

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

**May 12, 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

May 5, 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 May 12, 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 Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Resolution 2025-06, Adopting Amended Special Revenue Fund Budgets for Fiscal Year 2023/2024, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date
6. Consideration of Palm Trimming Proposals
  - A. American Tree [\$6,350]
  - B. Juniper Landscaping of Florida, LLC., No. 334282 [\$5,909]
7. Discussion: Neighborhood Watch
8. Discussion: Liability Insurance
9. Discussion: Detailed Pool Cleaning
10. Acceptance of Unaudited Financial Statements

- A. as of February 28, 2025
  - B. as of March 31, 2025
11. Approval of April 14, 2025 Regular Meeting Minutes
12. 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*
    - 716 Registered Voters in District as of April 15, 2025
    - NEXT MEETING DATE: June 9, 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

13. Board Members' Comments/Requests
14. Public Comments (*Non-Agenda Items: 3 Minutes Per Speaker*)
15. 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**

## RESOLUTION 2025-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Beaumont Community Development District ("District") prior to June 15, 2025, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 11, 2025

HOUR: 1:30 p.m.

LOCATION: 7764 Penrose Place  
Wildwood, Florida 34785

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Wildwood and Sumter County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>TH</sup> DAY OF MAY, 2025.**

ATTEST:

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Amortization Schedule - Series 2025 General Fund Note	3
Definitions of General Fund Expenditures	4 - 5
Special Revenue Fund - Single Family Program	6 - 7
Amortization Schedule - Series 2025 Special Revenue Fund (SF Program) Note	8
Definitions of Special Revenue Fund - Single Family Program	9 - 10
Special Revenue Fund - Town Home Program	11
Definitions of Special Revenue Fund - Town Home Program	12 - 13
Debt Service Fund Budget - Series 2019	14
Amortization Schedule - Series 2019	15
Debt Service Fund Budget - Series 2019A-1	16
Amortization Schedule - Series 2019A-1	17 - 18
Assessment Summary	19 -20

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 446,813				\$ 513,064
Allowable discounts (4%)	(17,873)				(20,523)
Assessment levy: on-roll - net	428,940	\$393,181	\$ 35,759	\$ 428,940	492,541
Interest	-	2,795	-	2,795	-
Total revenues	428,940	395,976	35,759	431,735	492,541
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,600	6,244	5,300	11,544	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	8,653	10,000	18,653	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	-	-	-	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	874	250	1,124	1,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	391	1,109	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,817	10,597	-	10,597	15,000
Contingencies/bank charges	5,000	444	1,000	1,444	5,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Note prin & int	-	-	-	-	54,375
Costs of issuance	-	-	15,000	15,000	-
Tax collector	8,936	7,776	1,160	8,936	10,261
Supplies	300	-	300	300	300
Total professional & administrative	128,293	60,214	75,774	135,988	192,676

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations (shared)</b>					
Management	40,000	19,358	19,500	38,858	42,000
Security amenity center	500	4,475	-	4,475	500
Stormwater management					
Lake maintenance	10,000	4,125	5,875	10,000	10,000
Storm water repairs	-	78,395	-	78,395	-
Preserve maintenance	3,500	-	-	-	3,500
Streetlighting					
Maintenance contract	2,000	605	1,000	1,605	2,000
Electricity	5,000	-	-	-	-
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	14,338	18,000	32,338	36,000
Repairs and maintenance	2,500	-	1,000	1,000	2,500
Monuments and street signage					
Repairs and maintenance	1,000	1,155	-	1,155	1,000
Electricity	1,250	-	-	-	-
Landscape maint. entries/buffers					
Maintenance contract	174,400	89,120	85,280	174,400	184,864
Mulch	-	49,831	-	49,831	-
Plant replacement	5,000	-	-	-	5,000
Tree treatment	5,000	-	-	-	5,000
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	60	-	60	-
Roadway maintenance	2,500	-	1,000	1,000	2,500
Total field operations	265,650	261,681	134,655	396,336	299,864
Total expenditures	393,943	321,895	210,429	532,324	492,540
Excess/(deficiency) of revenues over/(under) expenditures	34,997	74,081	(174,670)	(100,589)	1
<b>Other Financing Sources/(Uses)</b>					
Note proceeds	-	-	100,000	100,000	-
Total other financing sources/(uses)	-	-	100,000	100,000	-
Net change in fund balances	34,997	74,081	(74,670)	(589)	1
Fund balance - beginning (unaudited)	140,314	30,375	104,456	30,375	29,786
Fund balances - ending					
Committed					
Working capital	103,599	-	-	-	29,787
Unassigned	71,712	104,456	29,786	29,786	-
Fund balance - ending (projected)	<u>\$175,311</u>	<u>\$104,456</u>	<u>\$29,786</u>	<u>\$29,786</u>	<u>\$29,787</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 GF NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Note Payment	Note Balance
					100,000.00
01/01/26	25,000.00	5.000%	2,500.00	27,500.00	75,000.00
07/01/26	25,000.00	5.000%	1,875.00	26,875.00	50,000.00
01/01/27	25,000.00	5.000%	1,250.00	26,250.00	25,000.00
07/01/27	25,000.00	5.000%	625.00	25,625.00	-
<b>Total</b>	<b>100,000.00</b>		<b>6,250.00</b>		

