04N002	FARRINGTON TAYLOR ANTHONY & TI	7758 JUNE LN	WILDWOOD	FL	34785 FL
G04N151	FASHINGBAUER JOSEPH ALBERT & S	5395 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N075	FEBINGER EDWARD JOSEPH & DIANE	916 CANDLER PL	THE VILLAGES	FL	32162 FL
G04N012	FERRER RAUL ALEXIS RIVERA & LA	7818 JUNE LN	WILDWOOD	FL	34785 FL
G04N196	FERTIG SHARYN ILYSE	5242 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N161	FIGUEREDO WLADIMIR ALEJANDRO R	5368 PINECONE CT	WILDWOOD	FL	34785 FL
G04R281	FINKE JOYCE ELAINE (TTEE)	8071 PENROSE PL	WILDWOOD	FL	34785 FL
G04N080	FKH SFR PROPSCO K LP	600 GALLERIA PARWAY SUITE 300	ATLANTA	GA	30339 GA
G04N162	FLEURANT FRITZ ST JR & HUGHES	5366 PINECONE CT	WILDWOOD	FL	34785 FL
G04R396	FLORES-SAVAGE JUANA & CASTILLO	5133 STOKES WAY	WILDWOOD	FL	34785 FL

G04R298	FORTIN PIERRE R & TERA	PO BOX 1924	LADY LAKE	FL	32158 FL
G04R355	FORZA JOHN & ROSARIO	8122 PENROSE PL	WILDWOOD	FL	34785 FL
G04R363	FRANCES MARIE CECILIA (LE)	7839 JUNE LN	WILDWOOD	FL	34785 FL
G04R373	FRANCIS MICHELLE	15781 SW 53 CT	HOLLYWOOD	FL	33027 FL
G04N072	FRANCISCO LEA CABALLES	7846 PENROSE PL	WILDWOOD	FL	34785 FL
G04N055	FRANCISCO MARICAR A	7851 PENROSE PL	WILDWOOD	FL	34785 FL
G04N106	FRIEDLANDER ELYSSA C	5115 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N175	GANDHI KRINA	3502 S SANTA FE AVE	CHANUTE	KS	66720 KS
G04N174	GANDHI LISA	855 E 22ND ST, APT 111	LOMBARD	IL	60148 IL
G04R337	GANESAN HARI NARAYAN & SUBRAMA	8022 PENROSE PL	WILDWOOD	FL	34785 FL
G04R416	GARCIA LINDA MARIE & RODRIGUEZ	5047 STOKES WAY	WILDWOOD	FL	34785 FL
G04N038	GAUSE SONYA M	5320 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N067	GENATO RICHARD JAMES & ORDON R	7802 PENROSE PL	WILDWOOD	FL	34785 FL
G04R323	GHALY MAGED GHALY TAKAWY & HER	7938 PENROSE PL	WILDWOOD	FL	34785 FL
G04N167	GIALLANZA STEVEN JOSEPH	5364 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N220	GIBBS CRISSY LYNN	5279 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R342	GIERTZ DONALD EUGENE & JOYCE A	8052 PENROSE PL	WILDWOOD	FL	34785 FL
G04R325	GILMORE HAYDEN CLAY & LOUGHRAN	7950 PENROSE PL	WILDWOOD	FL	34785 FL
G04N201	GILSENAN SHANE MICHAEL	5222 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N138	GOLDSTEIN ROBERT D & ELIZABETH	43 ROWE PL	NEW HYDE PARK	NY	11040 NY
G04R359	GORDON RAQUEL JULIET-ANN	7863 JUNE LN	WILDWOOD	FL	34785 FL
G04N085	GRAHAM KENNEDY ELIZABETH	5345 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R283	GRAY RHONDA L	8059 PENROSE PL	WILDWOOD	FL	34785 FL
G04R293	GREEN DAYNA LYNN	8003 PENROSE PL	WILDWOOD	FL	34785 FL
G04R364	GREENE CAMELA SUE & JOHN LEE (	5030 STOKES WAY	WILDWOOD	FL	34785 FL
G04N078	GREGORY MARK EARL & PHYLLIS BU	5425 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N052	GRUETZMACHER MICHAEL CASEY & L	5460 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N237	GUERRERO MAGLARI DUVASCA ORTIZ	5353 PINECONE CT	WILDWOOD	FL	34785 FL
G04R367	GUILLAUME AHMANIE GABRIELLE &	5048 STOKES WAY	WILDWOOD	FL	34785 FL
G04N008	GUILLAUME MARGARETTE & JOSEPH	7794 JUNE LN	WILDWOOD	FL	34785 FL
G04N117	GUNTER JOSEPH EMANUEL & LISA J	611 GAELIC CT	APOPKA	FL	32712 FL
G04N232	GUTIERREZ JULIO CESAR FUENTES	5339 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N128	HAAS BRET	6002 EUGENE DR	SMYRNA	TN	37167 TN
G04N031	HARVEY JAMES P & SONYA CHLANDA	20002 LOMOND LN	TAMPA	FL	33647 FL
G04R307	HARVEY ROBERT DANIEL & DONNA M	4048 WARNOCK RD	THE VILLAGES	FL	32163 FL
G04N095	HAWKES JAMIE L	5245 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N044	HAYES CAROL A	5380 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N037	HEALY THOMAS ANDREW & ALYSSA	5310 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N064	HENIN KENNETH JAMES & JACKIE L	15269 FLORIST CIR	APPLE VALLEY	MN	55124 MN
G04R403	HERRING JOAN	5101 STOKES WAY	WILDWOOD	FL	34785 FL
G04N136	HILL KEVIN ALEXANDER	5341 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N235	HOLTUM HEATHER ANNE VON & LOCK	5349 PINECONE CT	WILDWOOD	FL	34785 FL
G04R374	HURRELL BRIAN SCOTT & JOANNE	5076 STOKES WAY	WILDWOOD	FL	34785 FL
G04N210	HUSSEIN MAEN ABDELKARIM	6850 SILVER CHARM CT	LEESBURG	FL	34748 FL
G04N028	ILIC ANNA JUNE	5210 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R400	IVEY MICHAEL CLYDE & MINDY ELI	5117 STOKES WAY	WILDWOOD	FL	34785 FL
G04R271	IZADPANAH NAHID & NASROLLAH	8171 PENROSE PL	WILDWOOD	FL	34785 FL
G04N188	JACK JASMIN CHRISTIN	5274 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N081	JACKSON JULIE MARIE	5395 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R354	JACKSON STEVEN GLEN (TTEE)	8116 PENROSE PL	WILDWOOD	FL	34785 FL
G04R349	JACOB ARNOLD WILLIAM III & MEL	8090 PENROSE PL	WILDWOOD	FL	34785 FL
G04N006	JENKINS MARCHAHALA TTEE	4101 SW 27TH ST	WEST PARK	FL	33023 FL
G04N108	JENKINS WILBERT C JR	5095 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R377	JIANG CUIPING & LU WENKUI (W/H	5088 STOKES WAY	WILDWOOD	FL	34785 FL
G04R320	JIANG FENFANG & HUANG TING MIN	7896 PENROSE PL	WILDWOOD	FL	34785 FL
G04N160	JIANG NANA	7956 PENROSE PL	WILDWOOD	FL	34785 FL
G04R326	JIANG NANA & LI ZHEN (W/H)	7956 PENROSE PL	WILDWOOD	FL	34785 FL
G04N146	JOHNSON NICHOLAS J & HACKER RE	5415 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N111	JOHNSON ROBERT & JEAN M	13 CEDAR LN	SUCCASUNNA	NJ	7876 NJ
G04N094	JOHNSON TAMMY PRICE & LARRY LO	5255 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R263	JONES DAVID L	7848 JUNE LN	WILDWOOD	FL	34785 FL
G04N246	JONES JERRY RICHARD	2504 CHESSIE WAY	BEL AIR	MD	21015 MD
G04R420	JONES TANYA LEIGH & BUZBY RICH	5031 STOKES WAY	WILDWOOD	FL	34785 FL
G04N164	JONKA ELSIE	5362 PINECONE CT	WILDWOOD	FL	34785 FL
G04R388	JORDON JAMES CLIFFORD III & LE	5134 STOKES WAY	WILDWOOD	FL	34785 FL
G04N159	JULES DORN DARLINE	5372 PINECONE CT	WILDWOOD	FL	34785 FL

