

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 13, 2025**

### **BOARD OF SUPERVISORS REGULAR MEETING AND ATTORNEY-CLIENT SESSION 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**  
<https://beaumontcdd.net/>

October 6, 2025

Board of Supervisors  
Beaumont Community Development District

**ATTENDEES:**

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

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting and Attorney-Client Session on October 13, 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 2026-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024
4. Acceptance of Unaudited Financial Statements
  - A. as of June 30, 2025
  - B. as of July 31, 2025
  - C. as of August 31, 2025
5. Approval of September 8, 2025 Regular Meeting Minutes
6. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - I. Status Report
    - II. Consideration of Proposals

- Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement]
- Doggy Duty Proposal
- Juniper Landscaping of Florida, LLC Proposal No. 364127 [Mulching Common Area]

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

- Discussion/Consideration of Rescheduling December Meeting
- NEXT MEETING DATE: November 17, 2025 at 1:30 PM

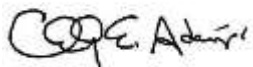
○ QUORUM CHECK

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

7. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
8. ANNOUNCE ATTORNEY-CLIENT SESSION MEETING/RECESS REGULAR BOARD MEETING
9. COMMENCEMENT OF ATTORNEY-CLIENT SESSION MEETING (Closed to the Public by Law)
  - Executive Session Regarding: PILLARS GROUP LLC and PILLARS CLEANING LLC vs. BEAUMONT COMMUNITY DEVELOPMENT DISTRICT and EVERGREEN LIFESTYLE MANAGEMENT, pending in the Clerk of the Circuit Court and Comptroller in and for Palm Beach County Florida, Case No. 502025CA008815XXXAMB. [Pending Litigation]
10. ADJOURN ATTORNEY-CLIENT SESSION MEETING
11. Board Members' Comments/Requests
12. Adjournment

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

Sincerely,



Chuck Adams  
 District Manager

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

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

**PARTICIPANT PASSCODE: 5494071**

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

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

**3A**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 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 13th day of October, 2025.

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

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

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



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

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

**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**

	Current Month	Year to Date	Budget	% of Budget
<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><u>\$ (22,092)</u></u>	<u><u>\$ (22,092)</u></u>	<u><u>\$ 175,311</u></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	<u>383</u>	<u>5,613</u>	<u>5,856</u>	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				
	<u>98,984</u>	<u>(105,377)</u>	<u>68,797</u>	
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**

	Current Month	Year To Date	Budget	% of Budget
<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**

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2025**

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

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

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

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

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 201,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,754
Investments									
Revenue	-	-	-	282,090	404,846	-	-	-	686,936
Reserve	-	-	-	254,907	206,630	-	-	-	461,537
Prepayment	-	-	-	1,741	15,639	-	-	-	17,380
Construction	-	-	-	-	-	-	423	-	423
Interest	-	-	-	170	209	-	-	-	379
Sinking	-	-	-	70	2	-	-	-	72
Bond redemption	-	-	-	765	123	-	-	-	888
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,230	-	-	-	-	-	-	-	1,230
Due from general fund	-	88,197	156,810	12	18	-	-	-	245,037
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 230,878</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 539,755</u>	<u>\$ 627,467</u>	<u>\$ -</u>	<u>\$ 423</u>	<u>\$ 1,400</u>	<u>\$ 1,649,886</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	\$ 121	\$ 3,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,548
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to SRF - single family	88,197	-	3,166	-	-	-	-	-	91,363
Due to SRF - town home	156,810	-	-	-	-	-	-	-	156,810
Due to debt service fund 2019 area two	12	-	-	-	-	-	-	-	12
Due to debt service fund 2019-A1	18	-	-	-	-	-	-	-	18
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,773	-	-	-	9,773
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	122	-	-	-	-	-	-	-	122
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>275,280</u>	<u>3,427</u>	<u>10,275</u>	<u>1,310</u>	<u>9,773</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>309,651</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>25,737</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	538,445	617,694	-	-	-	1,156,139
Capital projects	-	-	-	-	-	(4,886)	423	(4,700)	(9,163)
Unassigned	(68,739)	89,726	146,535	-	-	-	-	-	167,522
Total fund balances	<u>(68,739)</u>	<u>89,726</u>	<u>146,535</u>	<u>538,445</u>	<u>617,694</u>	<u>(4,886)</u>	<u>423</u>	<u>(4,700)</u>	<u>1,314,498</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 230,878</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 539,755</u>	<u>\$ 627,467</u>	<u>\$ -</u>	<u>\$ 423</u>	<u>\$ 1,400</u>	<u>\$ 1,649,886</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 19	\$ 432,653	\$ 428,940	101%
Interest and miscellaneous	100	3,110	-	N/A
Total revenues	<u>119</u>	<u>435,763</u>	<u>428,940</u>	102%
 <b>Professional &amp; administrative</b>				
Supervisor fees	861	10,119	12,600	80%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	3,411	22,943	25,000	92%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	10	1,675	500	335%
Printing & binding	42	417	500	83%
Legal advertising	1,277	1,787	1,500	119%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	87	752	5,000	15%
Website				
Hosting & maintenance	705	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	8,564	8,936	96%
Supplies	-	-	300	0%
Total professional & administrative	<u>10,493</u>	<u>106,944</u>	<u>128,293</u>	83%