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures**

**Professional & administrative**

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	15,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	5,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Note prin & int	54,375
Tax collector	10,261
Supplies	300

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures (continued)**

**Field operations (shared)**

Management	42,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
Stormwater management	10,000
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	2,000
Maintenance contract	
Periodic repairs by a licensed electrician	
Irrigation supply	3,000
Maintenance contract	
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	36,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week. Also includes streetlighting and monument maintenance needs.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	1,000
Repairs and maintenance	
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Landscape maint. entries/buffers	184,864
Maintenance contract	
Licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$492,540</u></u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM**  
**FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Single Family program	\$ 292,821				\$ 347,376
Allowable discounts (4%)	(11,713)				(13,895)
Assessment levy: on-roll - net	281,108	\$ 257,673	\$ 23,435	\$ 281,108	333,481
Landowner contribution	-	73,085	-	73,085	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	281,608	330,758	23,935	354,693	333,981
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	30,000	-	30,000	30,000	31,500
Lifestyles events	6,000	450	500	950	2,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	3,976	6,000	9,976	12,500
Streetlighting maintenance	2,000	945	1,055	2,000	2,000
Landscape maintenance	21,800	-	21,800	21,800	23,108
Tree treatment	7,160	-	-	-	-
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	500	719	2,500
Pool maintenance	21,600	12,010	9,590	21,600	24,300
Gym equipment- PM	1,000	-	500	500	1,000
Repairs and maintenance	7,500	6,289	1,500	7,789	7,500
Electricity	15,000	4,238	5,000	9,238	15,000
Gate electricity	4,000	543	750	1,293	1,500
Insurance	26,000	31,073	-	31,073	32,000
Phone/cable/internet	6,000	5,349	4,000	9,349	8,000
Water/sewer/propane	6,000	1,506	1,500	3,006	6,000
Janitorial	35,000	12,045	14,000	26,045	28,000
Pressure washing	5,000	5,000	-	5,000	5,000
Security monitoring/gates	14,000	-	10,000	10,000	11,000
Gate repairs and maintenance	3,500	-	1,500	1,500	3,500
Pest control	1,200	1,070	1,000	2,070	2,000
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,000	1,000	3,000
Note prin & int	-	-	-	-	54,375
Costs of issuance	-	-	15,000	15,000	-
Contingencies	3,000	-	1,000	1,000	3,000
Capital outlay	35,000	-	-	-	35,000
Reserve study	5,000	-	-	-	5,000
Total single family program	275,750	85,463	130,195	215,658	327,033
<b>Other Fees and Charges</b>					
Tax collector	5,856	5,096	760	5,856	6,948
Total other fees and charges	5,856	5,096	760	5,856	6,948
Total expenditures	281,606	90,559	130,955	221,514	333,981

