

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**February 9, 2026**

**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/>

February 2, 2026

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 February 9, 2026 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. Update: SECO Control of District Lights
4. Update: 4-Way Stop Sign on Penrose and Spanish Harbor
5. Authorization to Request for Proposals for Landscape and Irrigation Maintenance Services
6. Acceptance of Unaudited Financial Statements
  - A. as of November 30, 2025
  - B. as of December 31, 2025
7. Approval of January 12, 2026 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
    - Update: The Pillars Group Lawsuit
  - B. District Engineer: *Morris Engineering and Consulting, LLC*
  - C. Field Operations Manager: *RealManage, LLC*
    - Status Report
    - Consideration of Proposals

**ATTENDEES:**

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

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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
- NEXT MEETING DATE: March 9, 2026 at 1:30 PM
  - QUORUM CHECK

SEAT 1	CAROL ANN MICHAELS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ARIANE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GARY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN JUDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSEPH A VITALO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

**5**

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS  
BEAUMONT COMMUNITY DEVELOPMENT DISTRICT  
Sumter County, Florida**

Notice is hereby given that the Beaumont Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning on **February 17, 2026 at 10:00 a.m.** and may be obtained by sending an email to [shawa@whhassociates.com](mailto:shawa@whhassociates.com). In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have notified the District that they have picked up a Project Manual.

Firms desiring to provide services for this project must submit an electronic proposal in PDF on a flash-drive no later than **April 1, 2026 at 10:00 a.m. (EST)** to 7764 Penrose Place, Wildwood, Florida, 34785, Attention: Antonio Shaw. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after a proposer receives the Project Manual. Or any addenda thereto. 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 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 aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Antonio Shaw at [shawa@whhassociates.com](mailto:shawa@whhassociates.com).

All proposals will be publicly opened at a meeting to be held at **10:00 a.m. (EST), April 1, 2026**, at 7764 Penrose Place, Wildwood, Florida, 34785. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 407-841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Beaumont Community Development District  
Antonio Shaw, District Manager

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**EVALUATION CRITERIA**

**1. Personnel & Equipment (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

**2. Experience (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

**3. Understanding Scope of RFP (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

**4. Financial Capacity (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

**5. Price (20 Points Possible) (\_\_\_\_ Points Awarded)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 – 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount

based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points.