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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	5,490	39,036	40,000	98%
Security amenity center	894	8,410	500	1682%
Stormwater management				
Lake maintenance	825	8,250	10,000	83%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	8,750	2,000	438%
Electricity	353	3,358	5,000	67%
Irrigation supply				
Maintenance contract	2,454	2,673	3,000	89%
Electricity	516	27,323	8,000	342%
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	18,292	179,033	174,400	103%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	5,909	6,112	5,000	122%
Irrigation repairs	-	13,420	2,000	671%
Fertilization & pest control	-	220	-	N/A
Roadway maintenance	1,540	1,540	2,500	62%
Janitorial services	-	425	-	N/A
Total field operations	<u>36,273</u>	<u>427,931</u>	<u>265,650</u>	161%
Total expenditures	<u>46,766</u>	<u>534,875</u>	<u>393,943</u>	136%
 Excess/(deficiency) of revenues over/(under) expenditures	 (46,647)	 (99,112)	 34,997	
 Fund balances - beginning	 (22,092)	 30,373	 140,314	
Fund balances - ending	<u><u>\$ (68,739)</u></u>	<u><u>\$ (68,739)</u></u>	<u><u>\$ 175,311</u></u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 12	\$ 283,541	\$ 281,108	101%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>12</u>	<u>356,626</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	1,250	1,500	83%
Streetlighting electric	930	8,771	6,240	141%
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	-	12,252	2,500	490%
Pool maintenance	2,534	24,765	21,600	115%
Gym equipment- PM	-	1,636	1,000	164%
Repairs and maintenance	920	8,796	7,500	117%
Electricity	943	9,182	15,000	61%
Gate electricity	339	2,266	4,000	57%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	870	10,177	6,000	170%
Sewer/ water/ propane	353	2,866	6,000	48%
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	3,500	62%
Pest control	-	1,580	1,200	132%
Permits/licenses	275	275	750	37%
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>7,289</u>	<u>155,910</u>	<u>275,750</u>	57%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,613	5,856	96%
Total other fees & charges	-	5,613	5,856	96%
Total expenditures	<u>7,289</u>	<u>161,523</u>	<u>281,606</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(7,277)	195,103	2	
Fund balances - beginning	97,003	(105,377)	68,797	
Fund balances - ending	<u>\$ 89,726</u>	<u>\$ 89,726</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4	\$ 96,666	\$ 95,837	101%
Interest and miscellaneous	-	14,233	500	2847%
Total revenues	<u>4</u>	<u>110,899</u>	<u>96,337</u>	115%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	625	750	83%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	975	17,440	6%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,305	12,912	13,600	95%
Repairs and maintenance	-	10,085	2,000	504%
Electricity	354	3,832	6,000	64%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	165	1,493	2,000	75%
Janitorial	-	5,738	10,000	57%
Pressure washing	-	1,500	2,000	75%
Security amenity center	63	563	1,000	56%
Pest control	-	570	1,500	38%
Permits/licenses	275	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	5,308	22,300	24%
Reserve study	-	-	250	0%
Total town home program	<u>2,225</u>	<u>44,095</u>	<u>94,340</u>	47%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,914	1,997	96%
Total other fees & charges	-	1,914	1,997	96%
Total expenditures	<u>2,225</u>	<u>46,009</u>	<u>96,337</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(2,221)	64,890	-	
Fund balances - beginning	148,756	81,645	90,700	
Fund balances - ending	<u>\$ 146,535</u>	<u>\$ 146,535</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 11	\$ 263,525	\$ 261,264	101%
Interest	1,656	17,713	-	N/A
Total revenues	<u>1,667</u>	<u>281,238</u>	<u>261,264</u>	108%
<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	-	5,217	5,443	96%
Total other fees and charges	<u>-</u>	<u>5,217</u>	<u>5,443</u>	96%
Total expenditures	<u>-</u>	<u>256,567</u>	<u>257,531</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,667	24,671	3,733	
Fund balances - beginning	<u>536,778</u>	<u>513,774</u>	<u>504,767</u>	
Fund balances - ending	<u><u>\$ 538,445</u></u>	<u><u>\$ 538,445</u></u>	<u><u>\$ 508,500</u></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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 18	\$ 417,352	\$ 418,043	100%
Assessment prepayments	-	24,555	-	N/A
Interest	1,899	20,127	-	N/A
Total revenues	<u>1,917</u>	<u>462,034</u>	<u>418,043</u>	111%
<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	-	8,262	8,709	95%
Total other fees and charges	<u>-</u>	<u>8,262</u>	<u>8,709</u>	95%
Total expenditures	<u>-</u>	<u>440,146</u>	<u>412,228</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	1,917	21,888	5,815	
Fund balances - beginning	615,777	595,806	590,970	
Fund balances - ending	<u>\$ 617,694</u>	<u>\$ 617,694</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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 12
Total revenues	<u>1</u>	<u>12</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	12
Fund balances - beginning	422	411
Fund balances - ending	<u><u>\$ 423</u></u>	<u><u>\$ 423</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED JULY 31, 2025**

