

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 3, 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 24, 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 March 3, 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. Consideration of Wildwood Panda Replat
4. Consideration of Element Service Solutions Proposal #9181 Paver Trip Hazard Remediation
5. Discussion: Community Communication and Engagement
6. Discussion: Gym Restrooms
7. Ratification of CSS Clean Star Services of Central Florida, Inc. Agreement for Clubhouse Cleaning Services
8. Acceptance of Unaudited Financial Statements
  - A. as of November 30, 2024
  - B. as of December 31, 2024
  - C. as of January 31, 2025
9. Approval of February 10, 2025 Regular Meeting Minutes
10. 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: April 14, 2025 at 1:30 PM
  - QUORUM CHECK

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

11. Board Members' Comments/Requests
12. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
13. 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**

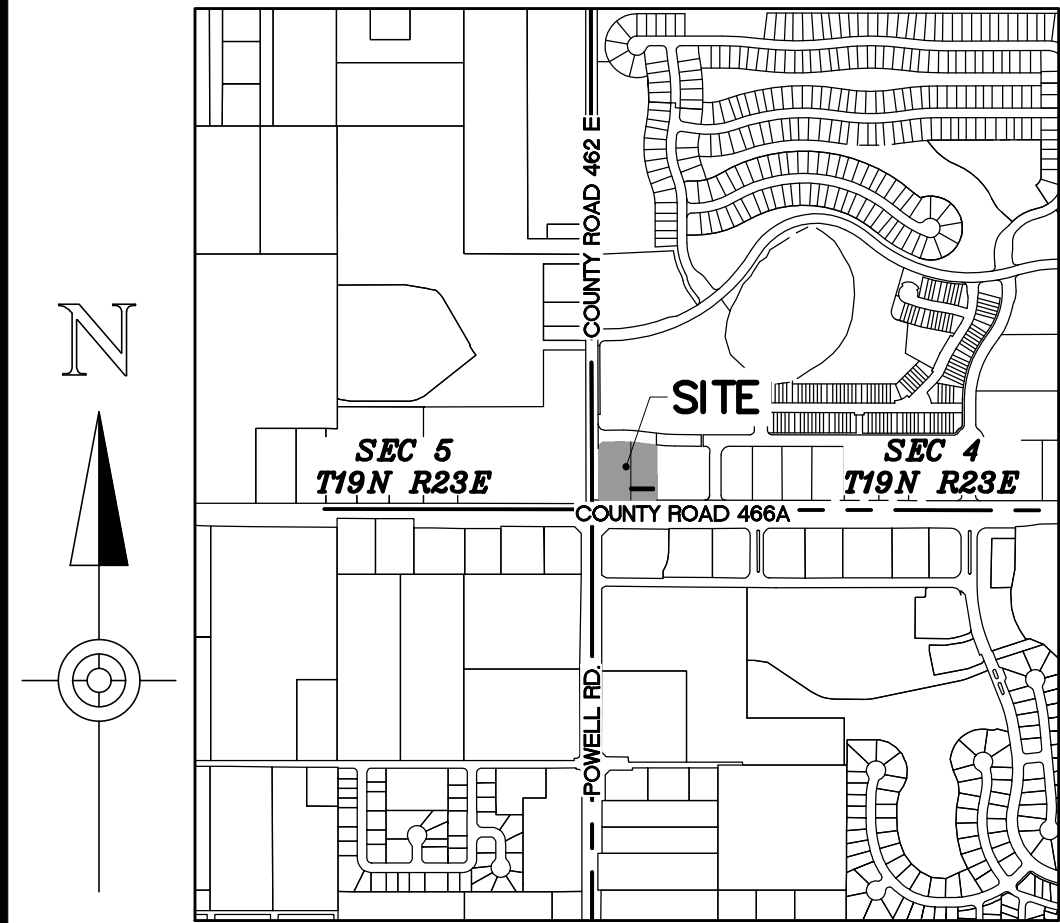
# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

# SUNDANCE EXTENSION WEST LOTS 247.1 & 247.2

BEING A REPLAT OF LOT 247, SUNDANCE EXTENSION WEST (PLAT BOOK 19, PAGE 14)  
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



PROJECT LOCATION MAP  
Based on public GIS data  
(1" = 1000')

PROJECT IS LOCATED AT THE NORTHEAST CORNER OF  
COUNTY ROAD 466A AND COUNTY ROAD 462 E.

## CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MELANIE D. STRICKLAND  
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:

JESSICA BARNES  
CITY CLERK

ED WOLF  
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE HIM OR HER AS TO FORM AND LEGALITY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PRINTED  
CITY OF WILDWOOD, ATTORNEY

SIGNED  
CITY OF WILDWOOD, ATTORNEY

PRINTED  
CITY OF WILDWOOD, ENGINEER

SIGNED  
CITY OF WILDWOOD, ENGINEER

MELANIE D. STRICKLAND  
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY  
PUBLIC WORKS DIRECTOR

## CERTIFICATE OF CIRCUIT COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_ 2024, AT \_\_\_\_ FILE NUMBER \_\_\_\_ PLAT BOOK \_\_\_\_ PAGE \_\_\_\_.