G04N206	JULIEN SHELLEY TAMARA	5223 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R301	KAMALSYAH-WIBOWO CAMELIA (TTEE	1640 STAFFORD SPRINGS PL	DAYTON	OH	45458 OH
G04N209	KEENAN JAMES W & VASQUEZ REBEC	5235 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R352	KESSEL SETH ASHER	8104 PENROSE PL	WILDWOOD	FL	34785 FL
G04N129	KING TOCCOA JESSICA & JOSEPH A	5323 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N050	KLOSTERMAN KATHRYN JEAN & GREG	5440 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N244	KOGER KIRK	438 SANDPIPER LN 102	CASSELBERRY	FL	32707 FL
G04N077	KRANTZ MARK ALAN & JILL EILEEN	2106 OGLEPHORPE DR NE	BROOKHAVEN	GA	30319 GA
G04R357	KRUEGER BERND DETLEF	8134 PENROSE PL	WILDWOOD	FL	34785 FL
G04R299	KUSUMA JOYCE DEVINA	7967 PENROSE PI	WILDWOOD	FL	34785 FL
G04N105	LAJEWSKI DANIEL CLIFFORD	5125 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N145	LAKE NICOLE LYNN	5419 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N110	LANGLEY ADRIAN TAYLOR & TESAR	7803 JUNE LN	WILDWOOD	FL	34785 FL
G04N059	LAOS VILMA VERONIKA REYES & CU	7819 PENROSE PL	WILDWOOD	FL	34785 FL
G04N226	LAVEIGNE STEPHANIE DEE	5315 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R291	LEFLY DIANNE LOUISE	8015 PENROSE PL	WILDWOOD	FL	34785 FL
G04R343	LEHNECKER SAMANTHA RAE & CANNA	8054 PENROSE PL	WILDWOOD	FL	34785 FL
G04N245	LEON RAFAEL E VALDEZ	5371 PINECONE CT	WILDWOOD	FL	34785 FL
G04R304	LI JIANYUN	7937 PENROSE PL	WILDWOOD	FL	34785 FL
G04R382	LI SAIPING & ZHANG ZHENHUI (W/	5108 STOKES WAY	WILDWOOD	FL	34785 FL
G04R284	LI SAIPING & ZHANG ZHENHUI W/H	5008 NEPTUNE CIRCLE	OXFORD	FL	34484 FL
G04N155	LIN QIAO LING	12384 NE 48TH CIR	OXFORD	FL	34484 FL
G04R282	LIVELY DENISE LORRAINE	8065 PENROSE PL	WILDWOOD	FL	34785 FL
G04N195	LOPEZ NICOLE MARIE	5246 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R313	LOUIS ASTRID	7883 PENROSE PL	WILDWOOD	FL	34785 FL
G04R297	LOZANO RAY FRANCIS TUANO	7979 PENROSE PL	WILDWOOD	FL	34785 FL
G04R285	LU JOCELYN & GAO JERRY W/H	8051 PENROSE PL	WILDWOOD	FL	34785 FL
G04N079	LUCASAN REGINE GAIL REGENCIA	5415 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R327	LUDEMANN KAILEY ELIZABETH	7962 PENROSE PL	WILDWOOD	FL	34785 FL
G04R411	LUNA SIXTO LEONAL & MARTA NOEM	5065 STOKES WAY	WILDWOOD	FL	34785 FL
G04R305	LUSTAN FRANK EUGENE & CAROL P	7931 PENROSE PL	WILDWOOD	FL	34785 FL
G04N185	MANDESE ANTHONY JR & ELIASSAIN	5286 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R351	MARKHAM BRIAN D & PALLASCH CEC	18514 E 32ND AVE	GREENACRES	WA	99016 WA
G04N010	MARKS DAVID ALFRED & JENNIFER	7806 JUNE LN	WILDWOOD	FL	34785 FL
G04N057	MARTINEZ ILLEANA ASTRID	7835 PENROSE PL	WILDWOOD	FL	34785 FL
G04R336	MARTINO ROBERT & MAYRA MERCEDE	8016 PENROSE PL	WILDWOOD	FL	34785 FL
G04R414	MATHEWS JUSTIN POWELL & CHERYL	5055 STOKES WAY	WILDWOOD	FL	34785 FL
G04N230	MCAULIFFE MICHAEL ALAN	5331 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R270	MCCAUSLAND CHRISTOPHER ANDREW	8177 PENROSE PL	WILDWOOD	FL	34785 FL
G04N027	MCCRACKEN CATHY ANN & SMITH NE	5200 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N025	MCCRAW ZABRINA PARKER	5180 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N051	MCDANIEL CHRISTOPHER R & CARLE	5450 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R279	MCLAUGHLIN TERENCE ALLEN & BAX	8083 PENROSE PL	WILDWOOD	FL	34785 FL
G04R365	MCMICAN KAREN FRANCES	5036 STOKES WAY	WILDWOOD	FL	34785 FL
G04N131	MENDEZ MARISELY ORTIZ	5329 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R266	MESSIHA CARLA MARIA & SAMUEL S	7872 JUNE LN	WILDWOOD	FL	34785 FL
G04R295	MEUSE JENNIFER LYNN & CODY EDW	7991 PENROSE PL	WILDWOOD	FL	34785 FL
G04N088	MICHAELS GEORGE C & CAROLANN E	5315 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R328	MICKLE MATTHEW GEORGE & MICKLE	7968 PENROSE PL	WILDWOOD	FL	34785 FL
G04N176	MILES AUSTIN KEITH	5326 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N121	MILLAN GUSTAVO	5322 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R273	MILLEN ROBERT BARRY & LINDA MA	8159 PENROSE PL	WILDWOOD	FL	34785 FL
G04R383	MILLER CAROL A & GARNER RANDAL	5112 STOKES WAY	WILDWOOD	FL	34785 FL
G04N016	MILLER DEREK DEAN & CARDENAS F	2439 COON CLUB RD	WESTMONSTER	MD	21157 MD
G04N014	MITCHELL JUSTIN A & AMY L TTEE	7830 JUNE LN	WILDWOOD	FL	34785 FL
G04N236	MITCHELL SAMUEL KYLE & HANNAH	5351 PINECONE CT	WILDWOOD	FL	34785 FL
G04N198	MORILLO CARLOS V & CACERES-ALA	54 ORANGE AVE	ELMWOOD PARK	NJ	7407 NJ
G04N130	MOSELEY SAMANTHA JOSEPHINE	5325 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R290	MULLER ANDREIA	8021 PENROSE PL	WILDWOOD	FL	34785 FL
G04R340	MUNN GAVIN CHRISTOPHER & REBEC	8040 PENROSE PL	WILDWOOD	FL	34785 FL
G04N071	MURRAY CASEY JOHN & NEFTALI	7838 PENROSE PL	WILDWOOD	FL	34785 FL
G04N182	NASS COLIN EVAN & LAI O	5298 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R404	NAYA COMPANY LLC	5097 STOKES WAY	WILDWOOD	FL	34785 FL
G04N126	NEGRON-CABRERA OMAR & MUNIZ-FE	5313 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R329	NEU ELLEN LOUISA	7974 PENROSE PL	WILDWOOD	FL	34785 FL
G04N191	NEWMAN ANDREW GORDON & TERESA	5262 DRAGONFLY DR	WILDWOOD	FL	34785 FL