**Proposer's Total Score** (100 Points Possible) (\_\_\_\_\_ Points Awarded)

**Additional Information Regarding Evaluation**

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

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

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

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

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

**A**

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

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 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 2019A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 330,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,155
Investments							
Revenue	-	-	-	138,716	157,667	-	296,383
Reserve	-	-	-	253,157	203,316	-	456,473
Prepayment	-	-	-	1,764	2,580	-	4,344
Construction	-	-	-	-	-	430	430
Interest	-	-	-	40	74	-	114
Sinking	-	-	-	23	45	-	68
Bond redemption	-	-	-	777	123	-	900
Due from Developer	24,337	-	-	-	-	-	24,337
Due from other	1,231	-	-	-	-	-	1,231
Due from general fund	-	41,891	129,387	43,594	69,041	-	283,913
Utility deposit	3,557	1,790	-	-	-	-	5,347
Prepaid expense	915	-	64	-	-	-	979
Total assets	<u>\$ 360,195</u>	<u>\$ 43,681</u>	<u>\$ 129,451</u>	<u>\$ 438,071</u>	<u>\$ 432,846</u>	<u>\$ 430</u>	<u>\$ 1,404,674</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 49,383	\$ 250	\$ 125	\$ -	\$ -	\$ -	\$ 49,758
Accounts payable - onsite	129,340	45,088	2,924	-	-	-	177,352
Due to other	-	-	7,109	-	-	-	7,109
Due to SRF - single family	41,891	-	-	-	-	-	41,891
Due to SRF - town home	129,387	-	-	-	-	-	129,387
Due to debt service fund 2019 area two	43,594	-	-	-	-	-	43,594
Due to debt service fund 2019-A1	69,041	-	-	-	-	-	69,041
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	1,311
Due to KLP Village	-	-	-	-	9,773	-	9,773
Tax payable	367	-	-	-	-	-	367
Developer advance	30,000	-	-	-	-	-	30,000
Total liabilities	<u>493,003</u>	<u>45,338</u>	<u>10,158</u>	<u>1,311</u>	<u>9,773</u>	<u>-</u>	<u>559,583</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	24,337	-	-	-	-	-	24,337
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,337</u>
<b>FUND BALANCES</b>							
Assigned:							
Restricted for							
Debt service	-	-	-	436,760	423,073	-	859,833
Capital projects	-	-	-	-	-	430	430
Unassigned	(157,145)	(1,657)	119,293	-	-	-	(39,509)
Total fund balances	<u>(157,145)</u>	<u>(1,657)</u>	<u>119,293</u>	<u>436,760</u>	<u>423,073</u>	<u>430</u>	<u>820,754</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 360,195</u>	<u>\$ 43,681</u>	<u>\$ 129,451</u>	<u>\$ 438,071</u>	<u>\$ 432,846</u>	<u>\$ 430</u>	<u>\$ 1,404,674</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 73,033	\$ 73,033	\$ 536,175	14%
Interest and miscellaneous	1,976	1,976	-	N/A
Total revenues	<u>75,009</u>	<u>75,009</u>	<u>536,175</u>	14%
 <b>Professional &amp; administrative</b>				
Supervisor fees	1,077	2,584	12,600	21%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	11,932	11,932	25,000	48%
Engineering	-	-	2,500	0%
Audit	3,600	3,600	3,100	116%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	10,500	0%
Telephone	16	33	200	17%
Postage	165	165	1,000	17%
Printing & binding	42	83	500	17%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	14,537	15,000	97%
Contingencies/bank charges	111	279	2,000	14%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	-	210	0%
Revolving line of credit repayment	-	-	60,000	0%
Tax collector	1,461	1,461	11,170	13%
Supplies	-	-	300	0%
Total professional & administrative	<u>22,487</u>	<u>43,016</u>	<u>196,210</u>	22%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	5,490	5,490	42,000	13%
Security amenity center	915	1,830	-	N/A
Stormwater management				
Lake maintenance	825	1,650	10,000	17%
Preserve maintenance	-	-	3,500	0%
Streetlighting	-	-		
Maintenance contract	-	-	2,000	0%
Electricity	3,369	6,451	-	N/A
Irrigation supply				
Maintenance contract	219	219	3,000	7%
Electricity	264	751	36,000	2%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	-	1,500	0%
Landscape maint. entries/buffers				
Maintenance contract	15,000	30,000	184,864	16%
Mulch	-	-	40,000	0%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	376	376	2,000	19%
Roadway maintenance	-	-	2,500	0%
Contingencies	-	3,987	100	3987%
Total field operations	<u>26,458</u>	<u>50,754</u>	<u>339,964</u>	15%
Total expenditures	<u>48,945</u>	<u>93,770</u>	<u>536,174</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	26,064	(18,761)	1	
Fund balances - beginning	(183,209)	(138,384)	29,786	
Fund balances - ending Committed				
Working capital	29,787	29,787	29,787	
Unassigned	(186,932)	(186,932)	-	