PRINT NAME  
DEPUTY CLERK

SIGNATURE  
DEPUTY CLERK

## REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE  
DATE

RONALD W. HERR, P.L.S.  
WADE SURVEYING, INC.

REGISTRATION NO.

## LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4 AND RUN N 0° 07' 51" W ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 50.00 FEET; THENCE S 89° 53' 05" E A DISTANCE OF 33.00 FEET TO A MAG NAIL AND DISC STAMPED "PRM LB 7768", BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462 E, AND THE POINT OF BEGINNING; THENCE N 0° 07' 51" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 268.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING N 44° 51' 58" E A DISTANCE OF 49.50 FEET; THENCE DEPARTING SAID CURVE N 89° 52' 09" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNDANCE TRAIL, 60-FOOT RIGHT-OF-WAY, A DISTANCE OF 98.49' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 482.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING S 86° 58' 53" E A DISTANCE OF 52.96 FEET; THENCE DEPARTING SAID CURVE, CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE S 83° 49' 55" E A DISTANCE OF 118.74 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 0° 01' 21" E A DISTANCE OF 288.46 FEET TO AN IRON ROD AND CAP STAMPED "GEOPPOINT LB7768" BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466A; THENCE N 89° 53' 05" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 303.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,953.81 SQUARE FEET OR 2.088 ACRES, MORE OR LESS.

## PLAT NOTES:

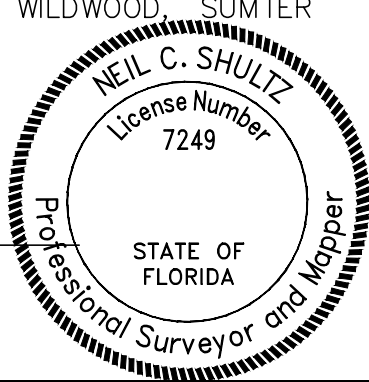
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID WEST, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 / 2011 ADJUSTMENT) AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY (NGS) IN COORDINATION WITH THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN); MOUNTPOINT BASE STATION (FLWD) AND VERIFIED THROUGH REDUNDANT STATIC OCCUPATION AND OBSERVATION AND PROCESSED THROUGH NATIONAL GEODETIC SURVEY ON-LINE POSITING USER SERVICE (OPUS). BASIS OF BEARING IS THE SOUTH LINE OF THE SUBJECT PARCEL, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SUMTER COUNTY ROAD 466A, AS BEING NORTH 89° 53' 05" WEST.
- WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (N.R.). ALL OTHER LINES ARE RADIAL.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091 (8) AND 177.091 (9). ALL LOT CORNERS THAT DO NOT COINCIDE WITH WITH A PERMANENT REFERENCE MONUMENT (PRM) SHALL BE MONUMENTED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "LDG LB 8510".
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BEAUMONT PHASE I RECORDED IN PLAT BOOK 18, PAGES 13, 13A THROUGH 13Q, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 3, 1964 IN OFFICIAL RECORDS BOOK 62, PAGE 556 AND TOGETHER WITH AND AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED NOVEMBER 19, 2015 IN OFFICIAL RECORDS BOOK 3035, PAGE 669, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) (OR BOOK 62, PAGE 556 BLANKETS THE ENTIRE PARCEL; OR BOOK 3035 PAGE 669 RELEASES PREVIOUS RIGHT-OF-WAY EASEMENT TO SECO AND REDEFINES AS AN INGRESS/EGRESS EASEMENT.
- RIGHT OF WAY AND EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 21, 1966 IN OFFICIAL RECORDS BOOK 75, PAGE 521, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED MAY 22, 2015 IN OFFICIAL RECORDS BOOK 2962, PAGE 98, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE CITY OF WILDWOOD, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 3, 2016 IN OFFICIAL RECORDS BOOK 3072, PAGE 391, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- STORMWATER DRAINAGE AND RETENTION EASEMENT AGREEMENT BY AND BETWEEN KLP BEAUMONT COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY; CASTO BEAUMONT 462, LLC, A FLORIDA LIMITED LIABILITY COMPANY; WILDWOOD LAND HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RECORDS OF SUMTER COUNTY, FLORIDA.
- NOTE SHOWN FOR INFORMATIONAL PURPOSES ONLY: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JANUARY 25, 2019 IN OFFICIAL RECORDS BOOK 3516, PAGE 593, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- LOTS 247.1 AND 247.2 ARE SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, AND EASEMENTS OF RECORD CONTAINED WITHIN, AND/OR COINCIDENT WITH THOSE GRAPHICALLY REPRESENTED OR INHERENT TO PLAT NOTE #1 AS THEY PERTAIN TO LOT 247 OF "SUNDANCE EXTENSION WEST" AS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA, IN PLAT BOOK 19 PAGES 14 AND 14A.
- JOINDER OF MORTGAGE AND CONSENT TO PLAT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- TITLE CERTIFICATION HAS BEEN SUBMITTED BY A SEPARATE DOCUMENT.

