BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

November 17, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Beaumont Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 570-0013

https://beaumontcdd.net/

November 10, 2025

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

Board of Supervisors
Beaumont Community Development District

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on November 17, 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

   A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

4. Consideration of Resolution 2026-02, Adopting an Amended General Fund Budget for Fiscal Year 2024/2025, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date

5. Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sumter County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

6. Authorization of Request for Proposals (RFP) for Annual Audit Services

7. Acceptance of Unaudited Financial Statements as of September 30, 2025

8. Approval of October 13, 2025 Regular Meeting and Attorney-Client Session Minutes

9. Discussion: Lifestyle Manager Position

10. Discussion: District Credit Card

11. 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]
        - Mandy Electric, Inc. Estimate for Streetlight Electrical Repairs
        - ProCare Pool Service, Inc. Estimates
            - #3892 Pool Filter and Pump Seal
            - #3884 Pool Heaters Repairs and Replacements

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

    - NEXT MEETING DATE: December 15, 2025 at 1:30 PM [Audit Committee Meeting and Regular Meeting]
        - QUORUM CHECK

SEAT 1	CAROL ANN MICHAELS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ARIANE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GARY SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ANN JUDY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOSEPH A VITALO	☐ IN PERSON	☐ PHONE	☐ NO

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

13. Board Members' Comments/Requests

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: 549 4071

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3

Beaumont Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Beaumont Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Beaumont Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Beaumont Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Beaumont Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Beaumont Community Development District

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated November 7, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

Berger Toombs Elam Gaines + Frank

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

November 7, 2025

Beaumont Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's assets exceeded liabilities by $5,356,656, net position. Net investment in capital assets was $4,806,578. Restricted net position was $446,014 and unrestricted net position was $104,064.

- Governmental activities revenues totaled $3,651,253 while governmental activities expenses and conveyance of capital assets totaled $7,578,260.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2024	2023
Current assets	$ 262,862	$ 457,615
Restricted assets	1,121,075	1,558,195
Capital assets	12,939,943	16,658,711
Total Assets	14,323,880	18,674,521
Current liabilities	582,224	690,858
Non-current liabilities	8,385,000	8,700,000
Total Liabilities	8,967,224	9,390,858
Net investment in capital assets	4,806,578	8,632,327
Net position - restricted	446,014	385,015
Net position - unrestricted	104,064	266,321
Total Net Position	$ 5,356,656	$ 9,283,663

The decrease in current assets is related to the decrease in cash and due from developer in the current year.

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

The decrease in capital assets is the result of the conveyance of capital assets to other entities.

The decrease in current liabilities is primarily related to the decrease in contracts payable in the current year.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	$ 1,446,440	$ 1,419,996
Capital grants and contributions	2,143,212	129,820
General Revenues		
Miscellaneous revenues	3,052	5,824
Investment earnings	58,549	63,449
Total Revenues	3,651,253	1,619,089
Expenses		
General government	149,363	115,835
Physical environment	631,060	331,153
Culture/recreation	439,621	298,179
Interest and other charges	502,248	514,082
Total Expenses	1,722,292	1,259,249
Refund to landowners	-	(82,119)
Conveyance of capital assets	(5,855,968)	-
Change in Net Position	(3,927,007)	277,721
Net Position - Beginning of Year	9,283,663	9,005,942
Net Position - End of Year	$ 5,356,656	$ 9,283,663

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

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

The increase in culture/recreation is primarily related to the increase in depreciation and other special revenue operation costs in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

	Governmental Activities	
Description	**2024**	**2023**
Construction in progress	$ -	$ 16,658,711
Infrastructure	13,234,033	-
Less: accumulated depreciation	(294,090)	-
Total Capital Assets, Net	$ 12,939,943	$ 16,658,711

The activity for the year was additions to construction in progress of $2,431,290, transfers of completed construction in progress to infrastructure of $13,234,033, conveyances of capital assets to other entities of $5,855,968, and depreciation of $294,090.

General Fund Budgetary Highlights

Actual expenditures were exceeded by the final budget because landscape contingency costs were less than anticipated.

The September 30, 2024 budget was amended primarily for electricity expenditures, legal fees, and landscape costs that were higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- February 2019, the District issued $7,100,000 Series 2019 Special Assessment Bonds. These bonds were issued to provide funds for the Assessment Area Two Project. The balance outstanding at September 30, 2024 was $3,105,000.

- In February 2019, the District issued $5,925,000 Series 2019A-1 Special Assessment Bonds. These bonds were issued to provide funds for the Assessment Area One Project. The balance outstanding at September 30, 2024 was $5,485,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Beaumont Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

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

Beaumont Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 158,862
Due from others	1,231
Due from developer	97,422
Deposits	5,347
Total Current Assets	262,862
Non-current Assets	
Restricted assets	
Investments	1,121,075
Capital assets, being depreciated	
Infrastructure	13,234,033
Less: accumulated depreciation	(294,090)
Total Non-current Assets	14,061,018
Total Assets	14,323,880
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	121,689
Due to developer	40,798
Due to others	7,109
Unearned revenues	286
Bonds payable	205,000
Accrued interest	207,342
Total Current Liabilities	582,224
Non-current Liabilities	
Bonds payable	8,385,000
Total Liabilities	8,967,224
NET POSITION	
Net investment in capital assets	4,806,578
Restricted for debt service	446,014
Unrestricted	104,064
Total Net Position	$ 5,356,656

See accompanying notes to financial statements.

Beaumont Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Services: Charges for Services	Program Services: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities				
General government	$ (149,363)	$ 104,952	$ -	$ (44,411)
Physical environment	(631,060)	306,002	2,143,212	1,818,154
Culture/recreation	(439,621)	336,328	-	(103,293)
Interest and other charges	(502,248)	699,158	-	196,910
Total Governmental Activities	$ (1,722,292)	$ 1,446,440	$ 2,143,212	1,867,360
General Revenues				
Miscellaneous revenues				3,052
Investment income				58,549
Total General Revenues				61,601
Conveyance of capital assets				(5,855,968)
Change in Net Position				(3,927,007)
Net Position - October 1, 2023				9,283,663
Net Position - September 30, 2024				$ 5,356,656

See accompanying notes to financial statements.