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	2	240,199	(107,020)	133,179	-
<b>Other Financing Sources/(Uses)</b>					
Note proceeds	-	-	100,000	100,000	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>-</u>
Net change in fund balances	2	240,199	(7,020)	233,179	-
Fund balance - beginning (unaudited)	58,564	(186,772)	53,427	(186,772)	46,407
Fund balances - ending					
Committed					
Working capital	58,566	-	-	-	46,407
Unassigned	-	53,427	46,407	46,407	-
Fund balance - ending (projected)	<u>\$ 58,566</u>	<u>\$ 53,427</u>	<u>\$ 46,407</u>	<u>\$ 46,407</u>	<u>\$ 46,407</u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2025 SRF SF NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Note Payment	Note Balance
					100,000.00
01/01/26	25,000.00	5.000%	2,500.00	27,500.00	75,000.00
07/01/26	25,000.00	5.000%	1,875.00	26,875.00	50,000.00
01/01/27	25,000.00	5.000%	1,250.00	26,250.00	25,000.00
07/01/27	25,000.00	5.000%	625.00	25,625.00	-
<b>Total</b>	<b>100,000.00</b>		<b>6,250.00</b>		

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

<b>Expenditures</b>	
Onsite management	\$ 31,500
Lifestyles events	2,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electric	12,500
Streetlighting maintenance	2,000
Landscape maintenance	23,108
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Plant replacement	5,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	24,300
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning.	
Gym equipment- PM	1,000
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	7,500
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	1,500
Insurance	32,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	8,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	6,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	28,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

**Expenditures (continued)**

Security monitoring/gates	11,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate.	
Gate repairs and maintenance	3,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	2,000
Covers cost of once a month building pest control service.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Holiday decorating	1,000
Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Note prin & int	54,375
Contingencies	3,000
Capital outlay	35,000
Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector	6,948
<b>Total expenditures</b>	<b><u>\$ 333,981</u></b>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**FISCAL YEAR 2023**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 99,830				\$ 103,602
Allowable discounts (4%)	(3,993)				(4,144)
Assessment levy: on-roll - net	<u>95,837</u>	\$ 87,847	\$ 7,990	\$ 95,837	<u>99,458</u>
Interest and miscellaneous	500	-	500	500	500
Total revenues	<u>96,337</u>	<u>87,847</u>	<u>8,490</u>	<u>96,337</u>	<u>99,958</u>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	17,440	-	17,440	17,440	18,486
Irrigation water	500	-	500	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	219	781	1,000	1,000
Pool maintenance	13,600	6,609	6,700	13,309	13,600
Repairs and maintenance	2,000	1,159	841	2,000	2,000
Electricity	6,000	1,803	4,197	6,000	6,000
Insurance	5,000	-	5,000	5,000	7,500
Bank fees	500	-	250	250	500
Phone/cable/internet	1,500	-	625	625	1,500
Water/sewer	2,000	833	1,167	2,000	2,000
Janitorial	10,000	3,600	5,000	8,600	10,000
Pressure washing	2,000	1,500	500	2,000	2,000
Security amenity center	1,000	376	500	876	1,000
Pest control	1,500	450	750	1,200	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	250	-	-	-	250
Total other contractual	<u>94,340</u>	<u>16,924</u>	<u>73,926</u>	<u>90,850</u>	<u>97,886</u>
<b>Other fees and charges</b>					
Tax collector	1,997	1,737	260	1,997	2,072
Total other fees and charges	<u>1,997</u>	<u>1,737</u>	<u>260</u>	<u>1,997</u>	<u>2,072</u>
Total expenditures	<u>96,337</u>	<u>18,661</u>	<u>74,186</u>	<u>92,847</u>	<u>99,958</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	69,186	(65,696)	3,490	-
Fund balance - beginning (unaudited)	90,700	58,395	127,581	58,395	61,885
Fund balances - ending					
Committed					
Working capital	27,834	-	-	-	30,615
Unassigned	62,866	127,581	61,885	61,885	31,270
Fund balance - ending (projected)	<u>\$ 90,700</u>	<u>\$127,581</u>	<u>\$ 61,885</u>	<u>\$ 61,885</u>	<u>\$ 61,885</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	18,486
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	7,500
Property coverage for the amenity center and all associated facilities.	
Bank fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