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



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

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

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

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 201,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,675
Investments									
Revenue	-	-	-	282,969	406,099	-	-	-	689,068
Reserve	-	-	-	255,751	207,313	-	-	-	463,064
Prepayment	-	-	-	1,747	691	-	-	-	2,438
Construction	-	-	-	-	-	-	427	-	427
Interest	-	-	-	170	-	-	-	-	170
Sinking	-	-	-	70	2	-	-	-	72
Bond redemption	-	-	-	769	123	-	-	-	892
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,230	-	-	-	-	-	-	-	1,230
Due from general fund	-	88,197	156,810	12	18	-	-	-	245,037
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 230,799</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 541,488</u>	<u>\$ 614,246</u>	<u>\$ -</u>	<u>\$ 427</u>	<u>\$ 1,400</u>	<u>\$ 1,638,323</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 9,096	\$ 125	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,283
Accounts payable - onsite	57,697	9,950	1,818	-	-	-	-	-	69,465
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to SRF - single family	88,197	-	3,166	-	-	-	-	-	91,363
Due to SRF - town home	156,810	-	-	-	-	-	-	-	156,810
Due to debt service fund 2019 area two	12	-	-	-	-	-	-	-	12
Due to debt service fund 2019-A1	18	-	-	-	-	-	-	-	18
Due to KLP Beaumont commercial	-	-	-	1,310	-	-	-	-	1,310
Due to KLP Village	-	-	-	-	9,773	-	-	-	9,773
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Accrued wages payable	800	-	-	-	-	-	-	-	800
Tax payable	183	-	-	-	-	-	-	-	183
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>342,813</u>	<u>10,075</u>	<u>12,155</u>	<u>1,310</u>	<u>9,773</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>385,712</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>25,737</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	540,178	604,473	-	-	-	1,144,651
Capital projects	-	-	-	-	-	(4,886)	427	(4,700)	(9,159)
Unassigned	(136,351)	83,078	144,655	-	-	-	-	-	91,382
Total fund balances	<u>(136,351)</u>	<u>83,078</u>	<u>144,655</u>	<u>540,178</u>	<u>604,473</u>	<u>(4,886)</u>	<u>427</u>	<u>(4,700)</u>	<u>1,226,874</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 230,799</u>	<u>\$ 93,153</u>	<u>\$156,810</u>	<u>\$ 541,488</u>	<u>\$ 614,246</u>	<u>\$ -</u>	<u>\$ 427</u>	<u>\$ 1,400</u>	<u>\$ 1,638,323</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 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	\$ -	\$ 432,653	\$ 428,940	101%
Interest and miscellaneous	-	3,110	-	N/A
Total revenues	-	435,763	428,940	102%
 <b>Professional &amp; administrative</b>				
Supervisor fees	861	10,980	12,600	87%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	1,981	24,924	25,000	100%
Engineering	600	600	2,500	24%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	916	1,000	92%
Trustee	-	7,000	10,500	67%
Telephone	17	183	200	92%
Postage	364	2,039	500	408%
Printing & binding	42	458	500	92%
Legal advertising	272	2,058	1,500	137%
Annual special district fee	-	175	175	100%
Insurance	1,466	12,063	6,817	177%
Contingencies/bank charges	2,084	2,837	5,000	57%
Website				
Hosting & maintenance	-	705	705	100%
ADA site compliance	-	210	210	100%
Tax collector	-	8,564	8,936	96%
Supplies	-	-	300	0%
Total professional & administrative	11,770	118,712	128,293	93%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	9,780	48,816	40,000	122%
Security amenity center	1,800	10,210	500	2042%