Beaumont Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash	$ 158,862	$ -	$ -	$ -	$ 158,862
Due from other funds	52,494	120,341	-	-	172,835
Due from developer	24,337	73,085	-	-	97,422
Due from others	1,231	-	-	-	1,231
Deposits	3,557	1,790	-	-	5,347
Restricted assets					
Investments	-	-	1,120,664	411	1,121,075
Total Assets	$ 240,481	$ 195,216	$ 1,120,664	$ 411	$ 1,556,772
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable and accrued expenses	$ 35,430	$ 86,259	$ -	$ -	$ 121,689
Unearned revenues	-	-	286	-	286
Due to other funds	120,341	52,494	-	-	172,835
Due to others	-	7,109	-	-	7,109
Due to developer	30,000	-	10,798	-	40,798
Total Liabilities	185,771	145,862	11,084	-	342,717
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues	24,337	73,085	-	-	97,422
FUND BALANCES					
Nonspendable - deposits	3,557	1,790	-	-	5,347
Restricted					
Debt service	-	-	1,109,580	-	1,109,580
Capital projects	-	-	-	411	411
Unassigned	26,816	(25,521)	-	-	1,295
Total Fund Balances	30,373	(23,731)	1,109,580	411	1,116,633
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 240,481	$ 195,216	$ 1,120,664	$ 411	$ 1,556,772

See accompanying notes to financial statements.

Beaumont Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	$	1,116,633
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, being depreciated, infrastructure, $13,234,033, net of accumulated depreciation, $(294,090), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.		12,939,943
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.		(8,590,000)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.		97,422
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.		(207,342)
Net Position of Governmental Activities	$	5,356,656

See accompanying notes to financial statements.

Beaumont Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	$ 410,954	$ 380,659	$ 699,158	$ -	$ 1,490,771
Developer contributions	-	-	-	9,586	9,586
Miscellaneous revenues	3,052	-	-	-	3,052
Investment income	-	-	54,621	3,928	58,549
Total Revenues	414,006	380,659	753,779	13,514	1,561,958
Expenditures					
Current					
General government	136,000	-	13,363	-	149,363
Physical environment	396,526	-	-	-	396,526
Culture/recreation	-	380,065	-	-	380,065
Capital outlay	-	-	-	296,264	296,264
Debt service					
Principal	-	-	260,000	-	260,000
Interest	-	-	508,419	-	508,419
Total Expenditures	532,526	380,065	781,782	296,264	1,990,637
Total of Revenues over/(under) expenditures	(118,520)	594	(28,003)	(282,750)	(428,679)
Other Financing Sources/(Uses)					
Transfers in	-	-	88,773	213,431	302,204
Transfers out	-	-	(213,431)	(88,773)	(302,204)
Total Other Financing Sources/(Uses)	-	-	(124,658)	124,658	-
Net change in fund balances	(118,520)	594	(152,661)	(158,092)	(428,679)
Fund Balances - October 1, 2023	148,893	(24,325)	1,262,241	158,503	1,545,312
Fund Balances - September 30, 2024	$ 30,373	$ (23,731)	$ 1,109,580	$ 411	$ 1,116,633

See accompanying notes to financial statements.

Beaumont Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$ (428,679)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, $296,264, and developer contributions of capital assets, $2,135,026, was exceeded by conveyances of capital assets to other entities, $(5,855,968), and depreciation, $(294,090), in the current year.	(3,718,768)
Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	260,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	6,171
At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	(45,731)
Change in Net Position of Governmental Activities	$ (3,927,007)

See accompanying notes to financial statements.

Beaumont Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 416,880	$ 419,932	$ 410,954	$ (8,978)
Miscellaneous revenues	-	-	3,052	3,052
Total Revenues	416,880	419,932	414,006	(5,926)
Expenditures				
Current				
General government	102,125	143,596	136,000	7,596
Physical environment	314,750	410,888	396,526	14,362
Total Expenditures	416,875	554,484	532,526	21,958
Net Change in Fund Balances	5	(134,552)	(118,520)	16,032
Fund Balances - October 1, 2023	81,954	148,893	148,893	-
Fund Balances - September 30, 2024	$ 81,959	$ 14,341	$ 30,373	$ 16,032

See accompanying notes to financial statements.

Beaumont Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - SPECIAL REVENUE FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 386,149	$ 380,659	$ 380,659	$ -
Investment income	1,000	-	-	-
Total Revenues	387,149	380,659	380,659	-
Expenditures				
Current				
Culture/recreation	387,145	390,062	380,065	9,997
Net Change in Fund Balances	4	(9,403)	594	9,997
Fund Balances - October 1, 2023	56,000	(24,326)	(24,325)	1
Fund Balances - September 30, 2024	$ 56,004	$ (33,729)	$ (23,731)	$ 9,998

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

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

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Capital Assets

Capital assets, which include infrastructure, are reported in governmental activities.

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

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

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives. Useful life for assets is estimated at 30 years for infrastructure.

c. Deferred Inflows of Resources

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

d. Budgets

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

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

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

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

"Total fund balances" of the District's governmental funds, $1,116,633, differs from "net position" of governmental activities, $5,356,656, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

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

Infrastructure	$ 13,234,033
Accumulated depreciation	(294,090)
Total	$ 12,939,943

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	$ (8,590,000)

Accrued interest

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

Accrued interest on bonds payable	$ (207,342)

Deferred inflows of resources

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

Unavailable revenues	$ 97,422

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

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

The "net change in fund balances" for government funds, $(428,679), differs from the "change in net position" for governmental activities, $(3,927,007), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

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

Capital outlay	$ 296,264
Developer contribution of capital assets	2,135,026
Conveyances of capital assets	(5,855,968)
Depreciation	(294,090)
Total	$ (3,718,768)

Long-term debt transactions

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

Debt principal payments	$ 260,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	$ 6,171

Deferred inflows of resources

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

Net change in deferred inflows of resources	$ (45,731)

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was $179,947 and the carrying value was $158,862. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Morgan Stanley Institutional Liquidity Funds Treasury Portfolio	41 days*	$ 1,121,075

*Maturity is a weighted average maturity.

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

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

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

Interest Rate Risk

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

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in Morgan Stanley Institutional Liquidity Funds Treasury Portfolio was rated AAAm by Standard & Poor's.