G04N009	NGUYEN ANH THIKIM	7800 JUNE LN	WILDWOOD	FL	34785 FL
G04R314	NGUYEN DEVINA TAM	7877 PENROSE PL	WILDWOOD	FL	34785 FL
G04R303	NGUYEN PETER TAN & ROLYNN GHLO	7943 PENROSE PL	WILDWOOD	FL	34785 FL
G04R268	NGUYEN QUY	8172 PENROSE PL	WILDWOOD	FL	34785 FL
G04R316	NGUYEN THIEN CAO & TRAN NHAN T	7865 PENROSE PL	WILDWOOD	FL	34785 FL
G04R334	NOVAK KATHERINE LEE	8004 PENROSE PL	WILDWOOD	FL	34785 FL
G04R344	NOVAK SHANE MICHAEL & NOVAK BR	8060 PENROSE PL	WILDWOOD	FL	34785 FL
G04R311	ORELLANA OSCAR ALBERTO & DE CA	7895 PENROSE PL	WILDWOOD	FL	34785 FL
G04N224	OWNBY DUSTIN EDWARD & RICO-OWN	5295 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N061	OYOLA PERFECTO & IRIS	7801 PENROSE PL	WILDWOOD	FL	34785 FL
G04N140	PARKS DANIEL TIMOTHY	5439 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N032	PATEL ASHISH	31826 SUNPARK CIR	LEESBURG	FL	34748 FL
G04N033	PATEL ASHISH	31826 SUNPARK CIR	LEESBURG	FL	34748 FL
G04N068	PATEL PRIYANKA AJAY & PATEL MA	1742 FARMSTEAD LN	OVIEDO	FL	32765 FL
G04N007	PATEL RIPALKUMAR RASIKBHAI	4433 SHREWBURY PL	LAND O LAKES	FL	34638 FL
G04N040	PATEL UJJVAL JAGDISHBHAI	5340 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R392	PAXTON LENA JANE & HAMILTON RO	5147 STOKES WAY	WILDWOOD	FL	34785 FL
G04R405	PEREZ BRYAN JOSE & RHIANNA LIS	5093 STOKES WAY	WILDWOOD	FL	34785 FL
G04N125	PEREZ CORINNE MARIE	5309 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R302	PERKINS JAMES D & LANA J	7949 PENROSE PL	WILDWOOD	FL	34785 FL
G04R372	PHAM HOANG TUONG THUY & NGUYEN	5068 STOKES WAY	WILDWOOD	FL	34785 FL
G04N133	PHETHEAN GEORGE EVANS & VICKIE	5335 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R394	PICARD CHRISTOPHER ROBERT	5139 STOKES WAY	WILDWOOD	FL	34785 FL
G04N076	PICKETT BRENDA L	5445 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N240	POIRIER CRYSTAL MARIE & DAVID	5361 PINECONE CT	WILDWOOD	FL	34785 FL
G04N193	PORTUGAL RENZO MARIO CAVIGIOLO	AVENIDA BLVD DE SURCO	LIMA PERU	FC	FC
G04N242	POTTS DEBORAH	5365 PINECONE CT	WILDWOOD	FL	34785 FL
G04N087	POUND ROBERT & O'DONNELL CAREY	5285 DRAY DR	THE VILLAGES	FL	32163 FL
G04R356	POWELL DIANNE W	8128 PENROSE PL	WILDWOOD	FL	34785 FL
G04N114	PROFUTURO INTEGRAL LLC	5340 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N004	QUILES EMMANUEL & KARYSSA LEIG	7770 JUNE LN	WILDWOOD	FL	34785 FL
G04R262	RADY DOUGLAS JASON & LISA MARI	7842 JUNE LN	WILDWOOD	FL	34785 FL
G04N153	RAMOS JOSE CARLO ORTIZ & EVANS	5387 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R376	RANGANATHAN MURALI & TAMARA LY	507 AMBROSIA PL	THE VILLAGES	FL	32162 FL
G04R381	RANGANATHAN MURALI & TAMARA LY	507 AMBROSIA PL	THE VILLAGES	FL	32162 FL
G04N200	RANGANATHAN MURALI & TAMARA LY	507 AMBROSIA PL	THE VILLAGES	FL	32162 FL
G04N049	REDMOND KELLIE MARIE & JOSHUA	5430 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N228	RESTORE USA VI LLC	15911 STURTEVANT AVE	STANWOOD	WA	98282 WA
G04R366	RETTIG AMBER MARIE	5042 STOKES WAY	WILDWOOD	FL	34785 FL
G04N149	REYES NAISHA ILLIANIL & MILLAN	5403 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R408	ROBERTS AUSTIN TANNER & FRASER	5081 STOKES WAY	WILDWOOD	FL	34785 FL
G04N001	ROBERTS JOY K (LE)	7752 JUNE LN	WILDWOOD	FL	34785 FL
G04N091	ROBERTS KAREN DENISE	5285 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N060	RODRIGUEZ JUAN CARLOS JAIME &	5092 CR 125B1	WILDWOOD	FL	34785 FL
G04N109	RODRIGUEZ NELSON ROBERTO CORDE	7815 JUNE LN	WILDWOOD	FL	34785 FL
G04R296	ROGERS LEAH ANN	7985 PENROSE PL	WILDWOOD	FL	34785 FL
G04N183	ROGERS ROCHELLE RENEE	5294 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N097	ROHM SHARON HILLIAN	5215 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N135	ROOSEVELT TIFFANY RENEE	5339 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N127	ROXANNE INVESTMENTS INC	3768 INFINITY RUN	THE VILLAGES	FL	32163 FL
G04N205	RUIZ LUIS & RIVERA CARMEN ANTO	5219 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R406	RUSSO SALVATORE & SANDRA WINNI	5089 STOKES WAY	WILDWOOD	FL	34785 FL
G04N102	SALISBURY STEPHANIE NICHOLE	5155 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N192	SAMMONS STEPHANIE LYN	5258 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N115	SANABRIA LUIS ALBERTO JR & CYN	5338 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04R407	SANABRIA RAMONA MAGDALENA (LE)	5085 STOKES WAY	WILDWOOD	FL	34785 FL
G04N207	SANCHEZ MARIA V & CUASTUMAL JU	118-60 METROPOLITAN UNIT 3E	KAY GARDENS	NY	11415 NY
G04N184	SANDERLING REALTY ASSOCIATES L	3716 MANGO CT	THE VILLAGES	FL	32163 FL
G04N189	SANDERLING REALTY ASSOCIATES L	43 ROWE PL	NEW HYDE PARK	NY	11040 NY
G04N202	SANTIAGO CHRISTOPHER & WILLIAM	5218 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N123	SCHAELOCKE BURKHARD & ELIZENDA	5301 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N022	SCHAIK STEPHEN VAN (LE)	5150 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R346	SCHOPP BERNICE FRANCES & SCHEV	8072 PENROSE PL	WILDWOOD	FL	34785 FL
G04N186	SCRANTON KIMBERLY ANN	5282 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R409	SECRETARY OF VETERANS AFFAIRS	3401 WEST END AVE, STE 760 W	NASHVILLE	TN	37203 TN
G04N035	SELETOS CYNTHIA ANN & JAMES PE	5280 SUNSHINE DR	WILDWOOD	FL	34785 FL