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON OCTOBER 24, 2022, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT OF SUNDANCE EXTENSION WEST LOTS 247.1 AND 247.2; AND THAT THE PLAT WAS PREPARED UNDER HIS DIRECT SUPERVISION; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT SAID LANDS ARE LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

NEIL C. SHULTZ  
License Number 7249  
8/14/2024  
DATED

FLORIDA REGISTRATION NO. 7249



## SITE DEVELOPMENT NOTES:

Subdivision Number:  
Zoning: CMU  
Future Land Use: Central Mixed Use

Total Acreage: 2.09± acres  
Average Lot Size Provided: 45,477 square feet  
Minimum Lot Required Size: N/A  
Minimum Lot Provided Size: 39,622 square feet  
Permitted Building Height: N/A

SETBACKS: Required:  
Front (CR 466A) 25 foot landscape buffer  
Side (CR 462 E) 25 foot landscape buffer  
Side (Interior) N/A  
Rear N/A

Maximum Impervious Coverage Per Lot: 80%

\*\*\* Building setbacks must be verified with the City of Wildwood prior to site construction. \*\*\*

PLAT BOOK: PAGE:  
SHEET 1 OF 2

## DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, CFT NV DEVELOPMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THIS PLAT, SUNDANCE EXTENSION WEST LOTS 247.1 AND 247.2, A REPLAT OF LAND HEREIN DESCRIBED AND FURTHER DEDICATES AND GRANTS THE EASEMENT DESCRIBED IN PLAT NOTE 7 FOR THE PURPOSES STATED THEREIN. THE UNDERSIGNED DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, AND EASEMENTS NOT SPECIFICALLY DEDICATED ABOVE TO THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

## CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESSES: CFT NV DEVELOPMENTS, LLC

(1) SIGNATURE BY: SIGNED AUTHORIZED SIGNATORY

(1) PRINT NAME PRINTED AUTHORIZED SIGNATORY

(1) MAILING ADDRESS

(2) SIGNATURE

(2) PRINT NAME

(2) MAILING ADDRESS

## NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF SUMTER } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY CHARLIE SHEN, AS THE AUTHORIZED SIGNATORY, OF CFT NV DEVELOPMENTS, LLC.

NOTARY PUBLIC SIGNATURE

## CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA }  
COUNTY OF SUMTER } SS

THE DEDICATION TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SUMTER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST: BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Sumter County, Florida

BY: ASSISTANT SECRETARY BY: CRAIG ESTEP, CHAIRMAN

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

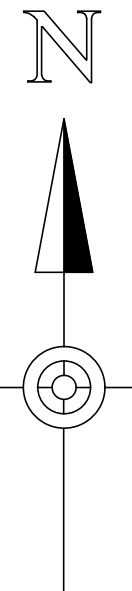
1904 WEST GRAND  
PARKWAY N, SUITE 200  
KATY, TEXAS 77449  
(832) 300-6400  
FLORIDA SURVEYING FIRM  
LICENSE: LB8487

PERCHERON  
professional  
services, L L C



PLAT BOOK: PAGE:  
SHEET 2 OF 2

LOT 247.1 SOUTHWEST CORNER  
EASEMENT EXHIBIT



### LEGEND

SEE "LOT 247.1 SOUTHWEST CORNER  
EASEMENT EXHIBIT" ABOVE

LOT 247.1  
AS-SURVEYED  
POINT OF BEGINNING  
SOUTHWEST CORNER OF  
SUNDANCE EXTENSION WEST  
MAG NAIL AND DISC  
STAMPED "PRM LB 7768"

AS-SURVEYED  
POINT OF COMMENCEMENT  
WEST  $\frac{1}{4}$  CORNER OF SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 23 EAST

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

1904 WEST GRAND  
PARKWAY N. SUITE 200  
KATY, TEXAS 77449  
(832) 300-6400  
**FLORIDA SURVEYING FIRM**  
**LICENSE: LB8487**

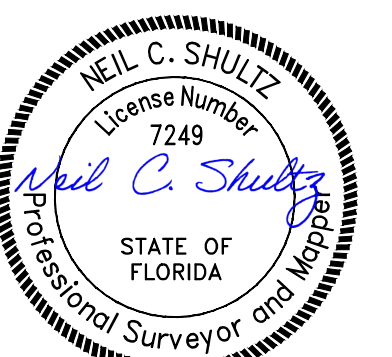


**LEGAL DESCRIPTION:**

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CONTAINING 90,953.81 SQUARE FEET OR 2.088 ACRES, MORE OR LESS.



8/14/2024

# **BEAUMONT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**



Proposal For

Beaumont CDD

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

Location

Common Areas

Wildwood, FL

Paver Trip Hazard Remediation

Terms  
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<p><b>Paver Repairs</b></p> <p>SCOPE OF WORK:</p> <ul style="list-style-type: none"><li>* In the (8) areas of concern, remove pavers and stack for re-use.</li><li>* Bring in crushed stone base to level the paver base.</li><li>* Cover crushed stone with base sand and compact.</li><li>* Re-Set pavers in the original pattern and sand in place.</li><li>* See the attached pictures for detailed locations.</li></ul>	1	\$ 1,381.00	\$ 1,381.00
<p><b>General Maintenance</b></p> <p>SCOPE OF WORK:</p> <ul style="list-style-type: none"><li>* Replace the flickering light fixture located on the ceiling at the edge of the pool deck.</li><li>* Install a 6" recessed light with a chrome ring.</li><li>* Clean the site of construction related debris.</li><li>* See the attached pictures for detailed specifications and location.</li></ul>	1	\$ 146.00	\$ 146.00

Client Notes

Billing Terms: Payment due upon completion of work.

*TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.*

*Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.*

*Photo/Video Release: ESS may take photo's and/or video of customers project to be used in ESS marketing & advertising materials.*

*Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.*

*Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.*

*Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.*

SUBTOTAL	\$ 1,527.00
----------	-------------

TOTAL	\$ 1,527.00
-------	-------------

Signature

x

Date:

Please sign here to accept the terms and conditions

## Photos

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2811 W. State Road 434  
Longwood, FL 32779

**Proposal #9181**  
Created: 01/27/2025  
From: Gavin Sederopoulos





2811 W. State Road 434  
Longwood, FL 32779





2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779





2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779





2811 W. State Road 434  
Longwood, FL 32779







2811 W. State Road 434  
Longwood, FL 32779



2811 W. State Road 434  
Longwood, FL 32779

**Proposal #9181**  
Created: 01/27/2025  
From: Gavin Sederopoulos



2811 W. State Road 434  
Longwood, FL 32779



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

**RATIFICATION**  
**ITEMS**




## AGREEMENT FOR CLUBHOUSE CLEANING SERVICES

This "Agreement" is by and between: Beaumont Community Development District ("District") and CSS Clean Star Services of Central Florida, Inc. dated February 17, 2025 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date first mentioned 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.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amount set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District after the Services have been completed. The 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, the invoice shall be 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 5 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. **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.
13. **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:   
Its: Chairwoman

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC.


By:   
Its: \_\_\_\_\_

Exhibit A: Proposal  
Exhibit B: Insurance Certificate with Endorsements

## Exhibit A: Proposal



### CSS CLEANING SPECIFICATIONS

#### 1. GREAT ROOM, LOUNGE AREA

- All waste and paper receptacles emptied and can liners changed
- Clean all entrance glass doors on both sides and spot clean any interior glass panels
- Dust all blinds, if any
- Damp wipe all high and low shelves surfaces and corners. Dust all picture frames
- All fabric type furniture vacuumed. Wipe down plastic and leather furniture
- Dust & Clean all fixtures, windows edges, spot clean walls, light switches, doors, door frames, AC vents, doors kick plates, properly position furniture and lights in the area as needed
- Sweep and mop all hard surface floors with treated dust mop
- Vacuum all carpets and entrance mats
- Report any malfunctions to the building manager

#### 2. RESTROOMS

- Remove all trash and change liners
- Clean and sanitize all restroom fixtures, clean mirrors, wipe all counters, damp mop floors with germicidal detergent
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Spot clean tile walls and toilet partitions
- Wash all restroom partitions on both sides
- Polish all metal and clean mirrors
- Dust and clean all return air vents
- Restock all paper products and hand soap, provided by CSS
- Report any malfunctions to the building manager

#### 3. FLOORS MAINTENANCE, CARPET AND TILE.

- Vacuum all carpets, including edges, and entrance mats as needed
- Sweep and mop all hard surface floors with treated dust and damp mop

#### 4. KITCHEN AND BAR AREA

- Sweep and mop all hard surface floors with treated dust and damp mop
  - All sinks and all stainless-steel surfaces will be polish
  - Microwaves will be cleaned inside and out
-



- All tables and surfaces will be wipe down and cleaned.
- Refrigerators should be clean on the outside only, inside cleaning will on a as needed basis upon request.

#### 5. GYM

- Clean and disinfect all surfaces and the fitness equipment
- Vacuum all carpets and entrance mats
- Vacuum and mop floors
- Make sure all the windows, doors and mirrors are clean

#### 6. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

#### 7. EXTERIOR COVERED PATIO

- Wipe down tables under covered lanai
- Remove cob webs on regular basis
- All sinks and all stainless-steel surfaces will be polished
- All tables and surfaces will be wipe down and cleaned.

#### PRICING FOR SERVICES

- Club house Cleaning Services three (3) days a week \$ 1,450.00/mo
- Trash cans, serviced twice a week \$ 50.00 a month, price per container. Currently 5 trashcans \$ 250.00/mo

#### Additional Optional Services

Post Party clean up, if requested	\$150.00/ea
Window Cleaning, recommended quarterly	\$ 590.00/ea
Disinfecting gym wet wipes service, per station	\$ 87.50/mo



## SPECIFICATIONS

### 1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

### 2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

## PRICING FOR SERVICES

- **Three (3) times a week** ➔ **\$ 450.00/mo**
- **Trash collection, twice a week** ➔ **\$ 50.00/mo**  
**per container**
- **Littering service around pool deck** ➔ **\$ 100.00/mo**
- Cleaning/maintenance services at both the townhomes and the single-family amenities will occur on Mondays, Wednesdays, and Fridays.
- Trash collection at both the townhomes and single-family amenities will occur on Mondays and Fridays.