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance 10/1/2023	Additions	Disposals	Balance 09/30/24
Governmental Activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 16,658,711	$ 2,431,290	$ (19,090,001)	$ -
Capital assets, being depreciated:				
Infrastructure	-	13,234,033	-	13,234,033
Less: accumulated depreciation	-	(294,090)	-	(294,090)
Total Capital Assets Being Depreciated, Net	-	12,939,943	-	12,939,943
Governmental Activities Capital Assets	$ 16,658,711	$ 15,371,233	$ (19,090,001)	$ 12,939,943

Depreciation of $294,090 was charged to physical environment, $234,534, and culture/recreation, $59,556.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	$ 8,850,000
Principal payments	(260,000)
Long-term debt at September 30, 2024	$ 8,590,000

Special Assessment Debt

Long-term debt is comprised of the following:

$7,100,000 Special Assessment Bonds, Series 2019 due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at a rate of 6.375% with a maturity date of November 1, 2049.	$ 3,105,000
$5,925,000 Special Assessment Bonds, Series 2019 A-1 due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 4.25% and 5.625% with a final maturity date of November 1, 2049.	5,485,000
Bonds Payable at September 30, 2024	$ 8,590,000

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 205,000	$ 493,444	$ 698,444
2026	165,000	482,766	647,766
2027	165,000	474,034	639,034
2028	180,000	464,906	644,906
2029	190,000	455,103	645,103
2030-2034	1,100,000	2,101,813	3,201,813
2035-2039	1,470,000	1,732,416	3,202,416
2040-2044	1,930,000	1,237,813	3,167,813
2045-2049	2,575,000	578,297	3,153,297
2050	610,000	18,019	628,019
Totals	$ 8,590,000	$ 8,038,611	$ 16,628,611

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

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

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

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants (Continued)

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2019	$ 263,741	$ 254,597
Special Assessment Bonds, Series 2019A-1	$ 209,003	$ 201,627

NOTE F – INTERFUND BALANCES

Interfund balances at September 30, 2024, consisted for the following:

	Payable Fund		
Receivable Fund	General Fund	Special Revenue Fund	Total
General Fund	$ -	$ 52,494	$ 52,494
Special Revenue Fund	120,341	-	120,341
Total	$ 120,341	$ 52,494	$ 172,835

The amount payable to the Special Revenue Fund relates to assessments collected in the General Fund on behalf of other funds. The amount payable to the General Fund is the result of Special Revenue Fund expenditures paid out of the General Fund.

NOTE F – INTERFUND BALANCES (CONTINUED)

Interfund transfers for the year ended September 30, 2024, consisted for the following:

	Transfers In		
Transfers Out	Debt Service Fund	Capital Projects Fund	Totals
Debt Service Fund	$ -	$ 213,431	$ 213,431
Capital Projects Fund	88,773	-	88,773
Totals	$ 88,773	$ 213,431	$ 302,204

The transfers were made in accordance with the Trust Indenture.

NOTE G – RELATED PARTY TRANSACTIONS

The District recognized $2,143,212 in capital contributions from the Developer for the year ended September 30, 2024. The District owed the Developer $40,798 and the Developer owed the District $97,422 at year-end.

NOTE H – RISK MANAGEMENT

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

NOTE I – SUBSEQUENT EVENT

On November 1, 2024, February 1, 2025, May 1, 2025, and August 1, 2025, the District made prepayments in the amount of $15,000, $10,000, $5,000, and $15,000, respectively, on the Series 2019A-1 Bonds. All prepayments are included in the current portion of the District's long-term debt.

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Beaumont Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 7, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

To the Board of Supervisors
Beaumont Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger Toombs Elam
Gaines + Frank

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

November 7, 2025

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Beaumont Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated November 7, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated November 7, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

<u>Finding 2023-01</u>

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Beaumont Community Development District

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

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

Current Status: The finding was corrected in the current year.

Financial Condition

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Beaumont Community Development District. It is management's responsibility to monitor the Beaumont Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Beaumont Community Development District reported:

1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $680,726.58
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Beaumont Community Development District

6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 416,880	$ 410,954	$ (5,926)
Miscellaneous revenues	-	3,052	3,052
Total Revenues	416,880	414,006	(2,874)
Expenditures			
Current			
General government	102,125	136,000	(33,875)
Physical environment	314,750	396,526	(81,776)
Total Expenditures	416,875	532,526	(115,651)
Net change in fund balances	5	(118,520)	(118,525)
Fund Balances - October 1, 2023	81,954	148,893	66,939
Fund Balances - September 30, 2024	$ 81,959	$ 30,373	$ (51,586)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Beaumont Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $494.20 – $772.18 for the General Fund and $794.64 – $1,218.44 for the Debt Service Funds.
2) The amount of special assessments collected by or on behalf of the District was $1,446,440.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are: $3,105,000 Series 2019 Bonds due November 2049 at a fixed interest rate of 6.375%; and $5,485,000 Series 2019A-1 Bonds due November 2049 at various interest rates between 4.250% - 5.625%.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Beaumont Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Berger Toombs Elam Gaines + Frank

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

November 7, 2025

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

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

We have examined Beaumont Community Development District's compliance with Section 218.415, Florida Statutes during the year end September 30, 2024. Management is responsible for compliance with those requirements. Our responsibility is to express an opinion on Beaumont Community Development District's compliance based on our examination.

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

In our opinion, Beaumont Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger Toombs Elam Gaines + Frank

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

November 7, 2025

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 17th day of November, 2025.

ATTEST:	**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 12, 2024, the Board of Supervisors of Beaumont Community Development District (the "**Board**"), adopted Resolution 2024-16 providing for the adoption of the District's Fiscal Year 2024/2025 annual budget (the "**Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-16 authorize the Board to amend the Budget at any time within Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

WHEREAS, the District Manager has prepared an amended Budget to reflect changes in the actual and anticipated appropriations of the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its residents to adopt the amended Budget to reflect the actual revenues and expenditures during the 2024/2025 Fiscal Year; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Amended Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.

c. The Amended Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for Beaumont Community Development District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 17, 2025."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Beaumont Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-16, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-16 that are not amended by this Resolution apply to the Amended Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2025.

Introduced, considered favorably and adopted this 17th day of November, 2025.

ATTEST:	**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**
___________________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Fiscal Year 2024/2025 Budget