G04N041	SENCHEK THOMAS JOHN & ROBERT M	424 W HILL RD	GLEN GARDNER	NJ	8826 NJ
G04R390	SENECAL MICHAEL WAYNE & SHARON	5144 STOKES WAY	WILDWOOD	FL	34785 FL
G04R410	SHARKEY HOLLIE BROOK	5069 STOKES WAY	WILDWOOD	FL	34785 FL
G04N017	SHIELDS NASTASSIA ELENA	5100 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N231	SINGH JASVINDER & KAUR TIRENDE	104 HEMINGWAY PL	WRENTHAM	MA	2093 MA
G04R338	SINISCALCHI JANET MARILYN & WI	8028 PENROSE PL	WILDWOOD	FL	34785 FL
G04R306	SMITH DIANE ELAINE	7925 PENROSE PL	WILDWOOD	FL	34785 FL
G04N158	SMITH KENNETH GABRIEL OLMO	5371 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N215	SMITH LEATHIA JEAN	5259 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N148	SMITH SIERRA NICOLE	5407 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N053	SNOOK LINDA & JONES JORDAN (JT	5470 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N024	SOTO IDA ZOE	5170 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N150	SOUHLAKIS GEORGE	5399 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N197	SOULLIERE MAXX JOSEPH & BRENN	5238 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R286	SPENCER ERIC LEE & AMY LYNN	8045 PENROSE PL	WILDWOOD	FL	34785 FL
G04R387	STA ANA RODOLFO LLAGAS & MARIA	5126 STOKES WAY	WILDWOOD	FL	34785 FL
G04R368	STACY KAREN LYNN	5052 STOKES WAY	WILDWOOD	FL	34785 FL
G04N112	STANCHIO ELAINE A (TTEE)	7791 JUNE LN	WILDWOOD	FL	34785 FL
G04N137	STEWART KEITH ALAN & RONALD AL	5451 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R384	STOKES MICHEAL LEE & KATHY LYN	7192 ALGONQUIN ST	WEEKI WACHEE	FL	34607 FL
G04N142	STURGES HEATHERLYN MARIE	5431 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N056	SUMAGPANG CLARIBEL GARLITOS &	7843 PENROSE PL	WILDWOOD	FL	34785 FL
G04N074	SWARTS DAVID	3322 RIDGEWOOD PATH	THE VILLAGES	FL	32163 FL
G04N046	TABORDA ANTHONY FRANCISCO	5400 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N225	TAMPA RONALD A & FANG SIMIE (J	5311 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N190	TE ROLANDO JR	5266 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R272	TEBBETS JASON & MELISSA ANN	908 W ROLLAND AVE	SPOKANE	WA	99218 WA
G04R294	TEHRANI FARHAD BASSIRI	36 RAVINE RD	GREAT NECK	NY	11023 NY
G04R412	TEHRANI KAMRAN BASSIRI	3153 CANOPY OAK RD	WILDWOOD	FL	34785 FL
G04R418	TEHRANI KAMRAN BASSIRI	3153 CANOPY OAK RD	WILDWOOD	FL	34785 FL
G04N070	TEHRANI KAMRAN BASSIRI	3153 CANOPY OAK RD	WILDWOOD	FL	34785 FL
G04R312	THE BONNIE NORMA BOYD LIVING T	7889 PENROSE PL	WILDWOOD	FL	34785 FL
G04R391	THEODOROPOULOS ROXANNE KRISTA	5148 STOKES WAY	WILDWOOD	FL	34785 FL
G04N048	TJBB PROPERTY LLC	2642 SPURLOCK WAY	THE VILLAGES	FL	32163 FL
G04N019	TOMBOC CHRISTINE BAES & BUTCH	5120 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R280	TOPPING MARNA LYNN & JERRY ROS	8077 PENROSE PL	WILDWOOD	FL	34785 FL
G04N104	TORRES ALFREDO & ANDRADE MARIA	5135 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R369	TORRES-RAMIREZ VICTOR ANGEL &	5056 STOKES WAY	WILDWOOD	FL	34785 FL
G04N180	TRAZOM LLC	7257 WINDHAM HARBOUR AVE	ORLANDO	FL	32829 FL
G04R310	TRIVEDI PANNA & TRIVEDI VISHAL	127 WAGON WHEEL CT	MARLTON	NJ	8053 NJ
G04N098	TRIVEDI PAYAL J & PATEL MITEN	5205 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N241	TRSTE LLC TTEE	1901 W COLONIAL DR FIRST FL	ORLANDO	FL	32804 FL
G04N171	TURNBULL JENNIFER JUNE	5348 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N093	TURON MARY M	5265 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04N122	VACCARO LORI ANN & RONALD STEV	5318 LOBLOLLY LN	WILDWOOD	FL	34785 FL
G04N003	VANNATTA BRUCE DAVID	7764 JUNE LN	WILDWOOD	FL	34785 FL
G04R371	VELLORE KUMAR KRISHNAN & GOVIN	5064 STOKES WAY	WILDWOOD	FL	34785 FL
G04R389	VILLALOBOS ERIKA SORLANGEE HER	5140 STOKES WAY	WILDWOOD	FL	34785 FL
G04R393	VILLALOBOS ERIKA SORLANGEE HER	PO BOX 3767	CARSON CITY	NV	89702 NV
G04N165	VITALO JOSEPH ANTHONY II & VIT	5454 S BRISTOL TER	INVERNESS	FL	34452 FL
G04N170	VITALO JOSEPH ANTHONY III	5454 S BRISTOL TER	INVERNESS	FL	34452 FL
G04N054	WALKER CARRIE	7859 PENROSE PL	WILDWOOD	FL	34785 FL
G04N083	WALSH ROBERT L & MEGAN N	5375 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R419	WARD JOHN F & LISA ROBERTSON	5035 STOKES WAY	WILDWOOD	FL	34785 FL
G04R341	WARE MISTY MAY	8046 PENROSE PL	WILDWOOD	FL	34785 FL
G04R276	WARREN EVELYN ROSE	8141 PENROSE PL	WILDWOOD	FL	34785 FL
G04N147	WATKINS SEAN PATRICK	5411 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N023	WELLS BRIAN DANIEL & CHERIE AN	5160 SUNSHINE DR	WILDWOOD	FL	34785 FL
G04R315	WHEAT RICHARD THOMAS & AUSTRAB	7871 PENROSE PL	WILDWOOD	FL	34785 FL
G04N217	WHEELER MICHAEL OWEN	3410 170TH PL SE	BOTHELL	WA	98012 WA
G04R265	WILKERSON DETLEV JOE & SUELI D	7866 JUNE LN	WILDWOOD	FL	34785 FL
G04N204	WILLIAMS ARIANE TOPEZE	5210 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04N194	WILSON COURTNEY M	5250 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R397	WILSON JOANNA LYNN	5129 STOKES WAY	WILDWOOD	FL	34785 FL
G04R319	WILSON ROBERT BURGESS & DANA M	7878 PENROSE PL	WILDWOOD	FL	34785 FL
G04R402	WINFREE JEREMY ROBERT	5105 STOKES WAY	WILDWOOD	FL	34785 FL



