

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

February 10, 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

February 3, 2025

Board of Supervisors
Beaumont Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Regular Meeting on February 10, 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. Update: Developer Projects
4. Discussion: Pillars Group
5. Discussion: District Credit Card
 - Waiver of Liability
6. Consideration of Juniper Proposals
 - A. No. 283323 [Hunter ICC2 Modular Controller – Single Family Homes \$12,033]
 - B. No. 283325 [Hunter ICC2 Modular Controller – Commercial \$10,983]
 - C. No. 283326 [Hunter ICC2 Modular Controller – Townhomes \$11,403]
 - D. No. 278494 [Hunter ACC2 Wire Controller – Commercial \$15,880.45]
 - E. No. 278491 [Hunter ACC2 Wire Controller – Single Family Homes \$17,840.45]
 - F. No. 278492 [Hunter ACC2 Wire Controller – Townhomes \$17,056.45]
 - G. No. 299573 [Single Family 2 Wire Repairs \$8,420.60]
 - H. No. 310822 [Commercial Two Wire Repairs \$8,830.00]
7. Consideration of MDS Property Services Landscaping Proposal [Spanish Harbor Road Landscape Enhancement \$10,591.85]
8. Ratification of Mandy Electric, Inc. Agreement for Lighting Services

9. Acceptance of Unaudited Financial Statements

- A. as of November 30, 2024
- B. as of December 31, 2024

10. Approval of January 13, 2025 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. Field Operations Manager: *RealManage, LLC*
 - Status Report
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 10, 2025 at 1:30 PM

○ QUORUM CHECK

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

12. Board Members' Comments/Requests

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

14. Adjournment

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

Sincerely,



Chuck Adams
District Manager

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

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5

Waiver of Liability for Debit/Credit Card Account

[_____] (the "Association") has requested that RealManage (the "Manager") establish/issue a Debit/Credit card account with an initial limit of \$ [_____] (the "Disbursement") to be issued to [_____] (the "Grantee") for the purpose(s) of: [_____]

Delivery Address for Card:

Debit/Credit Card?

Community Position: _____

Email: _____

Cell: _____

*A standard charge of \$310.00 per card will be billed to the Association through variable billing on all orders. A flat rate of \$55.00 will be charged for all replacement debit cards, including those that have expired. Please note that no charge will apply to the Association if the card is to be replaced as a result of employee turnover.

*This form does not constitute approval of the debit/credit card, it authorizes the management company to reach out to the bank for approval

The Association understands and agrees that the Disbursement:

- Can only be established/issued with a RealManage partner bank.
- Funds will only be replenished once the Grantee submits all supporting invoices for the charges.
- Has been properly approved and requested by the Board of Directors of the Association.
- Is requested by, and this document is signed by, two members of the Board with authority to authorize the establishment of a debit/credit card account in the amount requested and for the purposes shown and to execute this Waiver.
- Will place control of the debit/credit card usage outside the scope of financial controls and business practices implemented by RealManage to properly account for the underlying disbursements, maintain records of the disbursements, and limit the financial exposure of the Association and RealManage due to mishandling, misappropriation or other loss of funds.
- May inhibit RealManage's ability to deliver accurate and/or timely financial reports, including federal and state tax filings, on behalf of the Association in accordance with the management contract between the Association and RealManage.
- Will require the Board to be solely responsible for obtaining and maintaining IRS Form W-9 from any payees and supplying RealManage with the appropriate records to prepare and file IRS Forms 1096 and 1099 on behalf of the Association in accordance with IRS regulations.
- Will require the Board to be solely responsible for controlling the authorized use of the debit/credit card account, granting and maintaining signature authority on the debit/credit card account, maintaining proper records of disbursements, and maintaining adequate internal controls with respect to the account funds.

Accordingly, the Association, the Board, and the Association's members, jointly and severally agree to indemnify, release and forever hold harmless RealManage, its employees, officers, directors, subsidiaries, related companies and assigns for any liability whatsoever related to the use of the debit/cred card accounts.

A copy of this Board approved and executed Waiver shall be placed in the official minutes of the Association.

Signed _____

Date _____

Signed _____

Date _____

Printed Name _____

Title _____

Printed Name _____

Title _____

For Community Banking Only:
Partner Bank: _____

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6A



Proposal

Proposal No.: 283323

Proposed Date: 01/29/25

| PROPERTY: | FOR: |
|---|---|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD North (single family homes) Controller replacement using EZ1s |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ICC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be for the North clock (single family homes) for the CDD. This has now had 2 lightening strikes due to the fragility of the baseline product in the last 2 months. Will install ground rods at the controller and every 1000 ft or 10 decoders to help with grounding

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|--------------------|-----|-----|------------|------------|-------------|
| Control Components | | | | | \$12,033.00 |

| | | | | |
|--|--------|----|----------|--------------------|
| Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet | 1.00 | EA | \$500.00 | \$500.00 |
| Hunter Decoder Output Module for HCC and ICC2 | 1.00 | EA | \$400.00 | \$400.00 |
| Hunter Single-Station Decoder w/ Status LED | 60.00 | EA | \$105.00 | \$6,300.00 |
| Hunter Cellular Communication Module (4G LTE) for ICC2 Controllers (Service Plan Required) | 1.00 | EA | \$600.00 | \$600.00 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$3.33 | \$333.00 |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| Total: | | | | \$12,033.00 |

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6B



Proposal

Proposal No.: 283325

Proposed Date: 01/29/25

| PROPERTY: | FOR: |
|---|---|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Commercial Controller replacement used ICC2 with ez1 decoders |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ICC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be the CDD Commercial clock. Will install ground rods at the controller and every 1000 ft or 10 decoders to help with grounding.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|--|------|-----|------------|------------|--------------------|
| Control Components | | | | | \$10,983.00 |
| Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet | 1.00 | EA | \$500.00 | \$500.00 | |

| | | | | |
|--|--------|----|----------|--------------------|
| Hunter Decoder Output Module for HCC and ICC2 | 1.00 | EA | \$400.00 | \$400.00 |
| Hunter Cellular Communication Module (4G LTE) for ICC2 Controllers (Service Plan Required) | 1.00 | EA | \$600.00 | \$600.00 |
| Hunter Single-Station Decoder w/ Status LED | 50.00 | EA | \$105.00 | \$5,250.00 |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$3.33 | \$333.00 |
| Total: | | | | \$10,983.00 |

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6C



Proposal

Proposal No.: 283326

Proposed Date: 01/29/25

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Townhouses Controller replacement with ICC2 and EZ1 Decoders |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ICC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be to swap the CDD Townhomes controller. Ground Rods will be installed at the controller and every 1000 ft or 10 decoders to help with the grounding issues.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|--|------|-----|------------|------------|--------------------|
| Control Components | | | | | \$11,403.00 |
| Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet | 1.00 | EA | \$500.00 | \$500.00 | |
| Hunter Decoder Output Module for HCC and ICC2 | 1.00 | EA | \$400.00 | \$400.00 | |

| | | | | |
|--|--------|----|----------|--------------------|
| Hunter Single-Station Decoder w/ Status LED | 54.00 | EA | \$105.00 | \$5,670.00 |
| Hunter Cellular Communication Module (4G LTE) for ICC2 Controllers (Service Plan Required) | 1.00 | EA | \$600.00 | \$600.00 |
| 3M DBR-Y6 Direct Bury Splice Kit DBRY-6 (Bulk) 600V | 100.00 | EA | \$3.33 | \$333.00 |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| Total: | | | | \$11,403.00 |

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 is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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.