Stormwater management				
Lake maintenance	825	9,075	10,000	91%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	8,750	2,000	438%
Electricity	571	3,929	5,000	79%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	3,147	32,925	8,000	412%
Repairs and maintenance	675	675	2,500	27%
Monuments and street signage				
Repairs and maintenance	-	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	37,884	216,918	174,400	124%
Mulch	-	49,831	-	N/A
Plant replacement	1,000	1,000	5,000	20%
Tree treatment	-	6,112	5,000	122%
Irrigation repairs	-	13,420	2,000	671%
Fertilization & pest control	160	380	-	N/A
Roadway maintenance	-	1,540	2,500	62%
Janitorial services	-	425	-	N/A
Total field operations	<u>55,842</u>	<u>483,775</u>	<u>265,650</u>	182%
Total expenditures	<u>67,612</u>	<u>602,487</u>	<u>393,943</u>	153%
 Excess/(deficiency) of revenues over/(under) expenditures	 (67,612)	 (166,724)	 34,997	
 Fund balances - beginning	 (68,739)	 30,373	 140,314	
Fund balances - ending	<u><u>\$ (136,351)</u></u>	<u><u>\$ (136,351)</u></u>	<u><u>\$ 175,311</u></u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 283,541	\$ 281,108	101%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	-	356,626	281,608	127%
 <b>Single Family Program</b>				
Management	-	2,330	30,000	8%
Lifestyles events	-	9,536	6,000	159%
Accounting	125	1,375	1,500	92%
Streetlighting electric	1,059	9,830	6,240	158%
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	-	12,252	2,500	490%
Pool maintenance	(4,245)	20,520	21,600	95%
Gym equipment- PM	-	1,636	1,000	164%
Repairs and maintenance	-	8,796	7,500	117%
Electricity	976	10,158	15,000	68%
Gate electricity	277	2,543	4,000	64%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	1,044	11,221	6,000	187%
Sewer/ water/ propane	647	3,513	6,000	59%
Janitorial	-	17,603	35,000	50%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	6,135	8,293	3,500	237%
Pest control	630	2,210	1,200	184%
Permits/licenses	-	275	750	37%
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	6,648	162,558	275,750	59%
 <b>Other fees &amp; charges</b>				
Tax collector	-	5,613	5,856	96%
Total other fees & charges	-	5,613	5,856	96%
Total expenditures	6,648	168,171	281,606	60%
 Excess/(deficiency) of revenues over/(under) expenditures	(6,648)	188,455	2	
 Fund balances - beginning	89,726	(105,377)	68,797	
Fund balances - ending	\$ 83,078	\$ 83,078	\$ 68,799	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 96,666	\$ 95,837	101%
Interest and miscellaneous	-	14,233	500	2847%
Total revenues	-	110,899	96,337	115%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	687	750	92%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	-	975	17,440	6%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	(372)	12,540	13,600	92%
Repairs and maintenance	1,149	11,234	2,000	562%
Electricity	351	4,183	6,000	70%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	312	1,805	2,000	90%
Janitorial	-	5,738	10,000	57%
Pressure washing	378	1,878	2,000	94%
Security amenity center	-	563	1,000	56%
Pest control	-	570	1,500	38%
Permits/licenses	-	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	5,308	22,300	24%
Reserve study	-	-	250	0%
Total town home program	1,881	45,975	94,340	49%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,914	1,997	96%
Total other fees & charges	-	1,914	1,997	96%
Total expenditures	1,881	47,889	96,337	50%
Excess/(deficiency) of revenues over/(under) expenditures	(1,881)	63,010	-	
Fund balances - beginning	146,536	81,645	90,700	
Fund balances - ending	\$ 144,655	\$ 144,655	\$ 90,700	