Fund balances - ending	<u>\$ (157,145)</u>	<u>\$ (157,145)</u>	<u>\$ 29,787</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 47,863	\$ 47,863	\$ 284,128	17%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>47,863</u>	<u>47,863</u>	<u>284,228</u>	17%
<b>Single Family Program</b>				
Management	-	-	31,500	0%
Lifestyles events	-	-	2,000	0%
Accounting	125	250	1,500	17%
Streetlighting electric	1,126	2,146	12,500	17%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,829	4,308	23,108	19%
Tree treatment	-	-	3,150	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	219	219	2,500	9%
Pool maintenance	3,225	5,224	24,300	21%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	-	-	10,000	0%
Electricity	1,386	2,496	15,000	17%
Gate electricity	89	228	1,500	15%
Insurance	-	29,199	32,000	91%
Phone/cable/internet	870	1,759	8,000	22%
Sewer/ water/ propane	244	673	6,000	11%
Janitorial	325	2,335	28,000	8%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	-	-	11,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	670	670	2,000	34%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>10,108</u>	<u>49,507</u>	<u>278,308</u>	18%
<b>Other fees &amp; charges</b>				
Tax collector	957	957	5,919	16%
Total other fees & charges	<u>957</u>	<u>957</u>	<u>5,919</u>	16%
Total expenditures	<u>11,065</u>	<u>50,464</u>	<u>284,227</u>	18%
Excess/(deficiency) of revenues over/(under) expenditures	36,798	(2,601)	1	
Fund balances - beginning	(38,455)	944	42,802	
Fund balances - ending				
Committed				
Working capital	42,803	42,803	42,803	
Unassigned	(44,460)	(44,460)	-	
Fund balances - ending	<u>\$ (1,657)</u>	<u>\$ (1,657)</u>	<u>\$ 42,803</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 16,318	\$ 16,318	\$ 92,819	18%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>16,318</u>	<u>16,318</u>	<u>92,919</u>	18%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	125	750	17%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	1,463	2,927	18,486	16%
Plant replacement	-	-	1,000	0%
Irrigation repairs	219	219	1,000	22%
Pool maintenance	1,155	2,310	15,000	15%
Repairs and maintenance	-	-	2,000	0%
Electricity	743	1,214	6,000	20%
Insurance	-	6,844	7,500	91%
Phone/cable/internet	135	270	1,500	18%
Water/sewer	182	340	2,000	17%
Janitorial	325	325	10,000	3%
Pressure washing	-	-	2,000	0%
Security amenity center	-	64	1,000	6%
Pest control	120	120	1,500	8%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	15,000	0%
Reserve study	-	-	250	0%
Total town home program	<u>4,404</u>	<u>14,758</u>	<u>90,986</u>	16%
<b>Other fees &amp; charges</b>				
Tax collector	326	326	1,934	17%
Total other fees & charges	<u>326</u>	<u>326</u>	<u>1,934</u>	17%
Total expenditures	<u>4,730</u>	<u>15,084</u>	<u>92,920</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	11,588	1,234	(1)	
Fund balances - beginning	107,705	118,059	107,435	
Fund balances - ending				
Committed				
Working capital	28,855	28,855	28,855	
Unassigned	90,438	90,438	78,579	
Fund balances - ending	<u>\$ 119,293</u>	<u>\$ 119,293</u>	<u>\$ 107,434</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 44,484	\$ 44,484	\$ 261,264	17%
Interest	1,719	3,419	-	N/A
Total revenues	<u>46,203</u>	<u>47,903</u>	<u>261,264</u>	18%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	55,000	55,000	55,000	100%
Interest	97,219	97,219	192,684	50%
Total debt service	<u>152,219</u>	<u>152,219</u>	<u>247,684</u>	61%
<b>Other fees &amp; charges</b>				
Tax collector	890	890	5,443	16%
Total other fees and charges	<u>890</u>	<u>890</u>	<u>5,443</u>	16%
Total expenditures	<u>153,109</u>	<u>153,109</u>	<u>253,127</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(106,906)	(105,206)	8,137	
Fund balances - beginning	543,666	541,966	527,902	
Fund balances - ending	<u>\$ 436,760</u>	<u>\$ 436,760</u>	<u>\$ 536,039</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 70,450	\$ 70,450	\$ 413,771	17%
Interest	1,950	3,878	-	N/A
Total revenues	<u>72,400</u>	<u>74,328</u>	<u>413,771</u>	18%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	110,000	110,000	110,000	100%
Interest	146,347	146,347	291,769	50%
Total debt service	<u>256,347</u>	<u>256,347</u>	<u>401,769</u>	64%
<b>Other fees &amp; charges</b>				
Tax collector	1,409	1,409	8,620	16%
Total other fees and charges	<u>1,409</u>	<u>1,409</u>	<u>8,620</u>	16%
Total expenditures	<u>257,756</u>	<u>257,756</u>	<u>410,389</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(185,356)	(183,428)	3,382	
Fund balances - beginning	608,429	606,501	612,761	
Fund balances - ending	<u>\$ 423,073</u>	<u>\$ 423,073</u>	<u>\$ 616,143</u>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 A-1 BONDS  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 2
Total revenues	1	2
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	2
Fund balances - beginning	429	428
Fund balances - ending	\$ 430	\$ 430