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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**

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6D



Proposal

Proposal No.: 278494

Proposed Date: 09/25/24

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Commercial Controller replacement |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be the CDD Commercial clock

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|---|-------|-----|------------|------------|--------------------|
| Control Components | | | | | \$15,880.45 |
| Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount | 1.00 | EA | \$2,240.00 | \$2,240.00 | |
| Hunter ACC2 Cellular Connection Module | 1.00 | EA | \$955.15 | \$955.15 | |
| Hunter ICD Decoder 1 station for use with ACC Controllers | 10.00 | EA | \$196.00 | \$1,960.00 | |
| Hunter ICD Decoder 2 Station for use with ACC Controllers | 20.00 | EA | \$324.64 | \$6,492.80 | |

| | | | | |
|----------------------------------|--------|----|---------|--------------------|
| 3M DBR-Y6 Direct Bury Splice Kit | 100.00 | EA | \$3.33 | \$332.50 |
| DBR/Y-6 (Bulk) 600V | | | | |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| Total: | | | | \$15,880.45 |

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:

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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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6E



Proposal

Proposal No.: 278491

Proposed Date: 09/25/24

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD North (single family homes) Controller replacement |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be for the North clock (single family homes) for the CDD.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|---|-------|-----|------------|------------|--------------------|
| Control Components | | | | | \$17,840.45 |
| Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount | 1.00 | EA | \$2,240.00 | \$2,240.00 | |
| Hunter ACC2 Cellular Connection Module | 1.00 | EA | \$955.15 | \$955.15 | |
| Hunter ICD Decoder 1 station for use with ACC Controllers | 20.00 | EA | \$196.00 | \$3,920.00 | |
| Hunter ICD Decoder 2 Station for use with ACC Controllers | 20.00 | EA | \$324.64 | \$6,492.80 | |

| | | | | |
|----------------------------------|--------|----|---------|--------------------|
| 3M DBR-Y6 Direct Bury Splice Kit | 100.00 | EA | \$3.33 | \$332.50 |
| DBR/Y-6 (Bulk) 600V | | | | |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| Total: | | | | \$17,840.45 |

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

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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 |

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6F



Proposal

Proposal No.: 278492

Proposed Date: 09/25/24

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Townhouses Controller replacement |

Baseline has many issues with lightening and has had the board fry multiple times. This is a proposal to switch the system over to a hunter ACC2 system which has fewer lightening issues and the parts are more readily available to get a hold of compared to baseline. Another issue with baseline is the parts have to come from california where most hunter parts are made either here in florida or the carolinas and shipped around the east coast. This will be to swap the CDD Townhomes controller

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|---|-------|-----|------------|------------|--------------------|
| Control Components | | | | | \$17,056.45 |
| Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount | 1.00 | EA | \$2,240.00 | \$2,240.00 | |
| Hunter ACC2 Cellular Connection Module | 1.00 | EA | \$955.15 | \$955.15 | |
| Hunter ICD Decoder 1 station for use with ACC Controllers | 16.00 | EA | \$196.00 | \$3,136.00 | |
| Hunter ICD Decoder 2 Station for use with ACC Controllers | 20.00 | EA | \$324.64 | \$6,492.80 | |

| | | | | |
|----------------------------------|--------|----|---------|--------------------|
| 3M DBR-Y6 Direct Bury Splice Kit | 100.00 | EA | \$3.33 | \$332.50 |
| DBR/Y-6 (Bulk) 600V | | | | |
| Irrigation Technician Labor | 60.00 | HR | \$65.00 | \$3,900.00 |
| Total: | | | | \$17,056.45 |

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

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6G



Proposal

Proposal No.: 299573

Proposed Date: 12/03/24

| PROPERTY: | FOR: |
|---|---|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Single Family 2 wire repairs |

Estimate for total repairs currently just for the single family section of the baseline system due to damages from lightening. This is a rough estimate for the current issues we know about and diagnostic and expected repairs further down the line. Around the clubhouse a new two wire line has to be run that is completely fried and the decoders in said area also need to be replaced.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|---|--------|-----|------------|------------|-------------------|
| Lateral Components | | | | | \$8,420.60 |
| Tech Labor | 20.00 | HR | \$65.00 | \$1,300.00 | |
| BaseLine Direct Burial Bicoder 2 Valve -- BL-5202 | 4.00 | EA | \$603.95 | \$2,415.80 | |
| BaseLine Direct Burial Bicoder 4 Valve | 3.00 | EA | \$858.70 | \$2,576.10 | |
| Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.) | 500.00 | FT | \$0.98 | \$487.50 | |

| | | | | |
|--|--------|----|----------|------------|
| Paige Three-Way Decoder Cable Fuse Device (1 Input & 3 Output Cables) w/Lightning Protection | 4.00 | EA | \$291.55 | \$1,166.20 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$4.75 | \$475.00 |

Total: \$8,420.60

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

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

6H



Proposal

Proposal No.: 310822

Proposed Date: 12/03/24

| PROPERTY: | FOR: |
|---|--|
| Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785 | Beaumont CDD Commercial Two Wire Repairs |

Proposal to make repairs and finish the diagnostic repairs to get the commercial line back up and running. Around the well alone there are 4 valve banks that need decoders replaced and a new line run from valves 7 and 8 to 9 and 10. Expected repairs as they continue are estimated but there may be more.

| ITEM | QTY | UOM | UNIT PRICE | EXT. PRICE | TOTAL |
|--|-------|-----|------------|------------|-------------------|
| Lateral Components | | | | | \$8,830.00 |
| Tech Labor | 20.00 | HR | \$65.00 | \$1,300.00 | |
| BaseLine Direct Burial Bicode 1 Valve | 2.00 | EA | \$342.50 | \$685.00 | |
| BaseLine Direct Burial Bicode 2 Valve -- BL-5202 | 4.00 | EA | \$603.95 | \$2,415.80 | |
| BaseLine Direct Burial Bicode 4 Valve | 2.00 | EA | \$858.70 | \$1,717.40 | |
| Paige Three-Way Decoder Cable Fuse Device (1 Input & 3 Output Cables) w/Lightning Protection | 6.00 | EA | \$291.55 | \$1,749.30 | |

| | | | | |
|---|--------|----|--------|----------|
| Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.) | 500.00 | FT | \$0.98 | \$487.50 |
| 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V | 100.00 | EA | \$4.75 | \$475.00 |

Total: \$8,830.00

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 is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