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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 263,525	\$ 261,264	101%
Interest	1,732	19,446	-	N/A
Total revenues	1,732	282,971	261,264	108%
<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	-	251,350	252,088	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	5,217	5,443	96%
Total other fees and charges	-	5,217	5,443	96%
Total expenditures	-	256,567	257,531	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,732	26,404	3,733	
Fund balances - beginning	538,446	513,774	504,767	
Fund balances - ending	<u>\$ 540,178</u>	<u>\$ 540,178</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 417,352	\$ 418,043	100%
Assessment prepayments	-	24,555	-	N/A
Interest	1,990	22,116	-	N/A
Total revenues	<u>1,990</u>	<u>464,023</u>	<u>418,043</u>	111%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	15,000	45,000	-	N/A
Interest	209	297,094	298,519	100%
Total debt service	<u>15,209</u>	<u>447,094</u>	<u>403,519</u>	111%
<b>Other fees &amp; charges</b>				
Tax collector	-	8,262	8,709	95%
Total other fees and charges	<u>-</u>	<u>8,262</u>	<u>8,709</u>	95%
Total expenditures	<u>15,209</u>	<u>455,356</u>	<u>412,228</u>	110%
Excess/(deficiency) of revenues over/(under) expenditures	(13,219)	8,667	5,815	
Fund balances - beginning	617,692	595,806	590,970	
Fund balances - ending	<u>\$ 604,473</u>	<u>\$ 604,473</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 AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(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 AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 16
Total revenues	<u>2</u>	<u>16</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	16
Fund balances - beginning	425	411
Fund balances - ending	<u><u>\$ 427</u></u>	<u><u>\$ 427</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

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

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on September 8, 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 (via telephone)	Assistant Secretary
Ariane Williams	Assistant Secretary

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager

**Residents present:**

Phil Borer	Kathy Scheve	Randall Garner	Sheryl Carmenini
Joan Herring	Natalie Nahid	George Michaels	Celestino Carmenini

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

Supervisors Judy, Vitalo and Smith were present at roll call. Supervisor Michaels attended via telephone. Supervisor Williams arrived shortly after roll call.

**SECOND ORDER OF BUSINESS**

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

Resident Kathy Scheve asked if a Juniper item is included on the agenda.

Mr. Shaw stated "No, but it can be discussed towards the end of the meeting."

40

41 **THIRD ORDER OF BUSINESS**

**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)**

46

47 **A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial**  
48 **Report for the Fiscal Year Ended September 30, 2024**

49 This item was deferred to the next meeting.

50

51 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statement as of July 31, 2025**

53

54 Mr. Shaw presented the Unaudited Financial Statement as of July 31, 2025.

55 **Ms. Williams arrived at the meeting at 1:32 p.m.**

56 Asked why \$9,536 was expended year to date on the single-family budget for lifestyle  
57 events when the budget for that line item is \$6,000, Mr. Shaw stated he will obtain clarification  
58 from Accounting, email the answer to the Board this week and state the reason on the record at  
59 the next meeting.