Exhibit A

Amended Fiscal Year 2024/2025 Budget

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025

	FY2025 ACTUAL	FY2025 ADOPTED BUDGET	BUDGET TO ACTUAL VARIANCE Budget	PROPOSED AMENDMENT INCREASE/(DECREASE)	FY 2025 AMENDED BUDGET
REVENUES					
Assessment levy: on-roll - net	$ 432,653	$ 428,940	$ (3,713)	$ 3,713	$ 432,653
Interest and miscellaneous	3,110	-	(3,110)	3,110	3,110
Total revenues	435,763	428,940	(6,823)	6,823	435,763
Professional & administrative					
Supervisor fees	12,057	12,600	543	(543)	12,057
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	45,295	25,000	(20,295)	20,295	45,295
Engineering	3,050	2,500	(550)	550	3,050
Audit	-	3,100	3,100	(3,100)	-
Arbitrage rebate calculation	1,000	750	(250)	250	1,000
Dissemination agent	1,000	1,000	-	-	1,000
Trustee	7,000	10,500	3,500	(3,500)	7,000
Telephone	200	200	-	-	200
Postage	2,212	500	(1,712)	1,712	2,212
Printing & binding	500	500	-	-	500
Legal advertising	2,058	1,500	(558)	558	2,058
Annual special district fee	175	175	-	-	175
Insurance	12,329	6,817	(5,512)	5,512	12,329
Contingencies/bank charges	754	5,000	4,246	(4,246)	754
Website					
Hosting & maintenance	705	705	-	-	705
ADA site compliance	210	210	-	-	210
Tax collector	8,564	8,936	372	(372)	8,564
Supplies	-	300	300	(300)	-
Total professional & administrative	145,109	128,293	(16,816)	16,816	145,109
Field operations (shared)					
Management	64,341	40,000	(24,341)	24,341	64,341
Security amenity center	10,210	500	(9,710)	9,710	10,210
Stormwater management					
Lake maintenance	9,900	10,000	100	(100)	9,900
Stormwater Repairs	78,395	-	(78,395)	78,395	78,395
Preserve maintenance	-	3,500	3,500	(3,500)	-
Streetlighting					
Maintenance contract	8,750	2,000	(6,750)	6,750	8,750
Electricity	30,003	5,000	(25,003)	25,003	30,003
Irrigation supply					
Maintenance contract	219	3,000	2,781	(2,781)	219
Electricity	7,402	8,000	598	(598)	7,402
Repairs and maintenance	1,200	2,500	1,300	(1,300)	1,200
Monuments and street signage					
Repairs and maintenance	2,036	1,000	(1,036)	1,036	2,036
Electricity	-	1,250	1,250	(1,250)	-
Landscape maint. entries/buffers					
Maintenance contract	178,815	174,400	(4,415)	4,415	178,815
Repairs and maintenance	2,309	-	(2,309)	2,309	2,309
Mulch	49,831	-	(49,831)	49,831	49,831
Plant replacement	1,000	5,000	4,000	(4,000)	1,000
Tree treatment	6,112	5,000	(1,112)	1,112	6,112
Contingencies	2,188	-	(2,188)	52,188	52,188
Irrigation repairs	14,510	2,000	(12,510)	12,510	14,510
Fertilization & pest control	380	-	(380)	380	380
Roadway maintenance	-	2,500	2,500	(2,500)	-
Total field operations	467,601	265,650	(201,951)	251,951	517,601
Total expenditures	612,710	393,943	(218,767)	268,767	662,710
Excess/(deficiency) of revenues over/(under) expenditures	(176,947)	34,997	211,944	(261,944)	(226,947)
Fund balances - beginning	30,373	140,314	109,941	(109,941)	30,373
Fund balances - ending	$ (146,574)	$ 175,311	$ 321,885	$ (371,885)	$ (196,574)

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE SUMTER COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors ("Board") of Beaumont Community Development District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Sumter County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Ariane Williams, and Seat 3, currently held by Gary Smith, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sumter County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent

General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2025.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

____
CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

____
SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Beaumont Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sumter County Supervisor of Elections located at 7375 Powell Road, Suite 125, Wildwood, Florida 34785, (352) 569-1540. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sumter County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Beaumont Community Development District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Sumter County Supervisor of Elections.

District Manager
Beaumont Community Development District

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Beaumont Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 189, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Wildwood, Sumter County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hardcopy and one (1) electronic copy on a flash drive of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, in an envelope marked on the outside "Auditing Services, Beaumont Community Development District." Proposals must be received by 1:30 p.m. on December 8, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Run date: *must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.*

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025

City of Wildwood, Sumter County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 1:30 p.m. on December 8, 2025, at the offices of District Manager, located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hardcopy and one (1) electronic copy on a flash drive of their proposal, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Beaumont Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

Section 8. Proposal. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

Section 9. Basis of Award/Right to Reject. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

Section 10. Contract Award. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

Section 11. Limitation of Liability. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

Section 12. Miscellaneous. All proposals shall include the following information in addition to any other requirements of the proposal documents.

A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

Section 13. Protests. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

Section 14. Evaluation of Proposals. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. **(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) or Special District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. ***Understanding of Scope of Work.*** **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)*****

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total **(100 Points)**

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 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
ASSETS									
Cash	$ 162,546	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 162,546
Investments									
Revenue	-	-	-	288,948	411,551	-	-	-	700,499
Reserve	-	-	-	251,563	202,031	-	-	-	453,594
Prepayment	-	-	-	1,752	2,568	-	-	-	4,320
Construction	-	-	-	-	-	-	428	-	428
Interest	-	-	-	171	-	-	-	-	171
Sinking	-	-	-	70	1	-	-	-	71
Bond redemption	-	-	-	772	123	-	-	-	895
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	45,671	128,276	-	-	-	-	-	173,947
Due from SRF - townhome	-	1,813	-	-	-	-	-	-	1,813
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Prepaid expense	915	-	-	-	-	-	-	-	915
Total assets	$ 192,586	$ 49,274	$ 128,276	$ 543,276	$ 616,274	$ -	$ 428	$ 1,400	$ 1,531,514
LIABILITIES									
Liabilities:									
Accounts payable	$ 27,903	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,903
Accounts payable - onsite	82,575	38,121	3,315	-	-	-	-	-	124,011
Due to other	-	-	7,109	-	-	3,386	-	-	10,495
Due to SRF - single family	45,671	-	1,813	-	-	-	-	-	47,484
Due to SRF - town home	128,276	-	-	-	-	-	-	-	128,276
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	-	-	1,311
Due to KLP Village	-	-	-	-	9,773	-	-	-	9,773
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	397	-	-	-	-	-	-	-	397
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	314,822	38,121	12,237	1,311	9,773	4,886	-	4,700	385,850
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	24,337	-	-	-	-	-	-	1,400	25,737
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	-	-	541,965	606,501	-	-	-	1,148,466
Capital projects	-	-	-	-	-	(4,886)	428	(4,700)	(9,158)
Unassigned	(146,573)	11,153	116,039	-	-	-	-	-	(19,381)
Total fund balances	(146,573)	11,153	116,039	541,965	606,501	(4,886)	428	(4,700)	1,119,927
Total liabilities, deferred inflows of resources and fund balances	$ 192,586	$ 49,274	$ 128,276	$ 543,276	$ 616,274	$ -	$ 428	$ 1,400	$ 1,531,514