MDS Property Services Landscaping Proposal

| | |
|---------------------|--|
| Date: | December 12, 2024 |
| Client: | Beaumont HOA-7794 Penrose, Place Wildwood, FL |
| Job Name: | Beaumont HOA-Spanish Harbor Road Landscape Enhancement |
| Ticket # | |
| Prepared By: | Mike Smith |
| Description: | Podocarpus to create a buffer. Install drip irrigation on all new Podocarpus. New irrigation will be fed from an existing bubbler line from the trees. Install Pine Bark Mulch. Work to be preformed on Spanish Harbor Road. |

| QTY | Item Description | Unit Price | Total |
|---------------|---------------------------------------|------------|--------------------|
| 125 | Podocarpus Miki 7GAL 32" HT Installed | \$53.50 | \$6,687.50 |
| 800 | Irrigation Drip Pipe | \$0.60 | \$480.00 |
| 45 | Irrigation Fittings | \$0.43 | \$19.35 |
| 4 | Irrigation Labor | \$55.00 | \$220.00 |
| 20 | Labor for Sod Removal | \$45.00 | \$900.00 |
| 1 | Disposal | \$210.00 | \$210.00 |
| 1 | Equipment | \$375.00 | \$375.00 |
| 1 | Pine Bark Mulch Installed | \$1,200.00 | \$1,200.00 |
| 1 | Mobilization | \$500.00 | \$500.00 |
| | | | \$0.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL: | | | \$10,591.85 |

ACCEPTANCE OF TERMS

Signature below authorizes contractor to perform work as described above and verifies that the prices and specifications are hereby accepted.

*Payment terms: **Payment due immediately upon completion of work** . All overdue balances will be charged a 5% rate.*

Limited Warranty:

Client:

Prepared by:

Mike Smith

Date:

Date:

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

8

AGREEMENT FOR LIGHTING SERVICES

This "Agreement" is by and between: Beaumont Community Development District ("District") and Mandy Electric, Inc. dated January 8, 2025 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date first appearing above.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall at its cost obtain all permits, licenses, and other approvals necessary for providing the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Eight Thousand Seven Hundred Fifty Dollars and Zero Cents (\$8,750)**, as set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render invoices to the District, when applicable, in writing, which shall be delivered or mailed to the District. Each invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 7 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.
13. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

14. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

By: *Ann Judy*
Its: *Chairwoman*

MANDY ELECTRIC, INC.

By: *Armando Hernandez*
Its: *President*

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Estimate



| ADDRESS |
|---|
| Beaumont CDD 2300 Glades Road Suite 410W Boca Raton, FL 33431 |

| SHIP TO |
|--------------------------|
| Beaumont Street Lighting |

| ESTIMATE # | DATE | |
|------------|------------|--|
| 2024 | 12/17/2024 | |

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| - Provide and install new underground PVC conduit w/ circuitry between streetlights on Penrose Pl and Sundance Trail | 1 | 7,500.00 | 7,500.00 |
| - Trouble shoot streetlights along Penrose Pl, Sundance Trail and Spanish Harbor Dr | 1 | 1,250.00 | 1,250.00 |
| Inclusions: - Directional bore | | | |
| Exclusions: - Sod/irrigation/landscape repair - Repairs to street lights after trouble shooting | | | |
| ** Progress payments due upon request | | | |

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

TOTAL

\$8,750.00

Exhibit B: Certificate of Insurance

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS
A

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

| | 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 | \$ 144,827 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 144,827 |
| Investments | | | | | | | | | |
| Revenue | - | - | - | 131,152 | 164,287 | - | - | - | 295,439 |
| Reserve | - | - | - | 259,319 | 210,610 | - | - | - | 469,929 |
| Prepayment | - | - | - | 973 | 10,583 | - | - | - | 11,556 |
| Construction | - | - | - | - | - | - | 413 | - | 413 |
| Interest | - | - | - | 135 | 1 | - | - | - | 136 |
| Sinking | - | - | - | 68 | 2 | - | - | - | 70 |
| Bond redemption | - | - | - | 747 | 14 | - | - | - | 761 |
| Due from Developer | 24,337 | 73,085 | - | - | - | - | - | 1,400 | 98,822 |
| Due from other | 1,231 | - | - | - | - | - | - | - | 1,231 |
| Due from general fund | - | 43,603 | 135,206 | 18,207 | 28,835 | - | - | - | 225,851 |
| Due from SRF - single family | 99,503 | - | - | - | - | - | - | - | 99,503 |
| Due from SRF - townhome | 16,944 | 3,166 | - | - | - | - | - | - | 20,110 |
| Utility deposit | 3,557 | 1,790 | - | - | - | - | - | - | 5,347 |
| Total assets | <u>\$ 290,399</u> | <u>\$ 121,644</u> | <u>\$135,206</u> | <u>\$ 410,601</u> | <u>\$ 414,332</u> | <u>\$ -</u> | <u>\$ 413</u> | <u>\$ 1,400</u> | <u>\$ 1,373,995</u> |