60 The Board and Staff discussed the overbudget "Pool maintenance" and  
61 "Phone/cable/internet" line items, the possibility that some expenses are being fully billed to the  
62 Single Family budget rather than split between it and the budget for the Townhomes, how the  
63 "Security monitoring/gates" line item is invoiced, why the Single Family budget has barely  
64 anything billed to the "Management" line item, how RealManage, LLC bills for its services, a belief  
65 that invoices are not being paid in a timely manner, if invoice payment periods can be changed  
66 from 45 days to 55 days, monthly invoicing, and renaming line items to reflect vendor names  
67 instead of the service, such as changing the "Landscaping" line item name to "Juniper".

68 Ms. Collins will research how RealManage invoices the CDD, why cable and internet are  
69 not reflected in the Townhomes financials and report her findings.

70 Mr. Shaw will include acceptance of June, July and August 2025 financials on the next  
71 agenda.

This item was tabled.

**FIFTH ORDER OF BUSINESS****Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the August 11, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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

Mr. Davenport provided an update on an ongoing lawsuit against the CDD relative to an invoice received earlier in the year. The CDD's insurance carrier appointed Insurance Counsel to represent the CDD. Asked who covers the cost of the Insurance Counsel, Mr. Davenport stated, under the policy, the insurance company engages and compensates the attorney.

Mr. Davenport responded to questions regarding if a shade session is needed to resolve the litigation, the Sunshine Law, if there was a contract between the vendor that filed the lawsuit and the CDD, if a stand-alone shade session can be held outside of a regular meeting, workshop meetings, if Board Members are required to attend the shade session, the discovery process and motioning to dismiss the case.

Mr. Davenport will look into scheduling a Shade Session to be held during the October Board meeting.

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

There was no report.

**C. Field Operations Manager: RealManage, LLC****I. Status Report**

The September Field Operations Status Report was included for informational purposes.

**II. Consideration of Proposals**

- **Element Service Solutions Proposal #10691 [Bathroom Door – Hinge Replacement] - Total cost: \$2,027**



- **Doggy Duty Proposal – Total monthly cost: \$880**

Discussion ensued regarding hand sanitizer refills, Juniper previously maintaining the pet waste station and removing that function from Juniper's contract, whether the price is negotiable and possibly obtaining other bids.

Ms. Collins will obtain quotes for this service and present them at the next meeting.

### **III. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: October 13, 2025 at 1:30 PM**

- **QUORUM CHECK**

### **SEVENTH ORDER OF BUSINESS**

#### **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

### **EIGHTH ORDER OF BUSINESS**

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

Ms. Scheve stated that DR Horton already installed fiber optic internet in the Townhomes and the HOA is switching from cable to fiber. She asked about the CDD's involvement. Mr. Shaw stated cable/internet is not a CDD responsibility; therefore, the CDD is not involved in those negotiations.

Resident Phil Borer asked who the HOA should contact once it hires a new attorney and if a map of the CDD can be added to the CDD website. Mr. Shaw gave Mr. Borer his contact information to pass on to the HOA and stated he will ask about including a map on the website and provide an answer at the next meeting.

### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

<b>On MOTION by Mr. Vitalo and seconded by Ms. Williams, with all in favor, the meeting adjourned at 2:24 p.m.</b>
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

137

138

139

140

141

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

\_\_\_\_\_  
Chair/Vice Chair

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

**STAFF**  
**REPORTS**

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

**STAFF**  
**REPORTS**  
**CI**

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: October 13, 2025  
SUBJECT: Status Report – Field Operations

---

## **LANDSCAPING:**

- Juniper is cutting and trimming every week and working to contain weeds.
- 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. Getting bids together to send to SECO- Bid sent to SECO
- Dog Stations: Board wanted another bid to have stations cleaned out. Getting another bid
- Juniper provided Mulch bid for CDD- Attached

## **IRRIGATION:**

- Irrigation in Townhomes has been repaired.