**Expenditures (continued)**

Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	2,072
Total expenditures	<u><u>\$ 99,958</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll		\$ 272,150			\$ 272,150
Allowable discounts (4%)		(10,886)			(10,886)
Net assessment levy - on-roll	261,264	\$ 239,483	\$ 21,781	\$ 261,264	261,264
Interest	-	10,395	-	10,395	-
Total revenues	261,264	249,878	21,781	271,659	261,264
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	55,000
Interest	202,088	98,972	103,116	202,088	192,684
Total debt service	252,088	148,972	103,116	252,088	247,684
<b>Other fees &amp; charges</b>					
Tax collector	5,443	4,736	707	5,443	5,443
Total other fees & charges	5,443	4,736	707	5,443	5,443
Total expenditures	257,531	153,708	103,823	257,531	253,127
Fund balance:					
Net increase/(decrease) in fund balance	3,733	96,170	(82,042)	14,128	8,137
Beginning fund balance (unaudited)	504,767	513,774	609,944	513,774	527,902
Ending fund balance (projected)	\$ 508,500	\$ 609,944	\$ 527,902	\$ 527,902	\$ 536,039
Use of fund balance:					
Debt service reserve account balance (required)					(252,435)
Principal expense - November 1, 2026					(55,000)
Interest expense - November 1, 2026					(95,466)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 133,138

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	55,000.00	6.375%	97,218.75	152,218.75	3,090,000.00
05/01/26			95,465.63	95,465.63	3,090,000.00
11/01/26	55,000.00	6.375%	95,465.63	150,465.63	3,035,000.00
05/01/27			93,712.50	93,712.50	3,035,000.00
11/01/27	60,000.00	6.375%	93,712.50	153,712.50	2,975,000.00
05/01/28			91,800.00	91,800.00	2,975,000.00
11/01/28	65,000.00	6.375%	91,800.00	156,800.00	2,910,000.00
05/01/29			89,728.13	89,728.13	2,910,000.00
11/01/29	70,000.00	6.375%	89,728.13	159,728.13	2,840,000.00
05/01/30			87,496.88	87,496.88	2,840,000.00
11/01/30	70,000.00	6.375%	87,496.88	157,496.88	2,770,000.00
05/01/31			85,265.63	85,265.63	2,770,000.00
11/01/31	75,000.00	6.375%	85,265.63	160,265.63	2,695,000.00
05/01/32			82,875.00	82,875.00	2,695,000.00
11/01/32	80,000.00	6.375%	82,875.00	162,875.00	2,615,000.00
05/01/33			80,325.00	80,325.00	2,615,000.00
11/01/33	85,000.00	6.375%	80,325.00	165,325.00	2,530,000.00
05/01/34			77,615.63	77,615.63	2,530,000.00
11/01/34	90,000.00	6.375%	77,615.63	167,615.63	2,440,000.00
05/01/35			74,746.88	74,746.88	2,440,000.00
11/01/35	100,000.00	6.375%	74,746.88	174,746.88	2,340,000.00
05/01/36			71,559.38	71,559.38	2,340,000.00
11/01/36	105,000.00	6.375%	71,559.38	176,559.38	2,235,000.00
05/01/37			68,212.50	68,212.50	2,235,000.00
11/01/37	110,000.00	6.375%	68,212.50	178,212.50	2,125,000.00
05/01/38			64,706.25	64,706.25	2,125,000.00
11/01/38	120,000.00	6.375%	64,706.25	184,706.25	2,005,000.00
05/01/39			60,881.25	60,881.25	2,005,000.00
11/01/39	125,000.00	6.375%	60,881.25	185,881.25	1,880,000.00
05/01/40			56,896.88	56,896.88	1,880,000.00
11/01/40	135,000.00	6.375%	56,896.88	191,896.88	1,745,000.00
05/01/41			52,593.75	52,593.75	1,745,000.00
11/01/41	140,000.00	6.375%	52,593.75	192,593.75	1,605,000.00
05/01/42			48,131.25	48,131.25	1,605,000.00
11/01/42	150,000.00	6.375%	48,131.25	198,131.25	1,455,000.00
05/01/43			43,350.00	43,350.00	1,455,000.00
11/01/43	160,000.00	6.375%	43,350.00	203,350.00	1,295,000.00
05/01/44			38,250.00	38,250.00	1,295,000.00
11/01/44	170,000.00	6.375%	38,250.00	208,250.00	1,125,000.00
05/01/45			32,831.25	32,831.25	1,125,000.00
11/01/45	180,000.00	6.375%	32,831.25	212,831.25	945,000.00
05/01/46			27,093.75	27,093.75	945,000.00
11/01/46	195,000.00	6.375%	27,093.75	222,093.75	750,000.00
05/01/47			20,878.13	20,878.13	750,000.00
11/01/47	205,000.00	6.375%	20,878.13	225,878.13	545,000.00
05/01/48			14,343.75	14,343.75	545,000.00
11/01/48	220,000.00	6.375%	14,343.75	234,343.75	325,000.00
05/01/49			7,331.25	7,331.25	325,000.00
11/01/49	230,000.00	6.375%	7,331.25	237,331.25	95,000.00
<b>Total</b>	<b>3,050,000.00</b>		<b>3,029,400.09</b>	<b>6,079,400.09</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 435,461				\$ 431,011
Allowable discounts (4%)	(17,418)				(17,240)
Net assessment levy - on-roll	418,043	\$ 379,275	\$ 38,768	\$ 418,043	413,771
Assessment prepayments	-	24,555	-	24,555	-
Interest	-	11,585	-	11,585	-
Total revenues	418,043	415,415	38,768	454,183	413,771
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	105,000	-	105,000	110,000
Principal prepayment	-	25,000	-	25,000	-
Interest	298,519	149,978	148,541	298,519	291,769
Total debt service	403,519	279,978	148,541	428,519	401,769
<b>Other fees &amp; charges</b>					
Tax collector	8,709	7,501	1,208	8,709	8,620
Total other fees & charges	8,709	7,501	1,208	8,709	8,620
Total expenditures	412,228	287,479	149,749	437,228	410,389
Net increase/(decrease) in fund balance	5,815	127,936	(110,981)	16,955	3,382
Beginning fund balance (unaudited)	590,970	595,806	723,742	595,806	612,761
Ending fund balance (projected)	\$ 596,785	\$ 723,742	\$ 612,761	\$ 612,761	616,143
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2026					(110,000)
Interest expense - November 1, 2026					(144,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 157,659