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 432,653	$ 428,940	101%
Interest and miscellaneous	-	3,110	-	N/A
Total revenues	-	435,763	428,940	102%
Professional & administrative				
Supervisor fees	1,077	12,057	12,600	96%
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	20,371	45,295	25,000	181%
Engineering	2,450	3,050	2,500	122%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	1,000	1,000	100%
Trustee	-	7,000	10,500	67%
Telephone	16	200	200	100%
Postage	173	2,212	500	442%
Printing & binding	42	500	500	100%
Legal advertising	-	2,058	1,500	137%
Annual special district fee	-	175	175	100%
Insurance	266	12,329	6,817	181%
Contingencies/bank charges	(347)	756	5,000	15%
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	28,131	145,111	128,293	113%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	15,525	64,341	40,000	161%
Security amenity center	-	10,210	500	2042%
Stormwater management				
Lake maintenance	825	9,900	10,000	99%
Stormwater repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	8,750	2,000	438%
Electricity	27,124	30,003	5,000	600%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	(25,523)	7,401	8,000	93%
Repairs and maintenance	525	1,200	2,500	48%
Monuments and street signage				
Repairs and maintenance	496	2,036	1,000	204%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	(19,810)	178,815	174,400	103%
Repairs and maintenance	1,154	2,309	-	N/A
Mulch	-	49,831	-	N/A
Plant replacement	-	1,000	5,000	20%
Tree treatment	-	6,112	5,000	122%
Contingencies	(598)	2,186	-	N/A
Irrigation repairs	1,090	14,510	2,000	726%
Fertilization & pest control	-	380	-	N/A
Roadway maintenance	-	-	2,500	0%
Total field operations	808	467,598	265,650	176%
Total expenditures	28,939	612,709	393,943	156%
Excess/(deficiency) of revenues over/(under) expenditures	(28,939)	(176,946)	34,997	
Fund balances - beginning	(117,634)	30,373	140,314	
Fund balances - ending	$ (146,573)	$ (146,573)	$ 175,311	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 283,541	$ 281,108	101%
Landower contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	-	356,626	281,608	127%
Single Family Program				
Management	15,791	18,121	30,000	60%
Lifestyles events	2,136	11,672	6,000	195%
Accounting	125	1,500	1,500	100%
Streetlighting electric	978	10,808	6,240	173%
Streetlighting maintenance	-	945	2,000	47%
Landscape maintenance	21,529	21,854	21,800	100%
Tree treatment	-	3,124	7,160	44%
Plant replacement	-	-	5,000	0%
Irrigation repairs	12,515	24,767	2,500	991%
Pool maintenance	1,890	22,410	21,600	104%
Gym equipment- PM	275	1,911	1,000	191%
Repairs and maintenance	1,214	10,010	7,500	133%
Electricity	1,878	12,036	15,000	80%
Gate electricity	632	3,175	4,000	79%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	(732)	10,489	6,000	175%
Sewer/ water/ propane	288	3,802	6,000	63%
Janitorial	12,267	29,870	35,000	85%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	486	486	14,000	3%
Gate repairs and maintenance	443	8,735	3,500	250%
Pest control	210	2,420	1,200	202%
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	71,925	234,483	275,750	85%
Other fees & charges				
Tax collector	-	5,613	5,856	96%
Total other fees & charges	-	5,613	5,856	96%
Total expenditures	71,925	240,096	281,606	85%
Excess/(deficiency) of revenues over/(under) expenditures	(71,925)	116,530	2	
Fund balances - beginning	83,078	(105,377)	68,797	
Fund balances - ending	$ 11,153	$ 11,153	$ 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 SEPTEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 96,666	$ 95,837	101%
Interest and miscellaneous	-	14,233	500	2847%
Total revenues	-	110,899	96,337	115%
EXPENDITURES				
Town Home Program				
Accounting	63	750	750	100%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	17,223	18,198	17,440	104%
Irrigation water	-	-	500	0%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,155	13,695	13,600	101%
Repairs and maintenance	2,139	13,372	2,000	669%
Electricity	2,784	6,967	6,000	116%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	2,023	2,023	1,500	135%
Water/sewer	159	1,964	2,000	98%
Janitorial	3,100	8,837	10,000	88%
Pressure washing	-	1,878	2,000	94%
Security amenity center	181	745	1,000	75%
Pest control	(210)	360	1,500	24%
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	28,617	74,591	94,340	79%
Other fees & charges				
Tax collector	-	1,914	1,997	96%
Total other fees & charges	-	1,914	1,997	96%
Total expenditures	28,617	76,505	96,337	79%
Excess/(deficiency) of revenues over/(under) expenditures	(28,617)	34,394	-	
Fund balances - beginning	144,656	81,645	90,700	
Fund balances - ending	$ 116,039	$ 116,039	$ 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 SEPTEMBER 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 263,525	$ 261,264	101%
Interest	1,786	21,233	-	N/A
Total revenues	1,786	284,758	261,264	109%
EXPENDITURES				
Debt service				
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%
Other fees & charges				
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	1,786	28,191	3,733	
Fund balances - beginning	540,179	513,774	504,767	
Fund balances - ending	$ 541,965	$ 541,965	$ 508,500	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 417,352	$ 418,043	100%
Assessment prepayments	-	24,555	-	N/A
Interest	2,027	24,144	-	N/A
Total revenues	2,027	466,051	418,043	111%
EXPENDITURES				
Debt service				
Principal	-	105,000	105,000	100%
Principal prepayment	-	45,000	-	N/A
Interest	-	297,094	298,519	100%
Total debt service	-	447,094	403,519	111%
Other fees & charges				
Tax collector	-	8,262	8,709	95%
Total other fees and charges	-	8,262	8,709	95%
Total expenditures	-	455,356	412,228	110%
Excess/(deficiency) of revenues over/(under) expenditures	2,027	10,695	5,815	
Fund balances - beginning	604,474	595,806	590,970	
Fund balances - ending	$ 606,501	$ 606,501	$ 596,785	

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

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	$ (4,886)	$ (4,886)

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 SEPTEMBER 30, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 1	$ 17
Total revenues	1	17
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	17
Fund balances - beginning	427	411
Fund balances - ending	$ 428	$ 428

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 SEPTEMBER 30, 2025

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

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting and Attorney-Client Session on October 13, 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
Joseph Brown (via telephone)	Kutak Rock LLP
Tammy Collins	Onsite Operations Manager
Rocco Mercadante	Esquire Deposition Solutions

Residents present:

Phil Borer	Kathy Scheve	George Michaels	Natalie Nahid
Joan Herring	Jacob Ptaff		

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:30 p.m. Supervisors Judy, Vitalo, Smith and Williams were present. Supervisor Michaels attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments (Agenda Items: 3 Minutes Per Speaker)**

Resident Kathy Scheve stated the minutes from the last Board meeting are not on the CDD's website and asked about the posting process. Mr. Shaw explained that the minutes from the September meeting will be presented today and, once approved by the Board, they will then be posted on the website. If they are not approved, they will not be posted. Asked what happens if the minutes are inaccurate, Mr. Shaw stated they will not be posted on the website until edits and/or corrections are made.