| LIABILITIES | | | | | | | | | |
| Liabilities: | | | | | | | | | |
| Accounts payable - onsite | \$ 121 | \$ 135,948 | \$ 38,850 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 174,919 |
| Due to other | - | - | 7,108 | - | - | 3,386 | - | - | 10,494 |
| Due to general fund | - | 99,503 | 16,944 | - | - | - | - | - | 116,447 |
| Due to SRF - single family | 43,603 | - | 3,166 | - | - | - | - | - | 46,769 |
| Due to SRF - town home | 135,206 | - | - | - | - | - | - | - | 135,206 |
| Due to debt service fund 2019 area two | 18,207 | - | - | - | - | - | - | - | 18,207 |
| Due to debt service fund 2019-A1 | 28,835 | - | - | - | - | - | - | - | 28,835 |
| Due to KLP Beaumont commercial | - | - | - | 1,311 | - | - | - | - | 1,311 |
| Due to KLP Village | - | - | - | - | 9,486 | - | - | - | 9,486 |
| Contracts payable | - | - | - | - | - | 1,500 | - | 4,700 | 6,200 |
| Tax payable | 306 | - | - | - | - | - | - | - | 306 |
| Developer advance | 30,000 | - | - | - | - | - | - | - | 30,000 |
| Total liabilities | <u>256,278</u> | <u>235,451</u> | <u>66,068</u> | <u>1,311</u> | <u>9,486</u> | <u>4,886</u> | <u>-</u> | <u>4,700</u> | <u>578,180</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | | | |
| Unearned revenue | - | - | - | - | 286 | - | - | - | 286 |
| Deferred receipts | 24,337 | 73,085 | - | - | - | - | - | 1,400 | 98,822 |
| Total deferred inflows of resources | <u>24,337</u> | <u>73,085</u> | <u>-</u> | <u>-</u> | <u>286</u> | <u>-</u> | <u>-</u> | <u>1,400</u> | <u>99,108</u> |
| FUND BALANCES | | | | | | | | | |
| Assigned: | | | | | | | | | |
| Restricted for | | | | | | | | | |
| Debt service | - | - | - | 409,290 | 404,560 | - | - | - | 813,850 |
| Capital projects | - | - | - | - | - | (4,886) | 413 | (4,700) | (9,173) |
| Unassigned | 9,784 | (186,892) | 69,138 | - | - | - | - | - | (107,970) |
| Total fund balances | <u>9,784</u> | <u>(186,892)</u> | <u>69,138</u> | <u>409,290</u> | <u>404,560</u> | <u>(4,886)</u> | <u>413</u> | <u>(4,700)</u> | <u>696,707</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 290,399</u> | <u>\$ 121,644</u> | <u>\$135,206</u> | <u>\$ 410,601</u> | <u>\$ 414,332</u> | <u>\$ -</u> | <u>\$ 413</u> | <u>\$ 1,400</u> | <u>\$ 1,373,995</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 67,891 | \$ 67,891 | \$ 428,940 | 16% |
| Total revenues | <u>67,891</u> | <u>67,891</u> | <u>428,940</u> | 16% |
| Professional & administrative | | | | |
| Supervisor fees | 1,076 | 2,153 | 12,600 | 17% |
| Management/accounting/recording | 4,000 | 8,000 | 48,000 | 17% |
| Legal | - | - | 25,000 | 0% |
| Engineering | - | - | 2,500 | 0% |
| Audit | - | - | 3,100 | 0% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 167 | 1,000 | 17% |
| Trustee | - | - | 10,500 | 0% |
| Telephone | 17 | 33 | 200 | 17% |
| Postage | 165 | 309 | 500 | 62% |
| Printing & binding | 42 | 83 | 500 | 17% |
| Legal advertising | 391 | 391 | 1,500 | 26% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | 507 | 8,653 | 6,817 | 127% |
| Contingencies/bank charges | 129 | 217 | 5,000 | 4% |
| Website | | | | |
| Hosting & maintenance | - | - | 705 | 0% |
| ADA site compliance | - | 210 | 210 | 100% |
| Tax collector | 1,358 | 1,358 | 8,936 | 15% |
| Supplies | - | - | 300 | 0% |
| Total professional & administrative | <u>7,768</u> | <u>21,749</u> | <u>128,293</u> | 17% |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|-------------------|----------------|
| Field operations (shared) | | | | |
| Management | - | 1,200 | 40,000 | 3% |
| Security amenity center | 895 | 1,790 | 500 | 358% |
| Stormwater management | | | | |
| Lake maintenance | 825 | 1,650 | 10,000 | 17% |
| Stormwater Repairs | 11,099 | 11,099 | - | N/A |
| Preserve maintenance | - | - | 3,500 | 0% |
| Streetlighting | | | | |
| Maintenance contract | - | - | 2,000 | 0% |
| Electricity | - | - | 5,000 | 0% |
| Irrigation supply | | | | |
| Maintenance contract | 219 | 219 | 3,000 | 7% |
| Electricity | 3,765 | 5,342 | 8,000 | 67% |
| Repairs and maintenance | - | - | 2,500 | 0% |
| Monuments and street signage | | | | |
| Repairs and maintenance | - | - | 1,000 | 0% |
| Electricity | - | - | 1,250 | 0% |
| Landscape maint. entries/buffers | | | | |
| Maintenance contract | 35,647 | 53,472 | 174,400 | 31% |
| Plant replacement | - | - | 5,000 | 0% |
| Tree treatment | - | - | 5,000 | 0% |
| Irrigation repairs | - | - | 2,000 | 0% |
| Roadway maintenance | - | - | 2,500 | 0% |
| Total field operations | <u>52,450</u> | <u>74,772</u> | <u>265,650</u> | 28% |
| Total expenditures | <u>60,218</u> | <u>96,521</u> | <u>393,943</u> | 25% |
| Excess/(deficiency) of revenues over/(under) expenditures | 7,673 | (28,630) | 34,997 | |
| Fund balances - beginning | 2,111 | 38,414 | 140,314 | |
| Fund balances - ending | <u>\$ 9,784</u> | <u>\$ 9,784</u> | <u>\$ 175,311</u> | |