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

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

**B**

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

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

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 994,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 994,574
Investments							
Revenue	-	-	-	218,797	284,312	-	503,109
Reserve	-	-	-	253,903	203,915	-	457,818
Prepayment	-	-	-	1,769	2,587	-	4,356
Construction	-	-	-	-	-	432	432
Interest	-	-	-	60	104	-	164
Sinking	-	-	-	34	67	-	101
Bond redemption	-	-	-	779	124	-	903
Due from Developer	24,337	-	-	-	-	-	24,337
Due from other	1,231	1,388	-	-	-	-	2,619
Due from general fund	-	189,341	190,030	154,687	243,837	-	777,895
Utility deposit	3,557	1,790	-	-	-	-	5,347
Prepaid expense	915	-	64	-	-	-	979
Total assets	<u>\$1,024,614</u>	<u>\$ 192,519</u>	<u>\$ 190,094</u>	<u>\$ 630,029</u>	<u>\$ 734,946</u>	<u>\$ 432</u>	<u>\$ 2,772,634</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable - onsite	\$ 2,475	\$ 3,133	\$ 1,334	\$ -	\$ -	\$ -	\$ 6,942
Due to other	-	-	7,109	-	-	-	7,109
Due to SRF - single family	189,341	-	-	-	-	-	189,341
Due to SRF - town home	190,030	-	-	-	-	-	190,030
Due to debt service fund 2019 area two	154,687	-	-	-	-	-	154,687
Due to debt service fund 2019-A1	243,837	-	-	-	-	-	243,837
Due to KLP Beaumont commercial	-	-	-	1,311	-	-	1,311
Due to KLP Village	-	-	-	-	9,773	-	9,773
Tax payable	520	-	-	-	-	-	520
Developer advance	30,000	-	-	-	-	-	30,000
Total liabilities	<u>810,890</u>	<u>3,133</u>	<u>8,443</u>	<u>1,311</u>	<u>9,773</u>	<u>-</u>	<u>833,550</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	24,337	-	-	-	-	-	24,337
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,337</u>
<b>FUND BALANCES</b>							
Assigned:							
Restricted for							
Debt service	-	-	-	628,718	725,173	-	1,353,891
Capital projects	-	-	-	-	-	432	432
Unassigned	189,387	189,386	181,651	-	-	-	560,424
Total fund balances	<u>189,387</u>	<u>189,386</u>	<u>181,651</u>	<u>628,718</u>	<u>725,173</u>	<u>432</u>	<u>1,914,747</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,024,614</u>	<u>\$ 192,519</u>	<u>\$ 190,094</u>	<u>\$ 630,029</u>	<u>\$ 734,946</u>	<u>\$ 432</u>	<u>\$ 2,772,634</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 384,376	\$ 457,409	\$ 536,175	85%
Interest and miscellaneous	-	1,977	-	N/A
Total revenues	<u>384,376</u>	<u>459,386</u>	<u>536,175</u>	86%
 <b>Professional &amp; administrative</b>				
Supervisor fees	1,077	3,660	12,600	29%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	-	11,932	25,000	48%
Engineering	-	-	2,500	0%
Audit	-	3,600	3,100	116%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	250	1,000	25%
Trustee	-	-	10,500	0%
Telephone	16	50	200	25%
Postage	166	332	1,000	33%
Printing & binding	41	125	500	25%
Legal advertising	334	334	1,500	22%
Annual special district fee	-	175	175	100%
Insurance	-	14,537	15,000	97%
Contingencies/bank charges	102	380	2,000	19%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	-	210	0%
Revolving line of credit repayment	-	-	60,000	0%
Tax collector	7,688	9,148	11,170	82%
Supplies	-	-	300	0%
Total professional & administrative	<u>13,507</u>	<u>56,523</u>	<u>196,210</u>	29%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations (shared)</b>				
Management	5,490	10,980	42,000	26%
Security amenity center	(1,830)	-	-	N/A
Stormwater management				
Lake maintenance	825	2,475	10,000	25%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	-	2,000	0%
Electricity	(6,453)	-	-	N/A
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Repairs and maintenance	-	-	2,500	0%
Electricity	9,866	10,617	36,000	29%
Monuments and street signage				
Repairs and maintenance	-	-	1,500	0%
Landscape maint. entries/buffers				
Maintenance contract	15,000	44,999	184,864	24%
Mulch	-	-	40,000	0%
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	1,093	1,470	2,000	74%
Roadway maintenance	-	-	2,500	0%
Contingencies	345	4,332	100	4332%
Total field operations	<u>24,336</u>	<u>75,092</u>	<u>339,964</u>	22%
Total expenditures	<u>37,843</u>	<u>131,615</u>	<u>536,174</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	346,533	327,771	1	
Fund balances - beginning	(157,146)	(138,384)	29,786	
Fund balances - ending				
Committed				
Working capital	29,787	29,787	29,787	
Unassigned	159,600	159,600	-	
Fund balances - ending	<u>\$ 189,387</u>	<u>\$ 189,387</u>	<u>\$ 29,787</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 211,269	\$ 259,132	\$ 284,128	91%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>211,269</u>	<u>259,132</u>	<u>284,228</u>	91%