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)**

Mr. Shaw stated the Audit is not available and he is unsure of the reason for the delay.

Ms. Judy stated she received an email from the Auditor asking if she was aware of any potential fraud issues in 2024 and responded back that she was not.

Mr. Shaw stated Management's recommendation is to advertise a Request for Proposals (RFP) for a new Auditor. Mr. Davenport stated he will present standard documents for the RFP at the next meeting for Board approval and, at the following meeting, Staff will present proposals for the Board to consider.

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

This item was tabled.

FOURTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements**

A. as of June 30, 2025

B. as of July 31, 2025

Ms. Judy asked when the Lifestyles invoices are presented for payment, the turnaround time from when invoices are received to being reviewed and paid, who approves the RealManage invoices for payment and who applies these invoices to the line items on the CDD budget.

Mr. Vitalo asked about the billing cycle for the CDD's credit card.

Regarding RealManage, Ms. Collins explained that the Lifestyles person has a budget for events, expends the funds and then RealManage forwards the invoices directly to District Management; she does not see them.

Regarding the Accounting process, Mr. Shaw explained that invoices are received, checked for accuracy by the Accounting Department and forwarded to either himself or Ms. Collins for approval. Once approved, a check is cut and mailed to the vendor. The entire process likely takes ten days. Mr. Shaw will research the Lifestyles and RealManage invoices specifically and provide answers at the next meeting.

Discussion ensued regarding the admin fees incurred from credit card expenses for Lifestyle events, the Lifestyles line item being $4,000 overbudget, the reason for the lag in payments to vendors, and the two to three-month time for the Unaudited Financials compared to the HOA's weekly financial reports.

C. as of August 31, 2025

Mr. Vitalo asked why pool maintenance in the Single Family is negative $4,245. Mr. Shaw stated recently there were several reconciliations based on things that should not have been coded to that line item; his changes will be reflected in the September 2025 unaudited financials. He will check with Accounting and report his findings at the next meeting.

Ms. Collins stated, as of the October 8, 2025, aside from four or five invoices, all outstanding invoices have been paid and the September 2025 unaudited financials should be completely different and the lifestyles line item will be corrected.

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the Unaudited Financial Statements, as of June 30, 2025, July 31, 20205 and August 31, 2025, were accepted.

FIFTH ORDER OF BUSINESS **Approval of September 8, 2025 Regular Meeting Minutes**

On MOTION by Ms. Michaels and seconded by Ms. Judy, with all in favor, the September 8, 2025 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated any questions regarding the litigation will be addressed during the Shade Session if they are within the parameters to refer off the record under the Sunshine Law.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: RealManage, LLC

I. Status Report

Ms. Collins presented the October Field Operations Status Report.

II. Consideration of Proposals

Ms. Collins recommended tabling the following proposals until the next meeting.

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

Ms. Judy suggested the Board Members tour the green spaces to determine which areas need new mulch and the quantity needed, and to text their opinions to Ms. Collins, who will work with Juniper about adjusting the bid.

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

Mr. Shaw stated Mr. Adams researched obtaining a loan and determined it is not feasible. Staff will include the RFP for Annual Audit Services as a discussion item on the next agenda.

- **Discussion/Consideration of Rescheduling December Meeting**

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, rescheduling the December 8, 2025 CDD meeting to December 15, 2025, was approved.

- **NEXT MEETING DATE: November 17, 2025 at 1:30 PM**
  - **QUORUM CHECK**

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

Ms. Scheve thinks it appears the CDD is low on funds and noted a $35,000 unbudgeted expense. She thinks the $48,000 mulch estimate must be validated on the residential side before it is used on the CDD side. In her opinion, there needs to be a process before funds are expended. She thinks the Board needs processes to address potential financial issues, as they are solvable.

Mr. Shaw explained that the $35,000 is due to costly necessary unforeseen irrigation repairs . The Board decided to have it repaired completely instead of doing the repairs piecemeal.

Regarding mulch, Mr. Shaw stated the residential has nothing to do with the CDD. The Board has not voted to spend funds; it asked people to inspect and determine if mulch is needed.

Resident Jacob Ptaff voiced his belief that assessments have increased by 60% in the last four years. He asked if the Operation and Maintenance (O&M) assessments will increase again.

Mr. Shaw stated there might be a slight increase in assessments.

EIGHTH ORDER OF BUSINESS **ANNOUNCE ATTORNEY-CLIENT SESSION MEETING/RECESS REGULAR BOARD MEETING**

Mr. Davenport announced the Attorney-Client Session. He stated that Florida law provides for a limited exception to the Sunshine Law requirement, in this instance, it allows the Board to meet with District and/or Special Counsel and the District Manager when the CDD has a litigation matter. The current litigation involves Pillars Group LLC versus the Beaumont CDD. Notice was published that the Board would meet today and the Shade Session related to the litigation would be held. Notice of the Attorney-Client Session identified each of the Beaumont Supervisors, as well as Legal Counsel, the District Manager and Court Reporter as the attendees.

Mr. Davenport stated the Court Reporter will transcribe the Attorney-Client Session.

NINTH ORDER OF BUSINESS **COMMENCEMENT OF ATTORNEY-CLIENT SESSION MEETING (Closed to the Public by Law)**

Ms. Judy announced the commencement of the Attorney-Client session meeting.

- **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]**

TENTH ORDER OF BUSINESS **ADJOURN ATTORNEY-CLIENT SESSION MEETING**

The Attorney-Client Session adjourned.

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the meeting adjourned at 3:08 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

C

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS
CI

REALMANAGE
FAMILY OF BRANDS

TO: Beaumont CDD Board of Supervisors
FROM: Tammy Collins –Manager
DATE: Novemebr 17, 2025
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- Juniper is cutting every other week and detailing non mow weeks.
- 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- Waiting for SECO approval
- Dog Stations: Board wanted another bid to have stations cleaned out. Getting another bid- Still searching for vendors that will provide bid
- Juniper provided Mulch bid for CDD- Attached

IRRIGATION:

- Irrigation is all functioning .