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--|---------------------|---------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 44,493 | \$ 44,493 | \$ 281,108 | 16% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>44,493</u> | <u>44,493</u> | <u>281,608</u> | 16% |
| Single Family Program | | | | |
| Management | - | - | 30,000 | 0% |
| Lifestyles events | - | - | 6,000 | 0% |
| Accounting | 125 | 250 | 1,500 | 17% |
| Streetlighting electric | 930 | 930 | 6,240 | 15% |
| Streetlighting maintenance | 352 | 945 | 2,000 | 47% |
| Landscape maintenance | - | - | 21,800 | 0% |
| Tree treatment | - | - | 7,160 | 0% |
| Plant replacement | - | - | 5,000 | 0% |
| Irrigation repairs | 219 | 219 | 2,500 | 9% |
| Pool maintenance | 3,600 | 6,430 | 21,600 | 30% |
| Gym equipment- PM | - | - | 1,000 | 0% |
| Repairs and maintenance | - | - | 7,500 | 0% |
| Electricity | 801 | 801 | 15,000 | 5% |
| Gate electricity | 194 | 194 | 4,000 | 5% |
| Insurance | - | 31,073 | 26,000 | 120% |
| Phone/cable/internet | 1,286 | 2,123 | 6,000 | 35% |
| Sewer/ water/ propane | - | 758 | 6,000 | 13% |
| Janitorial | - | - | 35,000 | 0% |
| Pressure washing | - | - | 5,000 | 0% |
| Security monitoring/gates | - | - | 14,000 | 0% |
| Gate repairs and maintenance | - | - | 3,500 | 0% |
| Pest control | - | - | 1,200 | 0% |
| 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>7,507</u> | <u>43,723</u> | <u>275,750</u> | 16% |
| Other fees & charges | | | | |
| Tax collector | <u>890</u> | <u>890</u> | <u>5,856</u> | 15% |
| Total other fees & charges | <u>890</u> | <u>890</u> | <u>5,856</u> | 15% |
| Total expenditures | <u>8,397</u> | <u>44,613</u> | <u>281,606</u> | 16% |
| Excess/(deficiency) of revenues over/(under) expenditures | 36,096 | (120) | 2 | |
| Fund balances - beginning | <u>(222,988)</u> | <u>(186,772)</u> | <u>68,797</u> | |
| Fund balances - ending | <u>\$ (186,892)</u> | <u>\$ (186,892)</u> | <u>\$ 68,799</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 15,169 | \$ 15,169 | \$ 95,837 | 16% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>15,169</u> | <u>15,169</u> | <u>96,337</u> | 16% |
| EXPENDITURES | | | | |
| Town Home Program | | | | |
| Accounting | 63 | 125 | 750 | 17% |
| Streetlighting electricity | - | - | 4,000 | 0% |
| Streetlighting maintenance | - | - | 750 | 0% |
| Landscape maintenance | - | - | 17,440 | 0% |
| Irrigation water | - | - | 500 | 0% |
| Plant replacement | - | - | 1,000 | 0% |
| Irrigation repairs | 219 | 219 | 1,000 | 22% |
| Pool maintenance | 2,200 | 3,031 | 13,600 | 22% |
| Repairs and maintenance | - | - | 2,000 | 0% |
| Electricity | 335 | 335 | 6,000 | 6% |
| Insurance | - | - | 5,000 | 0% |
| Bank fees | - | - | 500 | 0% |
| Phone/cable/internet | - | - | 1,500 | 0% |
| Water/sewer | - | 288 | 2,000 | 14% |
| Janitorial | - | - | 10,000 | 0% |
| ADA site compliance | - | - | 2,000 | 0% |
| Security amenity center | 62 | 125 | 1,000 | 13% |
| Pest control | - | - | 1,500 | 0% |
| Permits/licenses | - | - | 500 | 0% |
| Supplies | - | - | 500 | 0% |
| Contingencies | - | - | 250 | 0% |
| Capital outlay | - | - | 22,300 | 0% |
| Reserve study | - | - | 250 | 0% |
| Total town home program | <u>2,879</u> | <u>4,123</u> | <u>94,340</u> | 4% |
| Other fees & charges | | | | |
| Tax collector | <u>303</u> | <u>303</u> | <u>1,997</u> | 15% |
| Total other fees & charges | <u>303</u> | <u>303</u> | <u>1,997</u> | 15% |
| Total expenditures | <u>3,182</u> | <u>4,426</u> | <u>96,337</u> | 5% |
| Excess/(deficiency) of revenues over/(under) expenditures | 11,987 | 10,743 | - | |
| Fund balances - beginning | <u>57,151</u> | <u>58,395</u> | <u>90,700</u> | |
| Fund balances - ending | <u>\$ 69,138</u> | <u>\$ 69,138</u> | <u>\$ 90,700</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 41,352 | \$ 41,352 | \$ 261,264 | 16% |
| Interest | 1,965 | 3,963 | - | N/A |
| Total revenues | <u>43,317</u> | <u>45,315</u> | <u>261,264</u> | 17% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | 50,000 | 50,000 | 50,000 | 100% |
| Interest | 98,972 | 98,972 | 202,088 | 49% |
| Total debt service | <u>148,972</u> | <u>148,972</u> | <u>252,088</u> | 59% |
| Other fees & charges | | | | |
| Tax collector | 827 | 827 | 5,443 | 15% |
| Total other fees and charges | <u>827</u> | <u>827</u> | <u>5,443</u> | 15% |
| Total expenditures | <u>149,799</u> | <u>149,799</u> | <u>257,531</u> | 58% |
| Excess/(deficiency) of revenues over/(under) expenditures | (106,482) | (104,484) | 3,733 | |
| Fund balances - beginning | 515,772 | 513,774 | 504,767 | |
| Fund balances - ending | <u>\$ 409,290</u> | <u>\$ 409,290</u> | <u>\$ 508,500</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 65,490 | \$ 65,490 | \$ 418,043 | 16% |
| Assessment prepayments | 9,753 | 9,753 | - | N/A |
| Interest | 2,312 | 4,658 | - | N/A |
| Total revenues | <u>77,555</u> | <u>79,901</u> | <u>418,043</u> | 19% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | 105,000 | 105,000 | 105,000 | 100% |
| Principal prepayment | 15,000 | 15,000 | - | N/A |
| Interest | 149,837 | 149,837 | 298,519 | 50% |
| Total debt service | <u>269,837</u> | <u>269,837</u> | <u>403,519</u> | 67% |
| Other fees & charges | | | | |
| Tax collector | 1,310 | 1,310 | 8,709 | 15% |
| Total other fees and charges | <u>1,310</u> | <u>1,310</u> | <u>8,709</u> | 15% |
| Total expenditures | <u>271,147</u> | <u>271,147</u> | <u>412,228</u> | 66% |
| Excess/(deficiency) of revenues over/(under) expenditures | (193,592) | (191,246) | 5,815 | |
| Fund balances - beginning | 598,152 | 595,806 | 590,970 | |
| Fund balances - ending | <u>\$ 404,560</u> | <u>\$ 404,560</u> | <u>\$ 596,785</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