**Exhibit B: Certificate of Insurance**



CSSCLEA-01

SDEAKINS

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>AP Intego Insurance Group, LLC</b> 1601 Trapelo Rd Suite 280 Waltham, MA 02451	<b>CONTACT NAME:</b> <b>PHONE</b> (A/C, No, Ext): <b>E-MAIL ADDRESS:</b> support@apintego.com	<b>FAX</b> (A/C, No):
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A : Ohio Security Insurance Company</b>		<b>24082</b>
<b>INSURER B : NorGUARD Insurance Company</b>		<b>31470</b>
<b>INSURER C :</b>		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**INSURED**  
  
**CSS Clean Star Services of Central Florida, Inc.**  
11121 Camden Park Drive  
Windermere, FL 34786

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			BLS59384227	12/21/2024	12/21/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	CSWC555720	12/21/2024	12/21/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Excluded Officer: Tracy Chacon  
Excluded Officer: Sandro Dilollo

## CERTIFICATE HOLDER

## CANCELLATION

Beaumont CDD C/O RealManage  
P.O. Box 803555  
Dallas, TX 75380

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**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
<b>ASSETS</b>									
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>
<b>LIABILITIES</b>									
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>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
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>
<b>FUND BALANCES</b>									
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
<b>REVENUES</b>				
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%
 <b>Professional &amp; administrative</b>				
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
<b>Field operations (shared)</b>				
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
<b>REVENUES</b>				
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%
 <b>Single Family Program</b>				
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%
 <b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	<u>1,310</u>	<u>1,310</u>	<u>8,709</u>	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
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u>\$ (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
<b>REVENUES</b>		
Interest	\$ -	\$ 2
Total revenues	<u>-</u>	<u>2</u>
<b>EXPENDITURES</b>	<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
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>

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

**UNAUDITED**  
**FINANCIAL**  
**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
<b>ASSETS</b>									
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>
<b>LIABILITIES</b>									
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>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
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>
<b>FUND BALANCES</b>									
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
<b>REVENUES</b>				
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%
 <b>Professional &amp; administrative</b>				
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
<b>Field operations (shared)</b>				
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
<b>REVENUES</b>				
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%
 <b>Single Family Program</b>				
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%
 <b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
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
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u>\$ (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
<b>REVENUES</b>		
Interest	\$ 1	\$ 3
Total revenues	<u>1</u>	<u>3</u>
<b>EXPENDITURES</b>	<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
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,700)	(4,700)
Fund balances - ending	<u><u>\$ (4,700)</u></u>	<u><u>\$ (4,700)</u></u>