<b>EXPENDITURES</b>				
<b>Single Family Program</b>				
Management	-	-	31,500	0%
Lifestyles events	-	-	2,000	0%
Accounting	125	375	1,500	25%
Streetlighting electric	1,020	3,167	12,500	25%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,829	6,138	23,108	27%
Tree treatment	-	-	3,150	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	219	2,500	9%
Pool maintenance	1,890	7,114	24,300	29%
Gym equipment- PM	810	810	1,000	81%
Repairs and maintenance	768	768	10,000	8%
Electricity	1,592	4,085	15,000	27%
Gate electricity	130	358	1,500	24%
Insurance	-	29,199	32,000	91%
Phone/cable/internet	1,365	3,123	8,000	39%
Sewer/water/propane	689	1,363	6,000	23%
Janitorial	4,425	6,760	28,000	24%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	2,745	2,745	11,000	25%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	670	2,000	34%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>17,388</u>	<u>66,894</u>	<u>278,308</u>	24%
<b>Other fees &amp; charges</b>				
Tax collector	4,225	5,183	5,919	88%
Total other fees & charges	<u>4,225</u>	<u>5,183</u>	<u>5,919</u>	88%
Total expenditures	<u>21,613</u>	<u>72,077</u>	<u>284,227</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	189,656	187,055	1	
Fund balances - beginning	(270)	2,331	42,802	
Fund balances - ending				
Committed				
Working capital	42,803	42,803	42,803	
Unassigned	146,583	146,583	-	
Fund balances - ending	<u>\$ 189,386</u>	<u>\$ 189,386</u>	<u>\$ 42,803</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 69,581	\$ 85,899	\$ 92,819	93%
Interest and miscellaneous	-	-	100	0%
Total revenues	<u>69,581</u>	<u>85,899</u>	<u>92,919</u>	92%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	62	188	750	25%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	1,463	4,390	18,486	24%
Plant replacement	-	-	1,000	0%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	1,155	3,465	15,000	23%
Repairs and maintenance	-	-	2,000	0%
Electricity	1,163	2,377	6,000	40%
Insurance	-	6,844	7,500	91%
Phone/cable/internet	135	405	1,500	27%
Water/sewer	194	533	2,000	27%
Janitorial	1,625	1,950	10,000	20%
Pressure washing	-	-	2,000	0%
Security amenity center	128	191	1,000	19%
Pest control	-	120	1,500	8%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	15,000	0%
Reserve study	-	-	250	0%
Total town home program	<u>5,925</u>	<u>20,682</u>	<u>90,986</u>	23%
<b>Other fees &amp; charges</b>				
Tax collector	1,392	1,718	1,934	89%
Total other fees & charges	<u>1,392</u>	<u>1,718</u>	<u>1,934</u>	89%
Total expenditures	<u>7,317</u>	<u>22,400</u>	<u>92,920</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	62,264	63,499	(1)	
Fund balances - beginning	119,387	118,152	107,435	
Fund balances - ending Committed				
Working capital	28,855	28,855	28,855	
Unassigned	152,796	152,796	78,579	
Fund balances - ending	<u>\$ 181,651</u>	<u>\$ 181,651</u>	<u>\$ 107,434</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 194,659	\$ 239,143	\$ 261,264	92%
Interest	1,192	4,611	-	N/A
Total revenues	<u>195,851</u>	<u>243,754</u>	<u>261,264</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	55,000	55,000	100%
Interest	-	97,219	192,684	50%
Total debt service	<u>-</u>	<u>152,219</u>	<u>247,684</u>	61%
<b>Other fees &amp; charges</b>				
Tax collector	<u>3,893</u>	<u>4,783</u>	<u>5,443</u>	88%
Total other fees and charges	<u>3,893</u>	<u>4,783</u>	<u>5,443</u>	88%
Total expenditures	<u>3,893</u>	<u>157,002</u>	<u>253,127</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	191,958	86,752	8,137	
Fund balances - beginning	<u>436,760</u>	<u>541,966</u>	<u>527,902</u>	
Fund balances - ending	<u><u>\$ 628,718</u></u>	<u><u>\$ 628,718</u></u>	<u><u>\$ 536,039</u></u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 307,119	\$ 377,569	\$ 413,771	91%
Interest	1,123	5,001	-	N/A
Total revenues	<u>308,242</u>	<u>382,570</u>	<u>413,771</u>	92%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	110,000	110,000	100%
Interest	-	146,347	291,769	50%
Total debt service	<u>-</u>	<u>256,347</u>	<u>401,769</u>	64%
<b>Other fees &amp; charges</b>				
Tax collector	6,142	7,551	8,620	88%
Total other fees and charges	<u>6,142</u>	<u>7,551</u>	<u>8,620</u>	88%
Total expenditures	<u>6,142</u>	<u>263,898</u>	<u>410,389</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	302,100	118,672	3,382	
Fund balances - beginning	423,073	606,501	612,761	
Fund balances - ending	<u>\$ 725,173</u>	<u>\$ 725,173</u>	<u>\$ 616,143</u>	