G04N156	WOODY RICHARD LANDON	5375 DRAGONFLY DR	WILDWOOD	FL	34785 FL
G04R318	YOUNG JOHNIE L & BONNIE L	7872 PENROSE PL	WILDWOOD	FL	34785 FL
G04R309	ZELADA KELVIN ALBERTO & CARLEY	7907 PENROSE PL	WILDWOOD	FL	34785 FL
G04N013	ZELAYA ARAGON SHEYLA KARINA	3518 CR 222	WILDWOOD	FL	34785 FL
G04R395	ZELAYA ARAGON SHEYLA KARINA	5135 STOKES WAY	WILDWOOD	FL	34785 FL
G04N099	ZELAYA MIRTHA LORENA & GONZALE	5746 SW 149TH PL	MIAMI	FL	33193 FL
G04N134	ZORN DENISE JANE	8A KITCHELL PL	WHIPPANY	NJ	7981 NJ
G04N227	ZUKOWSKI ZENAE D	5319 DRAGONFLY DR	WILDWOOD	FL	34785 FL

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

**5C**

**RESOLUTION 2025-12  
[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Beaumont Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Sumter County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”).
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
  - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not

mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2025.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

# **BEAUMONT**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives each fiscal year; and

**WHEREAS**, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2025/2026 and presented them to the Board of Supervisors (“Board”) of the District; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby adopts the goals, objectives and performance measures and standards for FY 2025/2026 as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.



**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of August, 2025.

**ATTEST:**

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## Exhibit A

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1 Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2 Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3 Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

**Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

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

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2025**



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 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	\$ 328,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,639
Investments									
Revenue	-	-	-	263,784	376,148	-	-	-	639,932
Reserve	-	-	-	254,095	205,972	-	-	-	460,067
Prepayment	-	-	-	1,736	15,589	-	-	-	17,325
Construction	-	-	-	-	-	-	422	-	422
Interest	-	-	-	170	47	-	-	-	217
Sinking	-	-	-	68	5	-	-	-	73
Bond redemption	-	-	-	764	121	-	-	-	885
Undeposited funds	126	-	-	-	-	-	-	-	126
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	143,040	174,495	17,471	27,668	-	-	-	362,674
Due from SRF - single family	33,957	-	-	-	-	-	-	-	33,957
Due from SRF - townhome	10,624	3,166	-	-	-	-	-	-	13,790
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 402,471</u>	<u>\$ 147,996</u>	<u>\$ 174,495</u>	<u>\$ 538,088</u>	<u>\$ 625,550</u>	<u>\$ -</u>	<u>\$ 422</u>	<u>\$ 1,400</u>	<u>\$ 1,890,422</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Accounts payable - onsite	121	17,036	4,841	-	-	-	-	-	21,998
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to general fund	-	33,957	10,624	-	-	-	-	-	44,581
Due to SRF - single family	143,040	-	3,166	-	-	-	-	-	146,206
Due to SRF - town home	174,495	-	-	-	-	-	-	-	174,495
Due to debt service fund 2019 area two	17,471	-	-	-	-	-	-	-	17,471
Due to debt service fund 2019-A1	27,668	-	-	-	-	-	-	-	27,668
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	431	-	-	-	-	-	-	-	431
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>400,226</u>	<u>50,993</u>	<u>25,740</u>	<u>1,310</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>497,341</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>26,023</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	536,778	615,778	-	-	-	1,152,556
Capital projects	-	-	-	-	-	(4,886)	422	(4,700)	(9,164)
Unassigned	(22,092)	97,003	148,755	-	-	-	-	-	223,666
Total fund balances	<u>(22,092)</u>	<u>97,003</u>	<u>148,755</u>	<u>536,778</u>	<u>615,778</u>	<u>(4,886)</u>	<u>422</u>	<u>(4,700)</u>	<u>1,367,058</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 402,471</u>	<u>\$ 147,996</u>	<u>\$ 174,495</u>	<u>\$ 538,088</u>	<u>\$ 625,550</u>	<u>\$ -</u>	<u>\$ 422</u>	<u>\$ 1,400</u>	<u>\$ 1,890,422</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 29,268	\$ 432,634	\$ 428,940	101%
Interest and miscellaneous	176	3,010	-	N/A
Total revenues	<u>29,444</u>	<u>435,644</u>	<u>428,940</u>	102%
<b>Professional &amp; administrative</b>				
Supervisor fees	1,938	9,258	12,600	73%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	19,532	25,000	78%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	750	1,000	75%
Trustee	7,000	7,000	10,500	67%
Telephone	17	150	200	75%
Postage	154	1,666	500	333%
Printing & binding	42	375	500	75%
Legal advertising	-	509	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	72	665	5,000	13%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	585	8,564	8,936	96%
Supplies	-	-	300	0%
Total professional & administrative	<u>13,891</u>	<u>96,451</u>	<u>128,293</u>	75%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	-	33,546	40,000	84%
Security amenity center	895	7,515	500	1503%
Stormwater management				
Lake maintenance	825	7,425	10,000	74%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	8,750	10,706	2,000	535%
Electricity	-	1,050	5,000	21%
Irrigation supply				
Maintenance contract		219	3,000	7%
Electricity	2,708	26,807	8,000	335%
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	160,741	174,400	92%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	203	5,000	4%
Irrigation repairs	-	13,420	2,000	671%
Fertilization & pest control	-	220	-	N/A
Roadway maintenance	-	-	2,500	0%
Janitorial services	-	425	-	N/A
Total field operations	<u>31,002</u>	<u>391,658</u>	<u>265,650</u>	147%
Total expenditures	<u>44,893</u>	<u>488,109</u>	<u>393,943</u>	124%
Excess/(deficiency) of revenues over/(under) expenditures	(15,449)	(52,465)	34,997	
Fund balances - beginning	(6,643)	30,373	140,314	
Fund balances - ending	<u>\$ (22,092)</u>	<u>\$ (22,092)</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 19,181	\$ 283,529	\$ 281,108	101%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>19,181</u>	<u>356,614</u>	<u>281,608</u>	127%
 <b>Single Family Program</b>				
Management	-	2,330	30,000	8%
Lifestyles events	-	9,536	6,000	159%
Accounting	125	1,125	1,500	75%
Streetlighting electric	1,027	7,840	6,240	126%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	-	325	21,800	1%
Tree treatment	-	3,124	7,160	44%
Plant replacement	-	-	5,000	0%
Irrigation repairs	12,033	12,252	2,500	490%
Pool maintenance	2,287	22,230	21,600	103%
Gym equipment- PM	1,636	1,636	1,000	164%
Repairs and maintenance	216	7,876	7,500	105%
Electricity	-	8,239	15,000	55%
Gate electricity	-	1,927	4,000	48%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	1,297	9,307	6,000	155%
Sewer/ water/ propane	-	2,515	6,000	42%
Janitorial	-	17,603	35,000	50%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	2,158	2,158	3,500	62%
Pest control	-	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>20,779</u>	<u>148,621</u>	<u>275,750</u>	54%
 <b>Other fees &amp; charges</b>				
Tax collector	383	5,613	5,856	96%
Total other fees & charges	<u>383</u>	<u>5,613</u>	<u>5,856</u>	96%
Total expenditures	<u>21,162</u>	<u>154,234</u>	<u>281,606</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(1,981)	202,380	2	
Fund balances - beginning	98,984	(105,377)	68,797	
Fund balances - ending	<u>\$ 97,003</u>	<u>\$ 97,003</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 6,539	\$ 96,662	\$ 95,837	101%
Interest and miscellaneous	-	14,233	500	2847%
Total revenues	<u>6,539</u>	<u>110,895</u>	<u>96,337</u>	115%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	562	750	75%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	975	975	17,440	6%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,533	11,607	13,600	85%
Repairs and maintenance	4,463	10,085	2,000	504%
Electricity	-	3,478	6,000	58%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	-	1,328	2,000	66%
Janitorial	-	5,738	10,000	57%
Pressure washing	-	1,500	2,000	75%
Security amenity center	-	501	1,000	50%
Pest control	-	570	1,500	38%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	5,308	22,300	24%
Reserve study	-	-	250	0%
Total town home program	<u>7,034</u>	<u>41,871</u>	<u>94,340</u>	44%
<b>Other fees &amp; charges</b>				
Tax collector	131	1,914	1,997	96%
Total other fees & charges	<u>131</u>	<u>1,914</u>	<u>1,997</u>	96%
Total expenditures	<u>7,165</u>	<u>43,785</u>	<u>96,337</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	(626)	67,110	-	
Fund balances - beginning	149,381	81,645	90,700	
Fund balances - ending	<u>\$ 148,755</u>	<u>\$ 148,755</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 17,827	\$ 263,514	\$ 261,264	101%
Interest	1,699	16,057	-	N/A
Total revenues	<u>19,526</u>	<u>279,571</u>	<u>261,264</u>	107%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	50,000	50,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	196,350	202,088	97%
Total debt service	<u>-</u>	<u>251,350</u>	<u>252,088</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	357	5,217	5,443	96%
Total other fees and charges	<u>357</u>	<u>5,217</u>	<u>5,443</u>	96%
Total expenditures	<u>357</u>	<u>256,567</u>	<u>257,531</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	19,169	23,004	3,733	
Fund balances - beginning	517,609	513,774	504,767	
Fund balances - ending	<u>\$ 536,778</u>	<u>\$ 536,778</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 JUNE 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 28,234	\$ 417,334	\$ 418,043	100%
Assessment prepayments	-	24,555	-	N/A
Interest	1,943	18,229	-	N/A
Total revenues	<u>30,177</u>	<u>460,118</u>	<u>418,043</u>	110%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	-	30,000	-	N/A
Interest	-	296,884	298,519	99%
Total debt service	<u>-</u>	<u>431,884</u>	<u>403,519</u>	107%
<b>Other fees &amp; charges</b>				
Tax collector	<u>564</u>	<u>8,262</u>	<u>8,709</u>	95%
Total other fees and charges	<u>564</u>	<u>8,262</u>	<u>8,709</u>	95%
Total expenditures	<u>564</u>	<u>440,146</u>	<u>412,228</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	29,613	19,972	5,815	
Fund balances - beginning	586,165	595,806	590,970	
Fund balances - ending	<u>\$ 615,778</u>	<u>\$ 615,778</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 JUNE 30, 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 JUNE 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 11
Total revenues	2	11
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	11
Fund balances - beginning	420	411
Fund balances - ending	\$ 422	\$ 422

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED JUNE 30, 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	 <u>(4,700)</u>	 <u>(4,700)</u>
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on July 14, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

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

**Residents present:**

Phil Borer	Sharyn Fertig	George Michaels	Kailey Lindemann
Laura Borer	Natalie Nahid	Randall Garner	Gene Carmenini
Ken Henin	Anna June Ilic	Robert Martino	Other residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Kailey Lindemann asked why the CDD is considering repurposing unused Bocce Ball courts when the nets at the pickleball courts need to be repaired and adjusted. She expressed concern about the CDD being \$100,000 over budget and asked how much will be budgeted in the

41 Fiscal Year 2026 budget to engage a Lifestyle Director. Ms. Lindemann stated she emailed Ms.  
42 Collins on June 24, 2025 regarding how to add items to the agenda and she never received a  
43 response.

44 Mr. Shaw provided his contact information and stated all requests to add items to the  
45 agenda should be emailed to him. He will then confer with the Board about adding the requested  
46 item(s) to the agenda and follow up with a response.

47

### 48 **THIRD ORDER OF BUSINESS**

### **Continued Discussion: Sidewalk Repairs**

49

50 Mr. Davenport recalled inquiries at the last meeting about the sidewalks and aprons and  
51 their ownership and maintenance. The CDD owns the rights-of-way (ROWs), which includes the  
52 aprons and sidewalks and it is the CDD's responsibility to operate and maintain its property. He  
53 explained the differences between what CDDs and HOAs can and cannot do and noted that the  
54 HOA can impose responsibilities and restrictions on private lot owners through the HOA  
55 Covenants, Conditions, and Restrictions (CC&Rs). He reviewed the language from the CC&Rs for  
56 both the Townhomes and Single-Family areas and the clear intent is for individual homeowners  
57 to make routine repairs to damaged sidewalks. Typically, the CDD identifies a maintenance issue  
58 adjacent to a residential property, informs the HOA, and the HOA asks the resident to make the  
59 repairs. If the property owner does not do so, then, according to the language in the CC&Rs, the  
60 CDD can have its vendors perform the maintenance and then bill the property owner.

61 Discussion ensued regarding whether to vote on allowing residents to alter their  
62 driveways and aprons, whether to keep this item on the agenda, what the CDD's insurance covers  
63 and which entity a lawsuit might be brought against for a sidewalk slip and fall.