| | Current Month | Year To Date |
|--|-------------------|-------------------|
| REVENUES | | |
| Interest | \$ - | \$ - |
| Total revenues | <u>-</u> | <u>-</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | - |
| Fund balances - beginning | (4,886) | (4,886) |
| Fund balances - ending | <u>\$ (4,886)</u> | <u>\$ (4,886)</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, 2024**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ - | \$ 2 |
| Total revenues | <u>-</u> | <u>2</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 2 |
| Fund balances - beginning | 413 | 411 |
| Fund balances - ending | <u>\$ 413</u> | <u>\$ 413</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS
B

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

| | 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 | \$ 569,900 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 569,900 |
| Investments | | | | | | | | | |
| Revenue | - | - | - | 331,368 | 481,220 | - | - | - | 812,588 |
| Reserve | - | - | - | 260,240 | 211,358 | - | - | - | 471,598 |
| Prepayment | - | - | - | 976 | 10,605 | - | - | - | 11,581 |
| Construction | - | - | - | - | - | - | 414 | - | 414 |
| Interest | - | - | - | 137 | 1 | - | - | - | 138 |
| Sinking | - | - | - | 68 | 2 | - | - | - | 70 |
| Bond redemption | - | - | - | 749 | 13 | - | - | - | 762 |
| Due from Developer | 24,337 | 73,084 | - | - | - | - | - | 1,400 | 98,821 |
| Due from other | 1,231 | - | - | - | - | - | - | - | 1,231 |
| Due from general fund | - | 132,962 | 179,027 | - | - | - | - | - | 311,989 |
| Due from SRF - townhome | - | 3,166 | - | - | - | - | - | - | 3,166 |
| Utility deposit | 3,557 | 1,790 | - | - | - | - | - | - | 5,347 |
| Total assets | <u>\$ 599,025</u> | <u>\$ 211,002</u> | <u>\$179,027</u> | <u>\$ 593,538</u> | <u>\$ 703,199</u> | <u>\$ -</u> | <u>\$ 414</u> | <u>\$ 1,400</u> | <u>\$ 2,287,605</u> |
| LIABILITIES | | | | | | | | | |
| Liabilities: | | | | | | | | | |
| Accounts payable - onsite | \$ 121 | \$ 135,359 | \$ 38,850 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 174,330 |
| Due to other | - | - | 7,108 | - | - | 3,386 | - | - | 10,494 |
| Due to SRF - single family | 132,962 | - | 3,166 | - | - | - | - | - | 136,128 |
| Due to SRF - town home | 179,027 | - | - | - | - | - | - | - | 179,027 |
| Due to KLP Beaumont commercial | - | - | - | 1,311 | - | - | - | - | 1,311 |
| Due to KLP Village | - | - | - | - | 9,486 | - | - | - | 9,486 |
| Contracts payable | - | - | - | - | - | 1,500 | - | 4,700 | 6,200 |
| Tax payable | 306 | - | - | - | - | - | - | - | 306 |
| Developer advance | 30,000 | - | - | - | - | - | - | - | 30,000 |
| Total liabilities | <u>342,416</u> | <u>135,359</u> | <u>49,124</u> | <u>1,311</u> | <u>9,486</u> | <u>4,886</u> | <u>-</u> | <u>4,700</u> | <u>547,282</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | | | |
| Unearned revenue | - | - | - | - | 286 | - | - | - | 286 |
| Deferred receipts | 24,337 | 73,085 | - | - | - | - | - | 1,400 | 98,822 |
| Total deferred inflows of resources | <u>24,337</u> | <u>73,085</u> | <u>-</u> | <u>-</u> | <u>286</u> | <u>-</u> | <u>-</u> | <u>1,400</u> | <u>99,108</u> |
| FUND BALANCES | | | | | | | | | |
| Assigned: | | | | | | | | | |
| Restricted for | | | | | | | | | |
| Debt service | - | - | - | 592,227 | 693,427 | - | - | - | 1,285,654 |
| Capital projects | - | - | - | - | - | (4,886) | 414 | (4,700) | (9,172) |
| Unassigned | 232,272 | 2,558 | 129,903 | - | - | - | - | - | 364,733 |
| Total fund balances | <u>232,272</u> | <u>2,558</u> | <u>129,903</u> | <u>592,227</u> | <u>693,427</u> | <u>(4,886)</u> | <u>414</u> | <u>(4,700)</u> | <u>1,641,215</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 599,025</u> | <u>\$ 211,002</u> | <u>\$179,027</u> | <u>\$ 593,538</u> | <u>\$ 703,199</u> | <u>\$ -</u> | <u>\$ 414</u> | <u>\$ 1,400</u> | <u>\$ 2,287,605</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 304,271 | \$ 372,162 | \$ 428,940 | 87% |
| Total revenues | <u>304,271</u> | <u>372,162</u> | <u>428,940</u> | 87% |
| Professional & administrative | | | | |
| Supervisor fees | - | 2,153 | 12,600 | 17% |
| Management/accounting/recording | 4,000 | 12,000 | 48,000 | 25% |
| Legal | 4,228 | 4,228 | 25,000 | 17% |
| Engineering | - | - | 2,500 | 0% |
| Audit | - | - | 3,100 | 0% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 250 | 1,000 | 25% |
| Trustee | - | - | 10,500 | 0% |
| Telephone | 17 | 50 | 200 | 25% |
| Postage | 182 | 491 | 500 | 98% |
| Printing & binding | 42 | 125 | 500 | 25% |
| Legal advertising | - | 391 | 1,500 | 26% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 8,653 | 6,817 | 127% |
| Contingencies/bank charges | 108 | 325 | 5,000 | 7% |
| Website | | | | |
| Hosting & maintenance | - | - | 705 | 0% |
| ADA site compliance | - | 210 | 210 | 100% |
| Tax collector | 6,085 | 7,443 | 8,936 | 83% |
| Supplies | - | - | 300 | 0% |
| Total professional & administrative | <u>14,745</u> | <u>36,494</u> | <u>128,293</u> | 28% |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| Field operations (shared) | | | | |
| Management | - | 1,200 | 40,000 | 3% |
| Security amenity center | 895 | 2,685 | 500 | 537% |
| Stormwater management | | | | |
| Lake maintenance | 825 | 2,475 | 10,000 | 25% |
| Stormwater Repairs | 62,231 | 73,330 | - | N/A |
| Preserve maintenance | - | - | 3,500 | 0% |
| Streetlighting | | | | |
| Maintenance contract | - | - | 2,000 | 0% |
| Electricity | - | - | 5,000 | 0% |
| Irrigation supply | | | | |
| Maintenance contract | - | 219 | 3,000 | 7% |
| Electricity | 3,087 | 8,429 | 8,000 | 105% |
| Repairs and maintenance | - | - | 2,500 | 0% |
| Monuments and street signage | | | | |
| Repairs and maintenance | - | - | 1,000 | 0% |
| Electricity | - | - | 1,250 | 0% |
| Landscape maint. entries/buffers | | | | |
| Maintenance contract | - | 53,472 | 174,400 | 31% |
| Plant replacement | - | - | 5,000 | 0% |
| Tree treatment | - | - | 5,000 | 0% |
| Irrigation repairs | - | - | 2,000 | 0% |
| Roadway maintenance | - | - | 2,500 | 0% |
| Total field operations | <u>67,038</u> | <u>141,810</u> | <u>265,650</u> | 53% |
| Total expenditures | <u>81,783</u> | <u>178,304</u> | <u>393,943</u> | 45% |
| Excess/(deficiency) of revenues over/(under) expenditures | 222,488 | 193,858 | 34,997 | |
| Fund balances - beginning | 9,784 | 38,414 | 140,314 | |
| Fund balances - ending | <u>\$ 232,272</u> | <u>\$ 232,272</u> | <u>\$ 175,311</u> | |