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

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

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

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

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019	Capital Projects Fund Series 2019A-1	Capital Projects Fund Series 2019A-2	Total Governmental Funds
<b>ASSETS</b>									
Cash	\$ 466,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,372
Investments									
Revenue	-	-	-	331,870	481,721	-	-	-	813,591
Reserve	-	-	-	261,163	212,108	-	-	-	473,271
Prepayment	-	-	-	980	10,642	-	-	-	11,622
Construction	-	-	-	-	-	-	415	-	415
Interest	-	-	-	136	141	-	-	-	277
Sinking	-	-	-	68	1	-	-	-	69
Bond redemption	-	-	-	752	12	-	-	-	764
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	133,747	160,102	3,025	4,791	-	-	-	301,665
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 495,497</u>	<u>\$ 138,703</u>	<u>\$ 160,102</u>	<u>\$ 597,994</u>	<u>\$ 709,416</u>	<u>\$ -</u>	<u>\$ 415</u>	<u>\$ 1,400</u>	<u>\$ 2,103,527</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable - onsite	\$ 121	\$ 84,822	\$ 23,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,193
Due to other	-	-	7,108	-	-	3,386	-	-	10,494
Due to SRF - single family	133,747	-	3,166	-	-	-	-	-	136,913
Due to SRF - town home	160,102	-	-	-	-	-	-	-	160,102
Due to debt service fund 2019 area two	3,025	-	-	-	-	-	-	-	3,025
Due to debt service fund 2019-A1	4,791	-	-	-	-	-	-	-	4,791
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	153	-	-	-	-	-	-	-	153
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>331,939</u>	<u>84,822</u>	<u>33,524</u>	<u>1,311</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>470,668</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unearned revenue	-	-	-	-	286	-	-	-	286
Deferred receipts	24,337	-	-	-	-	-	-	1,400	25,737
Total deferred inflows of resources	<u>24,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>286</u>	<u>-</u>	<u>-</u>	<u>1,400</u>	<u>26,023</u>
<b>FUND BALANCES</b>									
Assigned:									
Restricted for									
Debt service	-	-	-	596,683	699,644	-	-	-	1,296,327
Capital projects	-	-	-	-	-	(4,886)	415	(4,700)	(9,171)
Unassigned	139,221	53,881	126,578	-	-	-	-	-	319,680
Total fund balances	<u>139,221</u>	<u>53,881</u>	<u>126,578</u>	<u>596,683</u>	<u>699,644</u>	<u>(4,886)</u>	<u>415</u>	<u>(4,700)</u>	<u>1,606,836</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 495,497</u>	<u>\$ 138,703</u>	<u>\$ 160,102</u>	<u>\$ 597,994</u>	<u>\$ 709,416</u>	<u>\$ -</u>	<u>\$ 415</u>	<u>\$ 1,400</u>	<u>\$ 2,103,527</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,062	\$ 377,224	\$ 428,940	88%
Total revenues	<u>5,062</u>	<u>377,224</u>	<u>428,940</u>	88%
 <b>Professional &amp; administrative</b>				
Supervisor fees	1,077	3,229	12,600	26%
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	2,991	7,219	25,000	29%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	333	1,000	33%
Trustee	-	-	10,500	0%
Telephone	17	67	200	34%
Postage	-	491	500	98%
Printing & binding	42	167	500	33%
Legal advertising	-	391	1,500	26%
Annual special district fee	-	175	175	100%
Insurance	-	8,653	6,817	127%
Contingencies/bank charges	-	325	5,000	7%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	94	7,539	8,936	84%
Supplies	-	-	300	0%
Total professional & administrative	<u>8,304</u>	<u>44,799</u>	<u>128,293</u>	35%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	-	1,200	40,000	3%
Security amenity center	895	3,579	500	716%
Stormwater management				
Lake maintenance	-	2,475	10,000	25%
Stormwater Repairs	-	73,330	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	458	458	2,000	23%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	2,976	11,406	8,000	143%
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	35,648	89,120	174,400	51%
Mulch	49,831	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	-	-	2,000	0%
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>89,808</u>	<u>231,618</u>	<u>265,650</u>	87%
Total expenditures	<u>98,112</u>	<u>276,417</u>	<u>393,943</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	(93,050)	100,807	34,997	
Fund balances - beginning	<u>232,271</u>	<u>38,414</u>	<u>140,314</u>	
Fund balances - ending	<u>\$ 139,221</u>	<u>\$ 139,221</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 JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,318	\$ 247,216	\$ 281,108	88%
Landowner contribution	73,085	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>76,403</u>	<u>320,301</u>	<u>281,608</u>	114%
 <b>Single Family Program</b>				
Management	-	-	30,000	0%
Lifestyles events	-	450	6,000	8%
Accounting	125	500	1,500	33%
Streetlighting electric	978	2,949	6,240	47%
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	10,030	21,600	46%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	2,238	2,888	7,500	39%
Electricity	1,388	3,243	15,000	22%
Gate electricity	173	543	4,000	14%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	1,271	3,394	6,000	57%
Sewer/ water/ propane	-	758	6,000	13%
Janitorial	12,045	12,045	35,000	34%
Pressure washing	5,000	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	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>25,018</u>	<u>74,707</u>	<u>275,750</u>	27%
 <b>Other fees &amp; charges</b>				
Tax collector	63	4,941	5,856	84%
Total other fees & charges	<u>63</u>	<u>4,941</u>	<u>5,856</u>	84%
Total expenditures	<u>25,081</u>	<u>79,648</u>	<u>281,606</u>	28%
 Excess/(deficiency) of revenues over/(under) expenditures	51,322	240,653	2	
 Fund balances - beginning	2,559	(186,772)	68,797	
Fund balances - ending	<u>\$ 53,881</u>	<u>\$ 53,881</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 JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,131	\$ 84,282	\$ 95,837	88%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,131</u>	<u>84,282</u>	<u>96,337</u>	87%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	250	750	33%
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	1,268	5,399	13,600	40%
Repairs and maintenance	994	1,159	2,000	58%
Electricity	663	1,405	6,000	23%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	184	512	2,000	26%
Janitorial	1,200	3,600	10,000	36%
Pressure washing	-	1,500	2,000	75%
Security amenity center	62	250	1,000	25%
Pest control	-	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>4,434</u>	<u>14,414</u>	<u>94,340</u>	15%
<b>Other fees &amp; charges</b>				
Tax collector	22	1,685	1,997	84%
Total other fees & charges	<u>22</u>	<u>1,685</u>	<u>1,997</u>	84%
Total expenditures	<u>4,456</u>	<u>16,099</u>	<u>96,337</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	(3,325)	68,183	-	
Fund balances - beginning	129,903	58,395	90,700	
Fund balances - ending	<u>\$ 126,578</u>	<u>\$ 126,578</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,083	\$ 229,764	\$ 261,264	88%
Interest	1,431	6,709	-	N/A
Total revenues	<u>4,514</u>	<u>236,473</u>	<u>261,264</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	58	4,592	5,443	84%
Total other fees and charges	<u>58</u>	<u>4,592</u>	<u>5,443</u>	84%
Total expenditures	<u>58</u>	<u>153,564</u>	<u>257,531</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	4,456	82,909	3,733	
Fund balances - beginning	592,227	513,774	504,767	
Fund balances - ending	<u>\$ 596,683</u>	<u>\$ 596,683</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,883	\$ 363,883	\$ 418,043	87%
Assessment prepayments	-	9,753	-	N/A
Interest	1,427	7,312	-	N/A
Total revenues	<u>6,310</u>	<u>380,948</u>	<u>418,043</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	92	7,273	8,709	84%
Total other fees and charges	<u>92</u>	<u>7,273</u>	<u>8,709</u>	84%
Total expenditures	<u>92</u>	<u>277,110</u>	<u>412,228</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	6,218	103,838	5,815	
Fund balances - beginning	693,426	595,806	590,970	
Fund balances - ending	<u>\$ 699,644</u>	<u>\$ 699,644</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 JANUARY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(4,886)	(4,886)
Fund balances - ending	<u>\$ (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 JANUARY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 4
Total revenues	<u>1</u>	<u>4</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	4
Fund balances - beginning	414	411
Fund balances - ending	<u><u>\$ 415</u></u>	<u><u>\$ 415</u></u>