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	110,000.00	4.750%	147,190.63	257,190.63	5,290,000.00
05/01/26	-		144,578.13	144,578.13	5,290,000.00
11/01/26	110,000.00	4.750%	144,578.13	254,578.13	5,180,000.00
05/01/27	-		141,965.63	141,965.63	5,180,000.00
11/01/27	120,000.00	4.750%	141,965.63	261,965.63	5,060,000.00
05/01/28	-		139,115.63	139,115.63	5,060,000.00
11/01/28	125,000.00	4.750%	139,115.63	264,115.63	4,935,000.00
05/01/29	-		136,146.88	136,146.88	4,935,000.00
11/01/29	130,000.00	4.750%	136,146.88	266,146.88	4,805,000.00
05/01/30	-		133,059.38	133,059.38	4,805,000.00
11/01/30	135,000.00	5.500%	133,059.38	268,059.38	4,670,000.00
05/01/31	-		129,346.88	129,346.88	4,670,000.00
11/01/31	145,000.00	5.500%	129,346.88	274,346.88	4,525,000.00
05/01/32	-		125,359.38	125,359.38	4,525,000.00
11/01/32	150,000.00	5.500%	125,359.38	275,359.38	4,375,000.00
05/01/33	-		121,234.38	121,234.38	4,375,000.00
11/01/33	160,000.00	5.500%	121,234.38	281,234.38	4,215,000.00
05/01/34	-		116,834.38	116,834.38	4,215,000.00
11/01/34	170,000.00	5.500%	116,834.38	286,834.38	4,045,000.00
05/01/35	-		112,159.38	112,159.38	4,045,000.00
11/01/35	180,000.00	5.500%	112,159.38	292,159.38	3,865,000.00
05/01/36	-		107,209.38	107,209.38	3,865,000.00
11/01/36	185,000.00	5.500%	107,209.38	292,209.38	3,680,000.00
05/01/37	-		102,121.88	102,121.88	3,680,000.00
11/01/37	200,000.00	5.500%	102,121.88	302,121.88	3,480,000.00
05/01/38	-		96,621.88	96,621.88	3,480,000.00
11/01/38	210,000.00	5.500%	96,621.88	306,621.88	3,270,000.00
05/01/39	-		90,846.88	90,846.88	3,270,000.00
11/01/39	220,000.00	5.500%	90,846.88	310,846.88	3,050,000.00
05/01/40	-		84,796.88	84,796.88	3,050,000.00
11/01/40	235,000.00	5.625%	84,796.88	319,796.88	2,815,000.00
05/01/41	-		78,187.50	78,187.50	2,815,000.00
11/01/41	245,000.00	5.625%	78,187.50	323,187.50	2,570,000.00
05/01/42	-		71,296.88	71,296.88	2,570,000.00
11/01/42	260,000.00	5.625%	71,296.88	331,296.88	2,310,000.00
05/01/43	-		63,984.38	63,984.38	2,310,000.00
11/01/43	275,000.00	5.625%	63,984.38	338,984.38	2,035,000.00
05/01/44	-		56,250.00	56,250.00	2,035,000.00
11/01/44	290,000.00	5.625%	56,250.00	346,250.00	1,745,000.00
05/01/45	-		48,093.75	48,093.75	1,745,000.00
11/01/45	305,000.00	5.625%	48,093.75	353,093.75	1,440,000.00
05/01/46	-		39,515.63	39,515.63	1,440,000.00