## **GATES:**

- Gates -Penrose gate not closing Guardian coming out to correct
- Walking gates need repair- Element to provide Bid- Need another bid
- Fence- Repaired

## **CLUBHOUSE:**

- Cleaning company- CSS continues to clean Mon, Wed and Friday
- Element provided bid to have hinges replaced at clubhouse door. Need two additional bids

## **SIGNS**

- Yeld sign On order- will be in 10.17.2025
- Ordered White arrow sign for round about will be in 10.17.2025
- Ordered additional kids at play sign, and speed limit signs. Will be in 10.17.2025

## **POOL:**

- Townhomes need additional railing to prevent entry by reaching over. Element sending bid
- Townhome pool has pavers need additional repairs- Repaired

- Grout at the bottom of North pool needs to be fixed bids provided- On hold until Nov 2025

## **INSURANCE CLAIMS:**

- NA

## **LIGHTS:**

- Maddy Electric scheduled to come back out the week -waiting for Maddie update- Maddie out the week on 10.06.2025

## **TOWING**

- Towing on going

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

**STAFF**  
**REPORTS**  
**CII**

Proposal For

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

Location

Common Areas  
Wildwood, FL

Bathroom Door - Hinge Replacement

Terms  
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Maintenance Furnish and install the following hardware for the pool deck door pair:  (1) Ball Bearing Hinge (1) Heavy-Duty Hinge	1	\$ 2,027.00	\$ 2,027.00



2811 W. State Road 434  
Longwood, FL 32779

*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:

---

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 2,027.00
TOTAL	\$ 2,027.00

## Photos

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2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779