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

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

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on February 10, 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
Ariane Williams	Assistant Secretary

**Also present:**

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

**Residents present:**

Gene Carmenini	Natalie Nahid	George Michaels	Corrine Perez
Sherry Carmenini	Rosario Forza	Robert Martino	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

▪ **Discussion: Pillars Group**

**This item, previously the Fourth Order of Business, was presented out of order.**



40 It was noted that there are outstanding invoices from the Pillars Group, totaling \$150,000.

41 The Board and Staff discussed the validity of the invoices, the response time for payment,  
42 disputing the invoiced amounts based on poor performance, lack of a signed contract between  
43 the CDD and Pillars Group or any vendor insurance information, the Pillars Group not submitting  
44 invoices for several years, what services were rendered under Tio's time, the statute of  
45 limitations on debt collections, a pending reconciliation for Fiscal Year 2024 from Accounting,  
46 remitting payment for services rendered in Fiscal Year 2024 but withholding payments from Fiscal  
47 Years 2022 and 2023 pending further research by District Counsel, passing the costs onto the  
48 Developer on the grounds that they breached their contract with the CDD, a conflict of interest  
49 preventing Mr. Davenport from negotiating an agreement with Kolter, engaging a third-party  
50 Attorney, terminating services with the Pillars Group and considering a proposal submitted by  
51 Clean Star Services of Central Florida Inc (CSS).

52 The consensus was to engage CSS; specifying cleaning occur every Monday, Wednesday  
53 and Friday, with janitorial services every Monday and Friday.

54  
55 **On MOTION by Ms. Judy and seconded by Ms. Williams, with all in favor,**  
56 **terminating the Maintenance arrangement with the Pillars Group, was**  
57 **approved.**

58  
59  
60 **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the Clean**  
61 **Star Services of Central Florida Inc. Proposal for cleaning and janitorial services**  
62 **of District amenities, was approved.**

63  
64  
65 Mr. Davenport will research the language of the Deficit Funding Agreement, contact the  
66 Developer and report his findings. Additionally, District Counsel will coordinate with the Chair  
67 regarding the Pillars Group invoices, sending a letter to the Pillars Group, terminating the  
68 arrangement with the District effective immediately and drafting a form of agreement with CSS,  
69 specifying the terms discussed.

70 Mr. Vitalo asked about the legality of gifting Board Members Chinese New Year's gifts  
71 under \$25. Mr. Davenport stated, in general, Board Members are prohibited from accepting gifts

of any dollar amount if there is reason to believe it is for the purpose of influencing their decisions. However, gifts with no conflicts of interest attached can be accepted but the gifts must be reported to the Ethics Commission, if they are greater than \$25 in value. In this case, since Mr. Vitalo's gifts to the Board are valued at less than \$25, they can be distributed and do not need to be reported.

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

This item was addressed following the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS****Discussion: Pillars Group**

This item was addressed following the Second Order of Business.

**FIFTH ORDER OF BUSINESS****Discussion: District Credit Card**

- Waiver of Liability**

Mr. Shaw stated that Ms. Collins recently inquired about a District credit card. He stated that the CDD does not offer credit cards for Staff to use in emergency cases but RealManage offers one.

Ms. Collins presented the RealManage Waiver of Liability for Debit/Credit Card Account and discussed the \$310 processing fee, along with the card terms and conditions.

Ms. Collins responded to questions regarding the interest rate, the monthly spending limit and Lifestyles expenditures.

Discussion ensued regarding card purchases being tax-exempt, Ms. Collins retaining receipts for all purchases, the budget for Lifestyles purchases and the monthly allowance amount.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, obtaining a credit card from RealManage for use by the Lifestyle Coordinator, with a monthly allowance of \$1,500 for petty cash, supplies and services, was approved.**

**SIXTH ORDER OF BUSINESS****Consideration of Juniper Proposals****A. No. 283323 [Hunter ICC2 Modular Controller – Single Family Homes \$12,033]**

Discussion ensued regarding if the CDD can afford the irrigation repairs, the lack of emergency funds, cutting certain expenditures to facilitate the repairs, possibly losing previously-purchased sod if the repairs are not made, recent lightning rod installations in the Townhomes section for \$11,403, and Capital outlay allotments for the Townhomes and Single-family areas.