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 4
Total revenues	1	4
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	4
Fund balances - beginning	431	428
Fund balances - ending	\$ 432	\$ 432

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on January 12, 2026 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present:**

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

**Also present:**

Antonio Shaw	District Manager
Bennett Davenport	District Counsel
Tammy Collins	Onsite Operations Manager
Natalie Nahid	Resident
Randall Garner	Resident
Phil Bore	Resident
Sheryl Carmenini	Resident
Celestino Carmenini	Resident

**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 was absent.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

39 **THIRD ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form [October 1, 2025 -  
September 30, 2026]**

40  
41  
42  
43  
44 Mr. Shaw presented revised Goals and Objectives Reporting Fiscal Year 2026 Performance  
45 Measures and Standards. He stated this item is carried over from the previous meeting and a  
46 change was made based on feedback from the Board.

47 Discussion ensued regarding why the completion date is not on the report, the actual  
48 change that was made to the Report, Board and Staff participation in the annual inspection, Goal  
49 2.1 and the signature page.

50 **On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Goals**  
51 **and Objectives Reporting Fiscal Year 2026 Performance Measures and**  
52 **Standards, were ratified.**

53  
54  
55 **FOURTH ORDER OF BUSINESS**

**Update: SECO Control of District Lights**

56  
57 Ms. Collins stated SECO Energy (SECO) dispatched an Engineer to examine the lights to  
58 determine if SECO will take them over. Feedback was subsequently received indicating that SECO  
59 is doing so this week.

60 Discussion ensued regarding streetlight repairs, a decrease in insurance cost, the lease  
61 agreement and the exact takeover date.

62  
63 **FIFTH ORDER OF BUSINESS**

**Discussion: Current Fiscal Year Budget Plan**

64  
65 Mr. Shaw read an opening statement from a distributed handout regarding the Budget  
66 Plan into the record as follows:

67 "At this point, we've collected \$411,049.26 of the budgeted \$536,175 revenue in the GF.  
68 The general fund is scheduled to have a shortfall of the \$141,072.70."

69 Mr. Shaw stated Staff's mission was to identify ways to offset that deficit.

70 Asked about the cause of the deficit/shortfall, Mr. Shaw stated paying \$90,000 to a  
71 vendor contributed significantly to the deficit.

72           Asked which vendor, Mr. Davenport stated it was The Pillars Group. He explained that,  
73 initially, when a claim that was made against the District, Staff investigated and substantiated  
74 four years of invoices that The Pillars Group were requesting payment for and could prove that  
75 they rendered those services.

76           Asked how funds budgeted for janitorial services over the years were expended if they  
77 were not paid to The Pillars Group, Mr. Shaw stated if invoices were not billed, they were not  
78 paid through the Developer.

79           Mr. Davenport explained that typically before there are any lots or homeowners to assess,  
80 there is a budget and the CDD essentially enters into an agreement with the Developer to defray  
81 all expenditures the District incurs during that time.

82           Discussion ensued regarding when the Developer-contributions to the District ceased;  
83 amending the budget; fund reallocation; the townhomes budget; the single-family budget;  
84 inherited debt; the potential General Fund savings items including mulch at \$40,000, roadway  
85 maintenance at \$2,500, tree treatment at \$5,000 and a \$60,000 loan; the potential single-family  
86 savings items including capital outlay at \$35,000 and reserve study at \$5,000; borrowing against  
87 the Special Revenue Fund; the line of credit on the CDD credit card; the "lake maintenance" line  
88 item at 17%; wetlands monitoring; bond repayment; and the foreclosure process.

89           Mr. Shaw recapped that the goal is to curb spending and not expend funds budgeted for  
90 mulch, roadway maintenance, preserve maintenance, capital outlay and a reserve study.

91           The Board requested the following changes to the financials:

92   ➤   Page 2: Change "Revolving line of credit repayment" line item to "Reimbursement" or  
93 "Shortfall"

94   ➤   In future financials, under General Fund: Add an asterisk or highlight the "Mulch",  
95 "Roadway maintenance, and "Preserve maintenance" line items.