GATES:

- Walking gates need repair- Element to provide Bid- Need another bid

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-Looking for vendors to provide

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
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until Nov 2025
- Pool Pump went down was fixed on 11.12.2025 pool reopened.

REALMANAGE
FAMILY OF BRANDS

- North pool – 3 of 4 heaters need replace/repair bids provided

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. Bid provided Gary Smith reviewing to call vendor to asked needed questions

TOWING

- Towing on going

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

CII

element SERVICE SOLUTIONS

2811 W. State Road 434
Longwood, FL 32779

407-744-9122
elementbiz.com

Proposal #10691

Created: 08/20/2025

From: Gavin Sederopoulos

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

SUBTOTAL	$ 2,027.00
TOTAL	$ 2,027.00

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

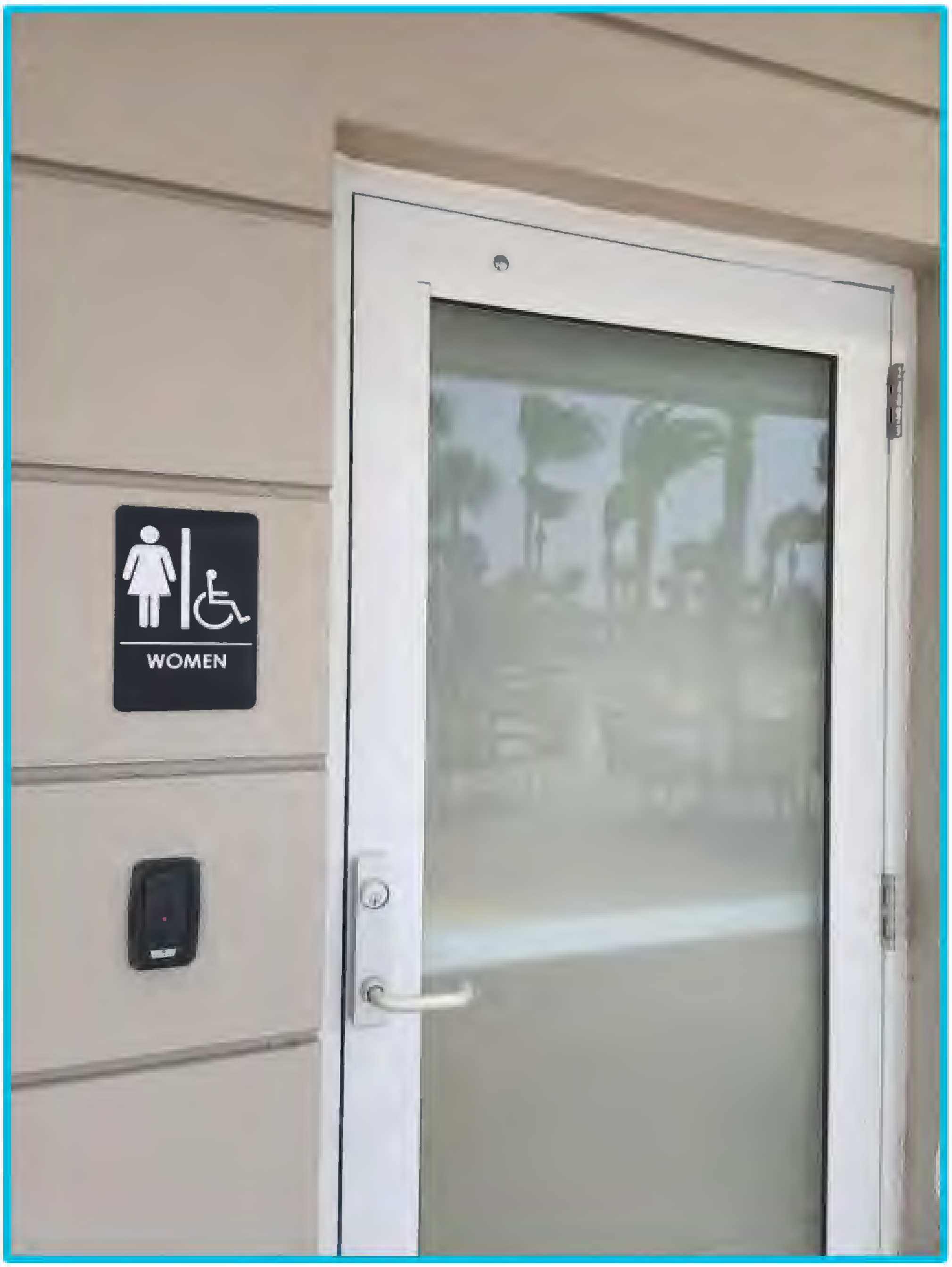
2811 W. State Road 434
Longwood, FL 32779