**On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Proposal #283323 for a Hunter ICC2 Modular Controller for the Single-Family Homes, in the amount of \$12,033, utilizing capital outlay funds to fund the repairs, was approved.**

**B. No. 283325 [Hunter ICC2 Modular Controller – Commercial \$10,983]**

**On MOTION Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Proposal #283325 for a Hunter ICC2 Modular Controller for the Commercial area, in the amount of \$10,983, utilizing funds budgeted for landscaping maintenance irrigation repair to fund the repairs, was approved.**

**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]**

Items C through H were not addressed.

**▪ Update: Developer Projects**

**This item, previously the Third Order of Business, was presented out of order.**

Ms. Collins reported the following:

➤ Mandy Electric will start ordering the electrical lighting for Penrose and Sundance and commence the boring for the electrical lines this week; once the connections are complete, most of the lights will be functioning.

➤ There is a plumbing issue in the Single-family homes section. Staff is working on facilitating having the repairs done as soon as possible.

#### SEVENTH ORDER OF BUSINESS

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

This item was previously tabled and should be removed from future agendas.

#### EIGHTH ORDER OF BUSINESS

#### Ratification of Mandy Electric, Inc. Agreement for Lighting Services

Mr. Shaw presented the Mandy Electric, Inc. Agreement for Lighting Services.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Mandy Electric, Inc. Agreement for Lighting Services, was ratified.**

#### NINTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements

Mr. Shaw stated the financials will be updated next month to include payments to the Pillars Group.

**A. as of November 30, 2024**

**B. as of December 31, 2024**

Ms. Collins responded to questions regarding why the Pillars Group billed the Townhomes for janitorial services but not the Single-family in the December financials and if the CDD paid twice for pressure-washing services.

Mr. Vitalo stated he will not vote to accept the financials until the Pillars Group invoices are sorted out and settled.

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Approval of January 13, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, the January 13, 2025 Regular Meeting Minutes, as presented, were approved.**

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

Asked if an incident resulting in a resident's fobs being suspended should come before the Board, Mr. Davenport stated no; Ms. Collins has the authority to issue seven-day fob suspensions for violations of CDD Rules; any suspension longer than a week should be reported at the next Board meeting.

Discussion ensued regarding the one-week suspension rule, which infractions should be brought before the Board and resident appeals.

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

There was no report.

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

- Status Report**

The Field Operations Status Report was included for informational purposes.

Discussion ensued regarding when towing will commence, installation of towing signage, sending a 30-day notification letter to homeowners, legal towing requirements, speeding and the need to install "Children at Play" signage.

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, authorizing installation of "Slow Down - Children at Play" signage at all entrance gates, was approved.**

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

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

○ **QUORUM CHECK**

This item was discussed during the Twelfth Order of Business.

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

Mr. Vitalo suggested scheduling a Special Meeting to resolve issues and address missing agendas. He discussed his findings about the Series 2019 bonds, A-1 bonds and collected assessments. He asked why reserve funds and surpluses are not transferred into the General Fund to fund improvements. He suggested the Board consider annual evaluations of the District vendors and service providers.

Discussion ensued regarding holding a workshop within the regular meeting, a reserve study and rescheduling the March 10, 2025 meeting to March 3, 2025.

**On MOTION by Mr. Vitalo and seconded by Mr. Smith, with all in favor, rescheduling the March 10, 2025 meeting to March 3, 2025, was approved.**

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

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:48 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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



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

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

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins –Manager  
DATE: February 21, 2025  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper is cutting and trimming every other week with every week to start Week of April 1, 2025.
- Annuals look good.
- SECO- damaged front entrance areas by Penrose Gates and entrance by Sundance Apartments. Once work is completed SECO claims will be out to assess damage for repair. All entrance landscape on hold until work completed-Seco continues to work in area.

## **IRRIGATION:**

- We have two irrigation boxes not functioning Juniper is ordering the parts for the new ICC2 irrigation systems to have them start work end of February first of March.

## **GATES:**

- Gates are fully functional
- Walking gates need repair

## **CLUBHOUSE:**

- Guardian returning to look at door for better entry. On Hold till April
- Cleaning company- CSS to start on 02.24.2025

## **POOL:**

- Pool gate needs repair, Townhome gate needs updated hinges. Will complete when pavers are fixed.
- Loose paver having Element provided bid
- Faulty light under patio having Element to provide bid

## **GYM:**

- Bathrooms in the gym have blockage, plumber snaked 25ft and hit a blockage they could not pass. Roto Rooter coming on 2.24.25 to water jet.

**INSURANCE CLAIMS:**

- Townhome Wall- Insurance waiting for approval –Max has been met by insured, supervisor to get back to me regarding amount allowed.

**LIGHTS:**

- Maddy Electric approved city is behind on call before you dig should start repairs no later than end of February.

**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. March 15 is start date for towing company, sending contract for review by Bennett. Letter created reviewed by Antonio and Bennett sent to fulfillment to send out.

**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 3, 2025	Regular Meeting	1:30 PM
March 10, 2025 <i>rescheduled to March 3, 2025</i>	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.