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 199,406 | \$ 243,898 | \$ 281,108 | 87% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>199,406</u> | <u>243,898</u> | <u>281,608</u> | 87% |
| Single Family Program | | | | |
| Management | - | - | 30,000 | 0% |
| Lifestyles events | 450 | 450 | 6,000 | 8% |
| Accounting | 125 | 375 | 1,500 | 25% |
| Streetlighting electric | 1,041 | 1,971 | 6,240 | 32% |
| Streetlighting maintenance | - | 945 | 2,000 | 47% |
| Landscape maintenance | - | - | 21,800 | 0% |
| Tree treatment | - | - | 7,160 | 0% |
| Plant replacement | - | - | 5,000 | 0% |
| Irrigation repairs | - | 219 | 2,500 | 9% |
| Pool maintenance | 1,800 | 8,230 | 21,600 | 38% |
| Gym equipment- PM | - | - | 1,000 | 0% |
| Repairs and maintenance | 650 | 650 | 7,500 | 9% |
| Electricity | 1,054 | 1,855 | 15,000 | 12% |
| Gate electricity | 179 | 371 | 4,000 | 9% |
| Insurance | - | 31,073 | 26,000 | 120% |
| Phone/cable/internet | - | 2,123 | 6,000 | 35% |
| Sewer/ water/ propane | - | 758 | 6,000 | 13% |
| Janitorial | - | - | 35,000 | 0% |
| Pressure washing | - | - | 5,000 | 0% |
| Security monitoring/gates | - | - | 14,000 | 0% |
| Gate repairs and maintenance | - | - | 3,500 | 0% |
| Pest control | 670 | 670 | 1,200 | 56% |
| 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>5,969</u> | <u>49,690</u> | <u>275,750</u> | 18% |
| Other fees & charges | | | | |
| Tax collector | <u>3,988</u> | <u>4,878</u> | <u>5,856</u> | 83% |
| Total other fees & charges | <u>3,988</u> | <u>4,878</u> | <u>5,856</u> | 83% |
| Total expenditures | <u>9,957</u> | <u>54,568</u> | <u>281,606</u> | 19% |
| Excess/(deficiency) of revenues over/(under) expenditures | 189,449 | 189,330 | 2 | |
| Fund balances - beginning | <u>(186,891)</u> | <u>(186,772)</u> | <u>68,797</u> | |
| Fund balances - ending | <u>\$ 2,558</u> | <u>\$ 2,558</u> | <u>\$ 68,799</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 67,982 | \$ 83,151 | \$ 95,837 | 87% |
| Interest and miscellaneous | - | - | 500 | 0% |
| Total revenues | <u>67,982</u> | <u>83,151</u> | <u>96,337</u> | 86% |
| EXPENDITURES | | | | |
| Town Home Program | | | | |
| Accounting | 63 | 187 | 750 | 25% |
| Streetlighting electricity | - | - | 4,000 | 0% |
| Streetlighting maintenance | - | - | 750 | 0% |
| Landscape maintenance | - | - | 17,440 | 0% |
| Irrigation water | - | - | 500 | 0% |
| Plant replacement | - | - | 1,000 | 0% |
| Irrigation repairs | - | 219 | 1,000 | 22% |
| Pool maintenance | 1,100 | 4,131 | 13,600 | 30% |
| Repairs and maintenance | 165 | 165 | 2,000 | 8% |
| Electricity | 407 | 742 | 6,000 | 12% |
| Insurance | - | - | 5,000 | 0% |
| Bank fees | - | - | 500 | 0% |
| Phone/cable/internet | - | - | 1,500 | 0% |
| Water/sewer | 39 | 328 | 2,000 | 16% |
| Janitorial | 2,400 | 2,400 | 10,000 | 24% |
| Pressure washing | 1,500 | 1,500 | 2,000 | 75% |
| Security amenity center | 62 | 188 | 1,000 | 19% |
| Pest control | 120 | 120 | 1,500 | 8% |
| Permits/licenses | - | - | 500 | 0% |
| Supplies | - | - | 500 | 0% |
| Contingencies | - | - | 250 | 0% |
| Capital outlay | - | - | 22,300 | 0% |
| Reserve study | - | - | 250 | 0% |
| Total town home program | <u>5,856</u> | <u>9,980</u> | <u>94,340</u> | 11% |
| Other fees & charges | | | | |
| Tax collector | <u>1,360</u> | <u>1,663</u> | <u>1,997</u> | 83% |
| Total other fees & charges | <u>1,360</u> | <u>1,663</u> | <u>1,997</u> | 83% |
| Total expenditures | <u>7,216</u> | <u>11,643</u> | <u>96,337</u> | 12% |
| Excess/(deficiency) of revenues over/(under) expenditures | 60,766 | 71,508 | - | |
| Fund balances - beginning | <u>69,137</u> | <u>58,395</u> | <u>90,700</u> | |
| Fund balances - ending | <u>\$ 129,903</u> | <u>\$ 129,903</u> | <u>\$ 90,700</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 185,329 | \$ 226,681 | \$ 261,264 | 87% |
| Interest | 1,314 | 5,278 | - | N/A |
| Total revenues | <u>186,643</u> | <u>231,959</u> | <u>261,264</u> | 89% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 50,000 | 50,000 | 100% |
| Interest | - | 98,972 | 202,088 | 49% |
| Total debt service | <u>-</u> | <u>148,972</u> | <u>252,088</u> | 59% |
| Other fees & charges | | | | |
| Tax collector | 3,707 | 4,534 | 5,443 | 83% |
| Total other fees and charges | <u>3,707</u> | <u>4,534</u> | <u>5,443</u> | 83% |
| Total expenditures | <u>3,707</u> | <u>153,506</u> | <u>257,531</u> | 60% |
| Excess/(deficiency) of revenues over/(under) expenditures | 182,936 | 78,453 | 3,733 | |
| Fund balances - beginning | 409,291 | 513,774 | 504,767 | |
| Fund balances - ending | <u>\$ 592,227</u> | <u>\$ 592,227</u> | <u>\$ 508,500</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 293,510 | \$ 359,000 | \$ 418,043 | 86% |
| Assessment prepayments | - | 9,753 | - | N/A |
| Interest | 1,227 | 5,885 | - | N/A |
| Total revenues | <u>294,737</u> | <u>374,638</u> | <u>418,043</u> | 90% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 105,000 | 105,000 | 100% |
| Principal prepayment | - | 15,000 | - | N/A |
| Interest | - | 149,837 | 298,519 | 50% |
| Total debt service | <u>-</u> | <u>269,837</u> | <u>403,519</u> | 67% |
| Other fees & charges | | | | |
| Tax collector | <u>5,870</u> | <u>7,180</u> | <u>8,709</u> | 82% |
| Total other fees and charges | <u>5,870</u> | <u>7,180</u> | <u>8,709</u> | 82% |
| Total expenditures | <u>5,870</u> | <u>277,017</u> | <u>412,228</u> | 67% |
| Excess/(deficiency) of revenues over/(under) expenditures | 288,867 | 97,621 | 5,815 | |
| Fund balances - beginning | 404,560 | 595,806 | 590,970 | |
| Fund balances - ending | <u>\$ 693,427</u> | <u>\$ 693,427</u> | <u>\$ 596,785</u> | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

| | Current Month | Year To Date |
|--|-------------------|-------------------|
| REVENUES | | |
| Interest | \$ - | \$ - |
| Total revenues | <u>-</u> | <u>-</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | - |
| Fund balances - beginning | (4,886) | (4,886) |
| Fund balances - ending | <u>\$ (4,886)</u> | <u>\$ (4,886)</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, 2024**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 1 | \$ 3 |
| Total revenues | <u>1</u> | <u>3</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 1 | 3 |
| Fund balances - beginning | 413 | 411 |
| Fund balances - ending | <u>\$ 414</u> | <u>\$ 414</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

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

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on January 13, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present were:

| | |
|----------------|---------------------|
| Ann Judy | Chair |
| Joseph Vitalo | Vice Chair |
| Gary Smith | Assistant Secretary |
| Carol Michaels | Assistant Secretary |

Also present:

| | |
|-------------------|---------------------------|
| Antonio Shaw | District Manager |
| Bennett Davenport | District Counsel |
| Tammy Collins | Onsite Operations Manager |
| David Norcross | Juniper Landscaping |
| Mike Heine | Juniper Landscaping |
| Keith Kirchoffer | Juniper Landscaping |
| Vincent DiBello | Juniper Landscaping |

Residents present:

| | | | |
|----------------|---------------|-----------------|--------------|
| Gene Carmenini | Natalie Nahid | George Michaels | Joan Herring |
|----------------|---------------|-----------------|--------------|

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 Michaels were present. Supervisor Williams was absent.

▪ **Presentation of Juniper Proposals**

This item was an addition to the agenda.

Mr. Norcross, Irrigation Manager at Juniper Landscaping, presented the Single-Family and Commercial 2-wire Repair proposals and responded to questions regarding unit prices, valves, decoders, bores, modules, ACC2 and ICC2 systems, damage from lightning strikes, surge devices,

upgrades versus replacement, the warranty, project timeline and the longevity of the pricing in the proposals.

Discussion ensued regarding irrigation repair costs, funding sources, lighting upgrades, availability of funds in the budget for either proposal and amending the budget.

Mr. Shaw stated decisions must be made based on funds available and thanked the Juniper representatives for attending the meeting and conveying potential long-term solutions to the Board.