**Proposal #10691**

Created: 08/20/2025

From: Gavin Sederopoulos

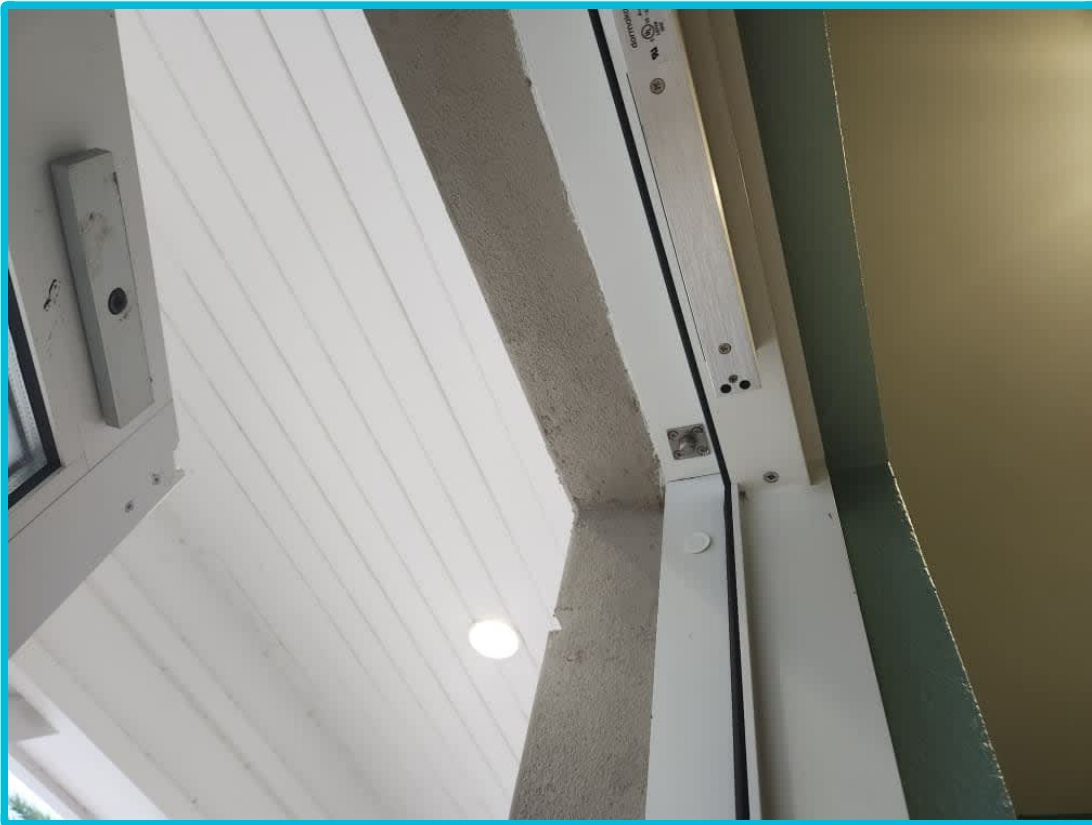


2811 W. State Road 434  
Longwood, FL 32779

Proposal #10691

Created: 08/20/2025

From: Gavin Sederopoulos





### PROPOSAL

Association: BEAUMONT CDD c/o Realmanage

#### DOGGY DUTY CONTACT INFO:

Phone: (863) 399-5176

Email: doggydutypro@gmail.com

### DESCRIPTION OF SERVICES:

- **Twice Weekly** emptying and refill of approximately **11 pet waste stations**.
- Double-bagging dog waste as per EPA standards.
- Monthly invoicing, pro-rated for the first month.

### SERVICES STANDARDS:

These services are designed to maintain cleanliness, functionality, and operational efficiency of all dog waste stations serviced under this Agreement.

- **Twice Weekly** emptying of dog waste stations.
- Removal of all waste within a six-foot radius of each waste station.
- Restocking of dog poop bag dispensers, as needed (**bags invoiced separately on a monthly basis**).
- Inventory management of all supplies related to the service.
- Ensuring continuous functionality and maintenance of all stations.
- Depending on the needs of the community, we offer weekly/biweekly/thrice weekly services.

### COSTS:

- **\$10 Per Station: 11 Stations; Per Visit; Service Twice Per Week**
- No additional charge for safely transporting the waste to the landfill for processing.
- Replacement of Dispenser Bags: (**200-count roll**): **\$8.50 per roll**
- Hand Sanitizer Refills: **\$2.50 per refill (lasts about 2 months, depending on usage)**.
- Total monthly service cost: **\$880 per month**.

### ADDITIONAL SERVICES:

- **New dog waste stations: \$349 each, service includes both the station and installation.**
- Our stations come with a **lifetime warranty**, ensuring long-term reliability.
- Storm prep and cleanup
- Signage and Notice board installation
- Minor maintenance and repairs
- Outdoor seating installation





## Proposal

**Proposal No.:** 364127

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

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

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Beaumont CDD Mulching</b>					
<b>Plant Material</b>					<b>\$45,768.00</b>
Maintenance Division Labor	300.00	HR	\$65.00	\$19,500.00	
Pine Bark, 02CF bag - 02CF	8400.00	02CF	\$2.77	\$23,268.00	
dilivery and fork lift	6.00	EA	\$500.00	\$3,000.00	
				<b>Total:</b>	<b>\$45,768.00</b>

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

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

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

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

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

_____ <b>Signature (Owner/Property Manager)</b>	_____ <b>Date</b>
_____ <b>Printed Name (Owner/Property Manager)</b>	
_____ <b>Signature - Representative</b>	_____ <b>Date</b>



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

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

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>7764 Penrose Place, Wildwood, Florida, 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting and Attorney-Client Session	1:30 PM
November 17, 2025	Regular Meeting	1:30 PM
December 8, 2025	Regular Meeting	1:30 PM
January 12, 2026	Regular Meeting	1:30 PM
February 9, 2026	Regular Meeting	1:30 PM
March 9, 2026	Regular Meeting	1:30 PM
April 13, 2026	Regular Meeting	1:30 PM
May 11, 2026	Regular Meeting	1:30 PM
June 8, 2026	Regular Meeting	1:30 PM
July 13, 2026	Regular Meeting	1:30 PM
August 10, 2026	Regular Meeting	1:30 PM
September 14, 2026	Regular Meeting	1:30 PM