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	325,000.00	5.625%	39,515.63	364,515.63	1,115,000.00
05/01/47	-		30,375.00	30,375.00	1,115,000.00
11/01/47	340,000.00	5.625%	30,375.00	370,375.00	775,000.00
05/01/48	-		20,812.50	20,812.50	775,000.00
11/01/48	360,000.00	5.625%	20,812.50	380,812.50	415,000.00
05/01/49	-		10,687.50	10,687.50	415,000.00
11/01/49	380,000.00	5.625%	10,687.50	390,687.50	35,000.00
<b>Total</b>	<b>5,365,000.00</b>		<b>4,548,390.81</b>	<b>9,913,390.81</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2026</b>					<b>Fiscal Year 2025 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>	<b>Total</b>	
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	912.33	1,281.83	-	-	1,218.44	3,412.60	3,093.48
41	SF 40'	729.86	1,281.83	-	-	1,218.44	3,230.13	2,934.58
128	TH	583.89	-	773.15	-	794.64	2,151.68	2,048.13
<b>235</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	5,317.56	-	-	15,229.43	-	20,546.99	19,860.35
<b>38.57</b>								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2026**

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**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2026</b>					<b>Fiscal Year 2025 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 1 and 2</b>								
4	SF 50'	912.33	1,281.83	-	-	1,218.44	3,412.60	3,093.48
1	SF 40'	729.86	1,281.83	-	-	1,218.44	3,230.13	2,934.58
<b>6</b>	<b>TH</b>	<b>583.89</b>	<b>-</b>	<b>773.15</b>	<b>-</b>	<b>794.64</b>	<b>2,151.68</b>	<b>2,048.13</b>
<b>11</b>								

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2026</b>					<b>Fiscal Year 2025 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 2 and 3</b>								
57	SF 50'	912.33	1,281.83	-	-	1,218.44	3,412.60	3,093.48
30	SF 40'	729.86	1,281.83	-	-	1,218.44	3,230.13	2,934.58
<b>87</b>								

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2026</b>					<b>Fiscal Year 2025 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 2 and 3</b>								
48	SF 50'	912.33	1,281.83	-	-	1,218.44	3,412.60	3,093.48
24	SF 40'	729.86	1,281.83	-	-	1,218.44	3,230.13	2,934.58
<b>72</b>								

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

**4**

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Sumter County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of May, 2025.

