

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

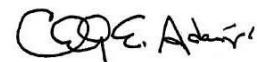
9. Acceptance of Unaudited Financial Statements
 - A. as of November 30, 2024
 - B. as of December 31, 2024
10. Approval of January 13, 2025 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field 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	1.00	EA	\$500.00	\$500.00	
Station Indoor/Outdoor Plastic Wall					
Mount Cabinet					

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	1.00	EA	\$500.00	\$500.00	
Station Indoor/Outdoor Plastic Wall					
Mount Cabinet					
Hunter Decoder Output Module for	1.00	EA	\$400.00	\$400.00	
HCC and ICC2					

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 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.

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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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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:

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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.

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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:

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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.

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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 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

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 Bicoder 1 Valve	2.00	EA	\$342.50	\$685.00	
BaseLine Direct Burial Bicoder 2 Valve -- BL-5202	4.00	EA	\$603.95	\$2,415.80	
BaseLine Direct Burial Bicoder 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 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**

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 Fitings	\$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

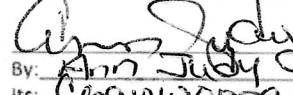

By: Ann Judy
Its: Chairwoman

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

MANDY ELECTRIC, INC.

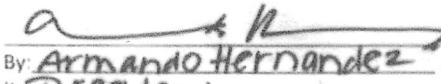

By: Armando Hernandez
Its: President

Exhibit A: Proposal

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	890	890	5,856	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	(222,988)	(186,772)	68,797	
Fund balances - ending	<u><u>\$ (186,892)</u></u>	<u><u>\$ (186,892)</u></u>	<u><u>\$ 68,799</u></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	303	303	1,997	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	57,151	58,395	90,700	
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	77,555	79,901	418,043	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	269,837	269,837	403,519	67%
 Other fees & charges				
Tax collector	1,310	1,310	8,709	15%
Total other fees and charges	1,310	1,310	8,709	15%
Total expenditures	271,147	271,147	412,228	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	 \$ 404,560	 \$ 404,560	 \$ 596,785	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
EXPENDITURES		
Total expenditures	- - - -	- - - -
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**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ 2
Total revenues	<u>-</u>	<u>2</u>
EXPENDITURES		
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		
Total revenues	-	-
	-	-
	-	-
EXPENDITURES		
Total expenditures	-	-
	-	-
	-	-
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	3,988	4,878	5,856	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	(186,891)	(186,772)	68,797	
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	1,360	1,663	1,997	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	69,137	58,395	90,700	
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	186,643	231,959	261,264	89%
EXPENDITURES				
Debt service				
Principal	-	50,000	50,000	100%
Interest	-	98,972	202,088	49%
Total debt service	-	148,972	252,088	59%
Other fees & charges				
Tax collector	3,707	4,534	5,443	83%
Total other fees and charges	3,707	4,534	5,443	83%
Total expenditures	3,707	153,506	257,531	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	\$ 592,227	\$ 592,227	\$ 508,500	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
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	294,737	374,638	418,043	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	-	269,837	403,519	67%
 Other fees & charges				
Tax collector	5,870	7,180	8,709	82%
Total other fees and charges	5,870	7,180	8,709	82%
Total expenditures	5,870	277,017	412,228	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	\$ 693,427	\$ 693,427	\$ 596,785	

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
EXPENDITURES		
Total expenditures	- - - -	- - - -
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		
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		
Total revenues	-	-
	-	-
	-	-
EXPENDITURES		
Total expenditures	-	-
	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u>\$ (4,700)</u>	<u>\$ (4,700)</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
Meeting on January 13, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida

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
Els were present. Supervisor Williams was absent.

Presentation of Juniper Proposals

This item was an addition to the agenda.

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

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

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

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

46 The consensus was to defer the proposals and address these items in the next fiscal year.
47

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

50
51 There were no public comments.
52

53 **THIRD ORDER OF BUSINESS** **Update: Developer Projects**
54

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

60 Mr. Davenport will review the towing proposal, draft an agreement and coordinate with
61 Ms. Collins after the meeting to draft a release related to the two residents mentioned.
62

63 **FOURTH ORDER OF BUSINESS** **Update: Stormwater Violations**
64

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

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

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

77

78 **FIFTH ORDER OF BUSINESS**

Update: Street Lights

79
80 Ms. Collins stated the Agreement with Mandy Electric needs to be executed and remitted
81 to them.

82

83 **SIXTH ORDER OF BUSINESS**

Consideration of Juniper Proposals

- 84
85 A. **No. 299573 [Single Family 2 Wire Repairs \$8,420.60]**
86 B. **No. 310822 [Commercial Two Wire Repairs \$8,830.00]**

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

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

93 This item will be carried over to the next agenda.

94

95 **SEVENTH ORDER OF BUSINESS**

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

96
97 Ms. Collins presented the MDS Property Services Landscaping Proposal for Spanish
98 Harbor Road Landscape Enhancement in the amount of \$10,591.85.

99
100 Discussion ensued regarding the proposal, mulching, fence and irrigation repairs and the
101 warranty.

103 This item was tabled.

104

105 EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

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

117

10

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

123

125

125 TENTH ORDER OF BUSINESS

Staff Reports

127

128 **D. S. G. Evans, A. J. Hill, M. J. P. Burch**

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.

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

137 There was no report.

138 **C. Field Operations Manager: RealManage, LLC**139 **• Status Report**

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

141 Discussion ensued regarding speed limit signs and decorative poles.

142 **D. District Manager: Wrathell, Hunt and Associates, LLC**143 **• NEXT MEETING DATE: February 10, 2025 at 1:30 PM**144 **○ QUORUM CHECK**

145

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

147

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

150 Discussion ensued regarding establishing a quorum and attendance via telephone.

151

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

153

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

157

158 Resident Natalie Nahid asked who is responsible for checking/inspecting the fire hydrants.

159 Ms. Collins stated the City inspected the fire hydrants last week.

160

161 **THIRTEENTH ORDER OF BUSINESS****Adjournment**

162

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

163

164

165

166

167

168

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

169
170
171
172
173

174 Secretary/Assistant Secretary

Chair/Vice Chair

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

C

REALMANAGE

FAMILY OF BRANDS

TO: Beaumont CDD Board of Supervisors
FROM: Tammy Collins -Manager
DATE: 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.