Proposal #10691

Created: 08/20/2025

From: Gavin Sederopoulos

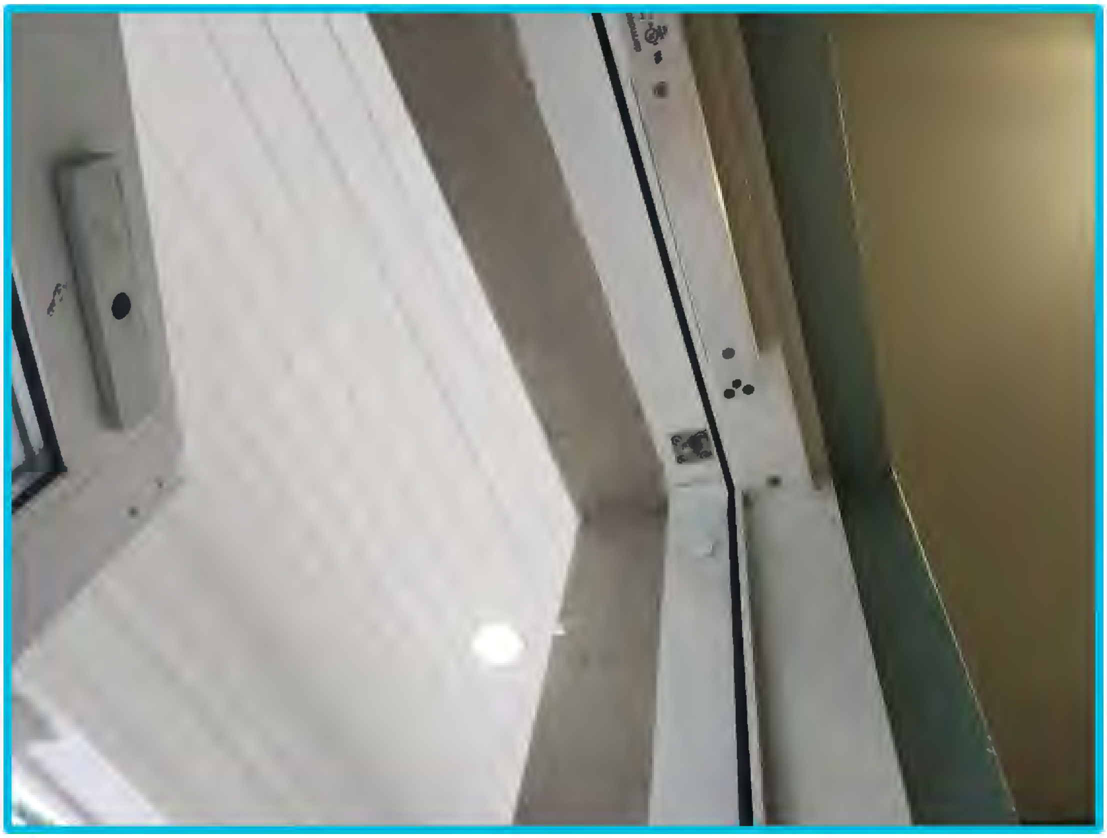
Photos



2811 W. State Road 434
Longwood, FL 32779

2811 W. State Road 434
Longwood, FL 32779

2811 W. State Road 434
Longwood, FL 32779



Doggy Duty®

YOUR DOG'S DOODY IS OUR DUTY.

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

Juniper

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
Beaumont CDD Mulching					
Plant Material					**$45,768.00**
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	
				Total:	**$45,768.00**

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

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

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

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

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

______________________________ ______________________
Signature (Owner/Property Manager) **Date**

____
Printed Name (Owner/Property Manager)

______________________________ ______________________
Signature - Representative **Date**

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
8132649234
carie@mandyselectric.com
www.mandyselectric.com

Estimate

ADDRESS	SHIP TO
Beaumont CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431	Beaumont Street Lights

ESTIMATE #	DATE
2536	10/10/2025

DESCRIPTION	QTY	RATE	AMOUNT
Streetlight electrical repairs Inclusions: - Replace (13) LED drivers - New directional bore w/ installation of new circuitry for (2) streetlights to replace damaged underground conduit - Remove and replace (1) damaged streetlight fixture Exclusions: - Sod/irrigation/landscape repair if needed ** Progress payments due upon request	1	22,635.00	22,635.00

I hereby accept this proposal and authorize you to do the work

TOTAL **$22,635.00**

Accepted By

Accepted Date

ProCare Pool Service Inc
P.O. Box 491548
Leesburg, FL 34749

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

ESTIMATE # 3892
DATE 10/31/2025
EXPIRATION DATE 12/01/2025

DATE	ACTIVITY	RATE	QTY	AMOUNT
	Sales Century ODP Square Flange Pool Filter Motor 3HP 208/230V Product #:AOS-60-5224 Mfg. Part #:SQ1302V1	798.00	1	798.00
	Sales Super-Pro Sta-Rite® Max-E-Glas II Pump Seal Kit Product #:SPG-601-5038 Mfg. Part #:GO-KIT38-9	44.00	1	44.00
	Labor - Commercial Service call	140.00	2	280.00
	Disclaimer: Additional parts and/or labor may be needed at time of install/repair. Pricing may fluctuate.			
	FOR LOCATION: 7764 Penrose Place (North)			

--This is an estimate not an invoice--

TOTAL **$1,122.00**

To get your service scheduled, you will need to review and approve this estimate.
Please reply "approved" to proceed processing.

**Please note:
For all services over $200, we require a credit card on file or a 50% deposit before the work can be scheduled. Payment is due at the completion of work.

If you have any questions, please contact us at 352-530-6411or email: office@pcpoolservice.com .
PLEASE NOTE: As of January 1, 2025 a 5% late fee will be added to all invoices that are not paid within the terms stated on the invoice. All payments mailed will be considered late if postmark is not before the due date.
Thank you for choosing ProCare Pool Service Inc. CPC1459292

If you prefer to pay by check, you may pay the service tech or send in payment within 5 days of the date on the Invoice. If we do not receive payment and the postmark is not within the 5 days of the invoice date a 5% late fee will be added to the invoice balance.

Accepted By

Accepted Date

ProCare Pool Service Inc
P.O. Box 491548
Leesburg, FL 34749

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

ESTIMATE # 3884
DATE 10/30/2025
EXPIRATION DATE 11/30/2025

DATE	ACTIVITY	RATE	QTY	AMOUNT
	OPTION 1: REPAIRS AND REPLACEMENTS			
	Sales Pentair UltraTemp® High Performance Pool Heat Pump 140K BTU 3Ph 60Hz 230V Product #:PUR-15-0928 Mfg. Part #:460928	13,968.00	2	27,936.00
	REPLACING HEATERS 1 AND 4			
	Sales Pentair Control Board Assembly for ThermalFlo® and UltraTemp® Heat Pump Product #:PUR-151-2734 Mfg. Part #:472734	661.00	2	1,322.00
	FOR HEATER 2 AND 3			
	Parts Used Includes fittings, pipe, glue and other supplies	300.00	1	300.00
	Labor - Commercial	140.00	5	700.00
	For location: 7764 Penrose Place (North) Wildwood, FL 34785			
	Discount applied: September heater promotion			

If you have any questions, please contact us at 352-530-6411or email: office@pcpoolservice.com .
PLEASE NOTE: As of January 1, 2025 a 5% late fee will be added to all invoices that are not paid within the terms stated on the invoice. All payments mailed will be considered late if postmark is not before the due date.
Thank you for choosing ProCare Pool Service Inc.   CPC1459292

--This is an estimate not an invoice--

To get your service scheduled, you will need to review and approve this estimate.
Please reply "approved" to proceed processing.

**Please note:
For all services over $200, we require a credit card on file or a 50% deposit before the work can be scheduled. Payment is due at the completion of work. If you prefer to pay by check, you may pay the service tech or send in payment within 5 days of the date on the Invoice. If we do not receive payment and the postmark is not within the 5 days of the invoice date a 5% late fee will be added to the invoice balance.

SUBTOTAL	30,258.00
DISCOUNT 10%	-3,025.80
TOTAL	**$27,232.20**

Accepted By

Accepted Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *7764 Penrose Place, Wildwood, Florida, 34785*		
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 *rescheduled to December 15, 2025*	~~**Regular Meeting**~~	~~**1:30 PM**~~
December 15, 2025	**Regular Meeting and Audit Committee 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**