64

65 **On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor,**  
66 **prohibiting residents/property owners from altering the sidewalk or aprons**  
67 **adjacent to their driveways, which are owned by the CDD, was approved.**

68

69

70 **Mr. Adams arrived at the meeting.**

71 **▪ Discussion: Repurposing of Unused Bocce Ball Courts**

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

73 It was noted that residents have been using the bocce ball courts to play cornhole instead  
74 of playing on the pool deck.

75 Discussion ensued regarding whether to prohibit playing cornhole on the pool deck,  
76 redirecting players to the bocce ball courts and including a cornhole provision in the Rules.

77

78 **On MOTION by Ms. Michaels and seconded by Mr. Smith, with all in favor,**  
79 **prohibiting playing cornhole on the pool deck, and directing District Counsel to**  
80 **include cornhole in the CDD’s Rules, was approved.**

81

82

83 **FOURTH ORDER OF BUSINESS**

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

84

85

86 Mr. Adams distributed a revised proposed Fiscal Year 2026 budget and stated the  
87 revisions are highlighted in yellow. He discussed the adjustments in gap funding and repayment  
88 amounts, “Mulch” and “Contingencies” line items in the General Fund, “Tree treatment” line  
89 item in the Special Revenue Fund (SRF) – Single Family Program, assessment amounts and “Pool  
90 maintenance” and “Capital outlay” line items in the SRF – Town Home Program.

91 Discussion ensued regarding bond interest earnings, pool maintenance, Series 2019 Debt  
92 Service Fund, annual \$1,500 revolving line of credit fee, Unassigned fund balances in the  
93 Unaudited financials, unforeseen expenditures and whether to take out a \$100,000 loan.

94

95 **FIFTH ORDER OF BUSINESS**

**Discussion: Repurposing of Unused Bocce  
Ball Courts**

96

97

98 This item was addressed following the Third Order of Business.

99

100 **SIXTH ORDER OF BUSINESS**

**Discussion: Volunteers**

101

102 Mr. Shaw stated he and Ms. Collins met with representatives from Egis, the insurance  
103 carrier, regarding recent discussions about using resident volunteers. It will cost an additional  
104 \$850 to include volunteer coverage to the CDD’s current insurance policy. He recommended  
105 adding the coverage to protect the CDD in case anyone is injured while volunteering.

106

107

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109

**On MOTION by Mr. Smith and seconded by Ms. Judy, with all in favor, adding an adding "Volunteer coverage" to the CDD's insurance policy and authorizing the additional \$850 expenditure for the coverage, was approved.**

110

111

112

Discussion ensued regarding the volunteer authorization process and volunteer waivers.

113

114 **SEVENTH ORDER OF BUSINESS****Consideration of Juniper Landscape  
Maintenance Agreement**

115

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120

Mr. Davenport presented the Juniper Landscape Maintenance Agreement in the amount of \$219,507.22 annually. The Agreement lists a standard set of price increases for this fiscal year, over and above what was originally contemplated when the contract was executed several years ago. The services and scopes are unchanged.

121

122

Mr. Shaw voiced his opinion that Juniper is reasonably priced compared to other landscapers.

123

124

125

126

Discussion ensued regarding the total amount, mowing costs, labor and fuel cost increases, deficiencies in Juniper's service, terminating the Agreement, going through the RFP process to engage a new vendor and sending a letter to Juniper outlining the landscaping issues and Board concerns.

127

128

Ms. Collins will compile the Board's concerns and draft the letter.

129

130

131

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, authorizing Staff to send a letter to Juniper addressing the Board and Staff's landscaping concerns, was approved.**

132

133

134 **EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statement as of May 31, 2025**

135

136

137

138

139

Mr. Shaw and Ms. Collins responded to questions regarding the "Plant replacement," "Landscape maintenance" and "Lifestyles events" line items, the billing process, the budget and if the \$5,309 from the Townhomes can be recoded to the insurance proceeds.

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**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of June 9, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the June 9, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Davenport stated he received a demand letter from the attorney representing the Pillars Group relative to the dispute invoices; they have not filed a complaint. The Kutak Rock Litigation Team was alerted and is currently preparing a response. The Board will be updated on any new developments in the matter.

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

There was no report.

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

**• Status Report**

Ms. Collins presented the July Field Operations Status Report and a Juniper proposal to repair the irrigation issues at the Townhomes.

Discussion ensued regarding negotiating a price reduction with Juniper, the markup percentage, risk of losing vegetation if the repairs are not done and establishing a not-to-exceed amount.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Juniper proposal to repair irrigation clocks, in a not-to-exceed amount of \$12,500, was approved.**



174 Ms. Collins will update the proposal and forward it to District Counsel. Mr. Davenport will  
175 draft a work authorization and circulate it for execution.

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

- 177 • **NEXT MEETING DATE: August 11, 2025 at 1:30 PM [Adoption of FY2026 Budget]**
- 178 ○ **QUORUM CHECK**

179

180 **ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

181

182 Mr. Vitalo voiced his belief that the commercial vacant lots near the community are not  
183 being maintained and rats have infiltrated the neighborhood and an area on 466A is an eyesore.  
184 Ms. Collins stated the CDD is not responsible for the commercial areas nor is it within the CDDs  
185 jurisdiction to maintain them. She previously alerted the City of Wildwood Code Enforcement  
186 about the issues.

187 Ms. Williams expressed her opinion that the pet waste station near her house is not being  
188 properly maintained and asked which vendor is responsible for maintenance. Ms. Collins stated  
189 it is Juniper's responsibility.

190

191 **TWELFTH ORDER OF BUSINESS**

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

192

193

194 Resident Phil Borer asked which entity is responsible for issuing violations if residents do  
195 not pressure-wash/maintain their sidewalks. Mr. Davenport stated the extent to which the CDD  
196 has grounds to take action would depend on the current CC&Rs. He will check and provide an  
197 answer at the next meeting.

198 Discussion ensued regarding the language in the CC&Rs, which entity is responsible for  
199 sidewalk crack repairs, sidewalk maintenance definition, trip hazards, a Violations Committee at  
200 the Townhomes that handles apron maintenance and the Juniper Agreement.

201 A resident voiced their belief that, in bigger cities, sidewalk repair costs are shared  
202 between the City and the homeowner and suggested the CDD consider a similar process.

203 Resident Sharyn Fertig asked if the HOA can clean the sidewalks in the townhomes section  
204 and bill the property owners. Mr. Davenport stated that the CC&Rs were drafted by the HOA, not  
205 the CDD and neither the CDD Board nor CDD Staff has the authority to change the language.

206 Resident Ken Henom stated he is most interested in the rules for the pools and the ponds.  
207 He asked about responsibility for debris removal near the ponds and about rule violations and  
208 enforcement.

209 Mr. Shaw stated the lake maintenance vendor is responsible for debris removal within  
210 the ponds. He will find out who should maintain the area outside the ponds.

211 Mr. Davenport stated the rules are detailed as far as the conduct that is prohibited in the  
212 pool area and the rules provide robust enforcement measures for grievous pool violations. He  
213 asked if it would be beneficial for him to draft a memo explaining the process. Ms. Judy thinks  
214 that is not necessary since those who violate the rules are aware of their actions and do not care.