The consensus was to defer the proposals and address these items in the next fiscal year.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items: 3 Minutes Per Speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Developer Projects

Ms. Collins stated all the slow work is completed throughout the CDD. She provided updates regarding sod installation, irrigation, a streetlight proposal, signage and towing. She responded to questions about her satisfaction with the completed work, two residents who authorized Staff to go onto their properties, towing stickers and if Real Manage will draft and send letters alerting homeowners of the towing start date.

Mr. Davenport will review the towing proposal, draft an agreement and coordinate with Ms. Collins after the meeting to draft a release related to the two residents mentioned.

FOURTH ORDER OF BUSINESS

Update: Stormwater Violations

Ms. Collins stated a City of Wildwood Official texted her on December 20, 2024 regarding this item and she immediately responded. The stormwater violations are on 7 Mile Road and on Trail Winds, which is the road between Starbucks and Lowe's. Both areas are in the Trail Winds Development, and have nothing to do with the CDD. The CDD is responsible for a silt fence near the Target and beyond and those culverts are covered to prevent construction debris from polluting the area.

Ms. Collins stated she recently met with the City Official, presented the necessary documents and followed up with an email. The matter is considered closed.

Mr. Shaw stated, out of an abundance of caution, Ms. Collins should forward an area map to the City Official, identifying the drains that are covered, along with photographs, and convey that, per their prior exchange, the culverts will remain covered during ongoing construction. She should request written confirmation from the City Official that the matter is closed.

FIFTH ORDER OF BUSINESS

Update: Street Lights

Ms. Collins stated the Agreement with Mandy Electric needs to be executed and remitted to them.

SIXTH ORDER OF BUSINESS

Consideration of Juniper Proposals

A. No. 299573 [Single Family 2 Wire Repairs \$8,420.60]

B. No. 310822 [Commercial Two Wire Repairs \$8,830.00]

Mr. Shaw stated that the CDD does not have the funds for the projects and voiced his option that, if possible, it would be best to replace the system rather than upgrade it.

The Board and Staff discussed temporary repairs, repair costs, fund availability, delaying making a determination until February, finalizing the assessment roll, a contingency, levying special assessments, the Single-Family and Townhome budgets, the General Fund, a budget amendment, other projects, grass replacement, lake management and the Developer.

This item will be carried over to the next agenda.

SEVENTH ORDER OF BUSINESS

Consideration of MDS Property Services Landscaping Proposal [Spanish Harbor Road Landscape Enhancement \$10,591.85]

Ms. Collins presented the MDS Property Services Landscaping Proposal for Spanish Harbor Road Landscape Enhancement in the amount of \$10,591.85.

Discussion ensued regarding the proposal, mulching, fence and irrigation repairs and the warranty.

103 This item was tabled.

104

105 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2024**

106

107

108 Mr. Shaw presented the Unaudited Financial Statements as of November 30, 2024.

109 Mr. Vitalo stated the carry-over amount in the last three financial statements varies

110 greatly because the 2024 baseline number is not known. He asked for a final report from

111 Accounting and stated the financials cannot be accepted until the baseline is revealed.

112 Mr. Shaw stated a response from Accounting is pending.

113 This item was tabled.

114

115 **NINTH ORDER OF BUSINESS**

**Approval of December 9, 2024 Regular
Meeting Minutes**

116

117

118 The following change was made:

119 Line 205: Change "Smith" to "Vitalo"

120

121 **On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the**
122 **December 9, 2024 Regular Meeting Minutes, as amended, were approved.**

123

124

125 **TENTH ORDER OF BUSINESS**

Staff Reports

126

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

128 Referencing slides, Mr. Davenport delivered a "CDD 101" educational presentation. He

129 discussed governmental entities and reviewed how and why CDDs are established; the

130 differences between CDDs and HOAs; Florida Statutes, particularly Chapter 190; Code of Ethics;

131 role of District Staff; government documents; Rules of Procedure; public records laws; the CDD's

132 administrative office; Board meetings; agendas; Shade Sessions; the Sunshine Law; bond

133 issuances; debt assessments; budgets; protocols; and Landowners' and general elections.

134 Mr. Davenport responded to questions regarding District Staff compensation, the three-

135 minute limit for public comments and bond refinancing.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations Manager: RealManage, LLC

- **Status Report**

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

Discussion ensued regarding speed limit signs and decorative poles.

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

- **NEXT MEETING DATE: February 10, 2025 at 1:30 PM**

- **QUORUM CHECK**

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

Mr. Vitalo stated he will attend the February meeting but is uncertain about the March and April meetings.

Discussion ensued regarding establishing a quorum and attendance via telephone.

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

Resident George Michaels expressed appreciation for the gate repairs. He stated the push button feature on the main gate is functional and asked if the other gate can be as efficient. Ms. Collins stated that gate is not connected.

Resident Natalie Nahid asked who is responsible for checking/inspecting the fire hydrants. Ms. Collins stated the City inspected the fire hydrants last week.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

| |
|---|
| <p>On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:16 p.m.</p> |
|---|

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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170

171

172

173

174 _____
Secretary/Assistant Secretary

Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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TO: Beaumont CDD Board of Supervisors
FROM: Tammy Collins –Manager
DATE: January 31, 2024
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- Juniper completed trimming and mulch.
- Annuals are being watered by battery packs.
- 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
- Grounds are very dry due to lack of irrigation

IRRIGATION:

- We have two irrigation boxes not functioning Juniper supplied bids to replace with explanation of different clocks. Juniper to supply bids for just repairing what is down. Verbal estimate \$8600.
- Juniper provided updated bids for all three irrigation timers total of \$34,419 that's a savings of \$5168.80

GATES:

- Gates are fully functional
- Walking gates need repair- holding off until other projects are completed

CLUBHOUSE:

- Guardian returning to look at door for better entry. Need to have element to provide bid
- Mens bathroom plumbing issue. Element scheduling to come out and snake the drain and scope to ensure nothing else wrong with the lines.
- Cleaning bids- Getting bids for new cleaning vendor, one vendor was out on 01.31.2025 getting two others will have more by meeting date.

POOL:

- Pool gate needs repair, Townhome gate needs updated hinges. _Element to provide bid
- Loose paver having Element to provide bid-Bid coming Monday 02.03.25
- Faulty light under patio having Element to provide bid-Bid coming Monday 02.03.25

INSURANCE CLAIMS:

- Townhome Wall- Insurance waiting for approval –Max has been met by insured, supervisor to get back to me regarding amount allowed. Need to follow up should have answer by meeting date.

LIGHTS:

- Maddy Electric approved and scheduled to start work week of 1.13.2025. Maddy Electric scheduling work

SIGNS:

- There are 6 missing Wild animal signs- Signs Ordered
- Speed limit signs (10) working with Wildwood to have installed – Signs Ordered
- Ordering Management signs for Gym and entrances of the community. -Signs Ordered.

TOWING

- Contacted towing company to start service. Waiting for Tow company to send contract back. Followed up on 01.31.2025

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

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

Exceptions

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