96   ➤   Under Special Revenue Fund-Single Family Program: Add an asterisk or highlight "Capital  
97 outlay" and "Reserve study" line items.

98

99 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of November 30, 2025**

100

101

102 Mr. Shaw presented the Unaudited Financial Statements as of November 30, 2025. He  
103 stated Staff will reallocate the two "Electricity" line items in the General Fund. He addressed  
104 questions regarding the "Contingencies" line item at 3987% and the "Audit" line item at 116%.

105 Mr. Vitalo directed Staff to move the "Electricity Irrigation supply" expense to its own line  
106 and recode or move the "Security amenity center" line item from the General Fund to the Single-  
107 Family program.

108 This item was tabled.

109  
110 **SEVENTH ORDER OF BUSINESS** **Approval of December 15, 2025 Regular**  
111 **Meeting and Audit Committee Meeting**  
112 **Minutes**  
113

114 The following change was made:

115 Line 84: Correct the misspelling of the word "as"

116 **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the**  
117 **December 15, 2025 Regular Meeting and Audit Committee Meeting Minutes, as**  
118 **amended, were approved.**

119  
120  
121 **EIGHTH ORDER OF BUSINESS** **Staff Reports**  
122

- 123 **A. District Counsel: Kutak Rock LLP**  
124 • **Update: The Pillars Group Lawsuit**

125 Mr. Davenport stated, since the previous meeting, a Palm Beach County judge put forth  
126 an order to transfer the case from Palm Beach County to Sumter County, which has yet to  
127 happen. He recently learned, from colleagues involved in the litigation process, that Plaintiff's  
128 Counsel has not been pursuing this claim or urgently seeking to refile the transfer before a judge.  
129 He suggested letting the case sit and not incur additional litigation expenses. Staff will keep the  
130 Board updated on when and how the case is progressing.

131 Mr. Davenport responded to questions regarding why Plaintiff's Counsel is not actively  
132 prosecuting the claim, if he can forward updated legal fees to the Board and the status of the  
133 Evergreen dispute.

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

135 There was no report.

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

137 • **Status Report**

138 Regarding gate repairs, Mr. Smith agreed to make the repairs.

139 Ms. Collins stated she is working on having Juniper remove an overgrown bush that is  
140 causing line of sight issues, having mirrors installed entering and exiting the community, and  
141 working on the Request for Proposals (RFP) for landscaping.

142 Discussion ensued regarding the cost of the mirrors, a funding source, Developer  
143 contracts, if SECO will take over the streetlights on Penrose and Sundance and Matty Electric.

144 Mr. Davenport will email the insurance requirements/guidelines for vendors to Ms.  
145 Collins.

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

147 • **NEXT MEETING DATE: February 9, 2026 at 1:30 PM**

148 ○ **QUORUM CHECK**

149

150 **NINTH ORDER OF BUSINESS**

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

151

152

153 Resident Phil Bore asked the Board to consider having additional “No Trespassing” signs  
154 installed to deter pedestrians from taking shortcuts through homeowner back yards and across  
155 the pond. He asked if the Board could pass a resolution and forward it to the City Manager to  
156 have a four-way stop sign installed at the intersection of Penrose and Spanish Harbor. Mr. Shaw  
157 will email the Wildwood City Manager about having a stop sign installed and follow up with Mr.  
158 Davenport, who will draft the resolution.

159 In response to resident Randall Garner’s question regarding the audit report, Mr.  
160 Davenport stated items that would lead to a finding on the audit report would be if the CDD  
161 expends more funds during the fiscal year than it initially budgeted or collected revenues for.  
162 Generally, there will be no findings or consequences in the audit report if certain line items vary.

163

164 **TENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

165

166           There were no Board Members' comments or requests.

167

168 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

169

170           **On MOTION by Ms. Judy and seconded by Mr. Vitello with all in favor, the**  
171           **meeting adjourned at 3:04 p.m.**

172

173

174

175

176

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

177  
178  
179  
180

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**STAFF**  
**REPORTS**

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

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

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: February 9, 2026  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper removed plants blocking view at the entrance gates.

## **IRRIGATION:**

- For the freezing weather Juniper bleed the lines to prevent freeze damage.