215 A resident thinks the pool gate needs to be adjusted and suggested residents note the  
216 date and time when reporting pool violations.

217 Resident Laura Borer asked if a four-way stop sign can be installed at the intersections of  
218 Penrose and Spanish Harbor and June and Spanish Harbor. She stated that she is not in favor of  
219 the CDD obtaining a loan to address the budget shortfall. It was noted that the City of Wildwood  
220 is responsible for installing stop signs.

221 Discussion ensued regarding petitioning the City to install stop signs, the CDD’s cash flow  
222 issues and building up reserves.

223

224 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

225

226 **On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the**  
227 **meeting adjourned at 3:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

233

234

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237

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

\_\_\_\_\_ 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: August 6, 2025  
SUBJECT: Status Report – Field Operations

---

## **LANDSCAPING:**

- Juniper is cutting and trimming every week There are common areas that we are allowing to grow to help sod fill in and heal from lack of irrigation
- 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- Juniper is dealing with Baseline to get covered under warranty. Currently watering with battery back up.

## **GATES:**

- Gates -Functioning correctly
- Walking gates need repair- Stonegate to repair
- Fence- Stonegate repairing fence on Spanish Harbor

## **CLUBHOUSE:**

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

## **SIGNS**

- Speed limit signs - Installed
- Yield sign Need bigger one
- Animal signs Installed
- Ordered White arrow sign for round about
- Ordered additional kids at play sign, and speed limit signs.

## **POOL:**

- North Skimmers replaced
- Townhomes need additional railing to prevent entry by reaching over. Element sending bid
- Townhome pool has paver issues have bid to present to the board.

# REALMANAGE

FAMILY OF BRANDS

- 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

**Proposal For**

**Beaumont CDD**  
270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

**Location**

**Common Areas**  
Wildwood, FL

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<p>Pool Tile Repair</p> <p><b>General Maintenance</b> Fill all visible gaps and cracks using hydraulic cement, as shown in the attached pictures. Once cured, paint the repaired areas to match the existing finish as closely as possible.</p>	1	\$ 847.00	\$ 847.00

**Terms**  
Net 30

<p><b>Paver Repairs</b> It appears that due to the crack in the tile, the sand under the pavers has shifted and caused the pavers to sink (approx. 14ft along the pool); this has created trip hazards in the pool area.</p>	1	\$ 1,292.00	\$ 1,292.00
--	---	-------------	-------------

- PROPOSED SOLUTION:**
- \* In the areas of concern (as shown as yellow on map).
  - \* Remove pavers and stack for re-use.
  - \* Bring in leveling sand base to level the paver base.
  - \* Re-Set pavers in the original pattern and sand in place.

**Client Notes**

Note: This is a repair. Paint and texture will be color matched by Sherwin Williams as closely as possible, but may not be a perfect match.

Billing Terms: Payment due upon completion of work.

2811 W. State Road 434  
 Longwood, FL 32779

SUBTOTAL	\$ 2,139.00
<b>TOTAL</b>	<b>\$ 2,139.00</b>

*TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.*

*Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.*

*Photo/Video Release: ESS may take photo's and/or video of customers project to be used in ESS marketing & advertising materials.*

*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

**Signature**

x

Date:

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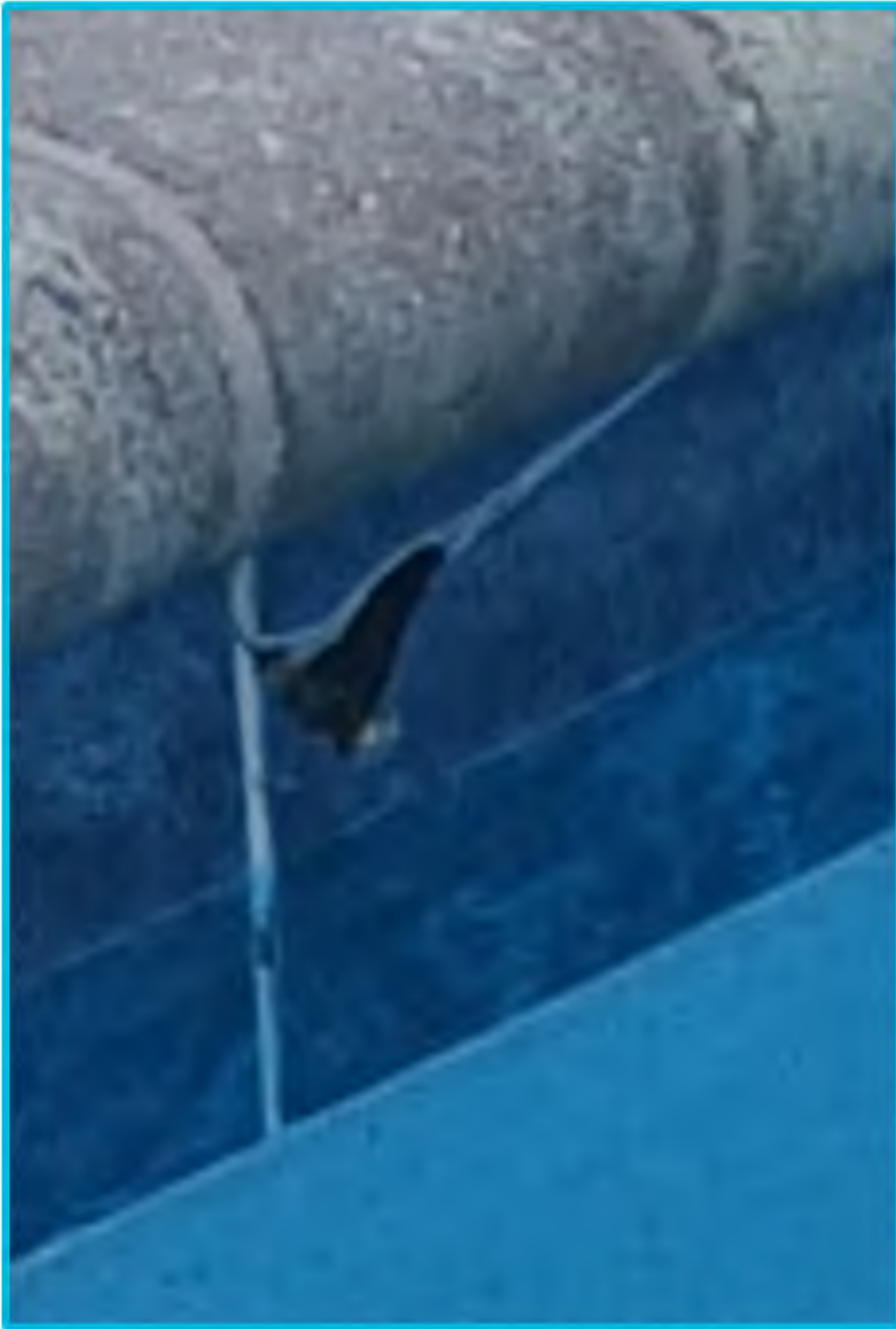
Please sign here to accept the terms and conditions



## Photos



2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779



**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 &amp; Assessments</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.*