Attest:

**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>BEAUMONT COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>7764 Penrose Place, Wildwood, Florida, 34785</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	1:30 PM
November 10, 2025	Regular Meeting	1:30 PM
December 8, 2025	Regular Meeting	1:30 PM
January 12, 2026	Regular Meeting	1:30 PM
February 9, 2026	Regular Meeting	1:30 PM
March 9, 2026	Regular Meeting	1:30 PM
April 13, 2026	Regular Meeting	1:30 PM
May 11, 2026	Regular Meeting	1:30 PM
June 8, 2026	Regular Meeting	1:30 PM
July 13, 2026	Regular Meeting	1:30 PM
August 10, 2026	Regular Meeting	1:30 PM
September 14, 2026	Regular Meeting	1:30 PM

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

**5**

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED SPECIAL REVENUE FUND BUDGETS FOR FISCAL YEAR 2023/2024, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 14, 2023, the Board of Supervisors of Beaumont Community Development District (“**Board**”), adopted Resolution 2023-06 providing for the adoption of the District’s Fiscal Year 2023/2024 annual budget (“**Budget**”); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2023-06 authorize the Board to amend the Budget during Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

**1. BUDGET AMENDMENT.**

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2023/2024.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget

for the Beaumont Community Development District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective April 14, 2025.”

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of Beaumont Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2023-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2023-06 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect as of May 12, 2025.

Introduced, considered favorably, and adopted this 12<sup>th</sup> day of May, 2025.

**ATTEST:**

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Secretary/Assistant Secretary

**BEAUMONT COMMUNITY DEVELOPMENT  
DISTRICT**

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Chair/Vice Chair, Board of Supervisors

**Exhibit A**  
Amended Fiscal Year 2023/2024 Budget

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED SPECIAL REVENUE FUND BUDGETS  
FISCAL YEAR 2024  
EFFECTIVE NOVEMBER 30, 2024**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**

	Actual	Adopted Budget	Budget to actual Variance	Proposed Increase/ (Decrease)	Amended Budget
<b>REVENUES</b>					
Assessment levy: on-roll - net	\$ 279,228	\$ 283,255	\$ 4,027	\$ (4,027)	\$ 279,228
Interest and miscellaneous	-	500	500	(500)	-
Total revenues	<u>279,228</u>	<u>283,755</u>	<u>4,527</u>	<u>(4,527)</u>	<u>279,228</u>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Management	36,919	33,000	(3,919)	3,919	36,919
Lifestyles events	9,364	12,000	2,636	(2,636)	9,364
Accounting	1,500	1,500	-	-	1,500
Streetlighting electric	4,306	6,240	1,934	(1,934)	4,306
Streetlighting maintenance	-	2,000	2,000	(2,000)	-
Landscape maintenance	17,543	20,000	2,457	(2,457)	17,543
Tree treatment	4,430	7,160	2,730	(2,730)	4,430
Plant replacement	5,304	5,000	(304)	304	5,304
Irrigation repairs	219	2,500	2,281	(2,281)	219
Pool maintenance	28,612	21,600	(7,012)	7,012	28,612
Gym equipment- PM	1,375	1,000	(375)	375	1,375
Repairs and maintenance	9,889	7,500	(2,389)	2,389	9,889
Electricity	18,405	15,000	(3,405)	3,405	18,405
Gate electricity	3,239	10,000	6,761	(6,761)	3,239
Insurance	25,033	16,000	(9,033)	9,033	25,033
Phone/cable/internet	12,019	6,000	(6,019)	6,019	12,019
Sewer/ water/ propane	4,005	8,000	3,995	(3,995)	4,005
Janitorial	52,195	35,000	(17,195)	17,195	52,195
Pressure washing	8,663	5,000	(3,663)	3,663	8,663
Security monitoring/gates	8,001	10,000	1,999	(1,999)	8,001
Gate repairs and maintenance	15,890	3,500	(12,390)	12,390	15,890
Pest control	3,790	1,200	(2,590)	2,590	3,790
Permits/licenses	275	750	475	(475)	275
Holiday decorating	-	1,000	1,000	(1,000)	-
Supplies	857	3,000	2,143	(2,143)	857
Contingencies	4,493	1,000	(3,493)	3,493	4,493
Capital outlay	-	37,900	37,900	(32,900)	5,000
Reserve study		5,000	5,000	(5,000)	-
Total single family program	<u>276,326</u>	<u>277,850</u>	<u>1,524</u>	<u>3,476</u>	<u>281,326</u>
<b>Other fees &amp; charges</b>					
Tax collector	5,579	5,901	322	(322)	5,579
Total expenditures	<u>281,905</u>	<u>283,751</u>	<u>1,846</u>	<u>3,154</u>	<u>286,905</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,677)	4	2,681	(2,681)	(7,677)
Fund balances - beginning	(102,699)	-	102,699	(102,699)	(102,699)
Fund balances - ending	<u>\$ (105,376)</u>	<u>\$ 4</u>	<u>\$ 105,380</u>	<u>\$ (105,380)</u>	<u>\$ (110,376)</u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**