## **GATES:**

- Walking gates need repair- Element to provide Bid- On hold due to funding

## **CLUBHOUSE:**

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

## **POOL:**

- Townhomes need additional railing to prevent entry by reaching over. Element sending bid- On hold to determine funding
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until 11.2026
- North pool – 3 of 4 heaters need replace/repair bids provided- On hold funding
- North pool- needs pump repair bid attached.

## **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- On hold funding

- SECO Taking Over Lights- Seco having engineer coming out to look at area to determine if they will take over ownership. Followed up 2.3.2026 no response yet.

## **TOWING**

- Towing on going. Kling had change in ownership and area coming to meet with me to go over policy

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



**ADDRESS**

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

**ESTIMATE #** 4119

**DATE** 01/01/2026

**EXPIRATION** 12/31/2026

**DATE**

DATE	ACTIVITY	RATE	QTY	AMOUNT
	2026 SCOPE OF WORK			
	<b>Commercial Service Multiple Visits a Week</b> Multiple Visits a Week. Full Service.	1,890.00	1	1,890.00
	MWF service - billed monthly Pool and Spa Brush, skim, balance, chems included, filter cleanings, picture report, DOH logs			
	Fully licensed and insured to service, repair and remodel Labor outside of normal service is billed at \$140/hr			
	LOCATION OF POOL: Beaumont CDD- NORTH 7764 Pen Rose Place Wildwood, FL 34785			
	<b>Commercial Service Multiple Visits a Week</b> Multiple Visits a Week. Full Service.	1,155.00	1	1,155.00
	MWF service - billed monthly Pool and Spa Brush, skim, balance, chems included, filter cleanings, picture report, DOH logs			
	Fully licensed and insured to service, repair and remodel Labor outside of normal service is			

DATE	ACTIVITY	RATE	QTY	AMOUNT
------	----------	------	-----	--------

billed at \$140/hr

LOCATION OF POOL:  
 Beaumont CDD- TOWNHOMES  
 5390 Dragonfly Drive  
 Wildwood, FL 34785

Please review this estimate.

To get your service scheduled, you will need to approve this estimate.

Please reply "approved" and we will get it scheduled for you.

\*\*Please note: all services scheduled will require a credit card on file before work will start; full payment is due at the completion of the 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.

Feel free to contact us if you have any questions.

We look forward to working with you.

Thanks for your business!  
 ProCare Pool Service Inc

**TOTAL**

**\$3,045.00**

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 #** 3917  
**DATE** 02/03/2026  
**EXPIRATION** 03/03/2026  
**DATE**

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DATE	ACTIVITY	RATE	QTY	AMOUNT
	<b>Sales</b>	699.00	1	699.00
	Stenner Pumps Classic 45 M2 Single Head Adjustable Output Pump 10GPD Product #:GHS-45-859 Mfg. Part #:45MJL2A2STAA			
	<b>Labor - Commercial</b>	140.00	1	140.00
	Service call FOR LOCATION: 7764 Penrose Place (North) Wildwood, FL 34785			

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--This is an estimate not an invoice--

**TOTAL**

**\$839.00**

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 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

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

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

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

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1 Public Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.2 Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.3 Access to Records Compliance**

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

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

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

**Achieved:** Yes  No

#### **Goal 1.4      Communications**

**Objective:** Provide a minimum of two (2) communications in regards to CDD related business to the residents annually.

**Measurement:** Distributed communications to residents as evidenced by e-blasts, mailing, bulletin board posting or similar method to the District.

**Standard:** At least two (2) transmissions of CDD related matters were conveyed to residents during the fiscal year.

**Achieved:** Yes  No

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

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

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

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

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

**Achieved:** Yes  No

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

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

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

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

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

**Achieved:** Yes  No

### **Goal 3.2 Financial Reports**

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

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

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

**Achieved:** Yes  No

### **Goal 3.3 Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

*CEP S Adams*

District Manager

Chuck Adams

Print Name

12/15/25

Date

*Ann Judy*

Chair/Vice Chair, Board of Supervisors

Ann Judy

Print Name

12/15/25

Date

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*7764 Penrose Place, Wildwood, Florida, 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2025</b>	<b>Regular Meeting and Attorney-Client Session</b>	<b>1:30 PM</b>
<b>November 17, 2025</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 8, 2025</b> <i>rescheduled to December 15, 2025</i>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 15, 2025</b>	<b>Regular Meeting and Audit Committee Meeting</b>	<b>1:30 PM</b>
<b>January 12, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 9, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 9, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 13, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 11, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 8, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 13, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 10, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 14, 2026</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>