	Actual	Adopted Budget	Budget to actual Variance	Proposed Increase/(Decrease)	Amended Budget
<b>REVENUES</b>					
Assessment levy: on-roll - net	\$ 101,431	\$ 102,894	\$ 1,463	\$ (1,463)	\$ 101,431
Interest and miscellaneous	-	500	500	(500)	-
Total revenues	<u>101,431</u>	<u>103,394</u>	<u>1,963</u>	<u>(1,963)</u>	<u>101,431</u>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	750	-	-	750
Streetlighting electricity	-	4,000	4,000	(4,000)	-
Streetlighting maintenance	-	750	750	(750)	-
Landscape maintenance	33,760	16,000	(17,760)	17,760	33,760
Irrigation water	219	500	281	(281)	219
Plant replacement	888	1,000	112	(112)	888
Irrigation repairs	77	1,000	923	(923)	77
Pool maintenance	17,228	13,200	(4,028)	4,028	17,228
Repairs and maintenance	12,480	2,000	(10,480)	10,480	12,480
Electricity	5,488	6,000	512	(512)	5,488
Insurance	-	3,000	3,000	(3,000)	-
Bank fees	-	500	500	(500)	-
Phone/cable/internet	609	2,000	1,391	(1,391)	609
Water/sewer	1,783	2,000	217	(217)	1,783
Janitorial	15,600	10,000	(5,600)	5,600	15,600
ADA site compliance	-	2,000	2,000	(2,000)	-
Security amenity center	5,889	2,500	(3,389)	3,389	5,889
Pest control	760	5,500	4,740	(4,740)	760
Permits/licenses	275	500	225	(225)	275
Supplies	-	500	500	(500)	-
Contingencies	325	250	(75)	5,075	5,325
Capital outlay	-	22,300	22,300	(22,300)	-
Reserve study	-	5,000	5,000	(5,000)	-
Total town home program	<u>96,131</u>	<u>101,250</u>	<u>5,119</u>	<u>(119)</u>	<u>101,131</u>
<b>Other fees &amp; charges</b>					
Tax collector	2,026	2,144	118	(118)	2,026
Total other fees & charges	<u>2,026</u>	<u>2,144</u>	<u>118</u>	<u>(118)</u>	<u>2,026</u>
Total expenditures	<u>98,157</u>	<u>103,394</u>	<u>5,237</u>	<u>(237)</u>	<u>103,157</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,274	-	(3,274)	3,274	(1,726)
Fund balances - beginning	78,373	56,000	(22,373)	22,373	78,373
Fund balances - ending	<u>\$ 81,647</u>	<u>\$ 56,000</u>	<u>\$ (25,647)</u>	<u>\$ 25,647</u>	<u>\$ 76,647</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

# AMERICAN TREE

GLENN PERONI 352.255.2177

"Service Is Our Signature"



Certified Arborist # FL5653

American Tree operates according to National Standards for tree care including  
ANSI A 300 Pruning Standards and Z1.33 Safety standards.

Work Proposal for

**Beaumont CDD  
c/o Realmanage  
270 W Plant St Suite 340  
Winter Garden, FL 34778**

The scope of work is as follows and does not include any work not listed below:

- 77 Sabal Palm Trimming
- 26 Medjool Palm Trimming
- All debris we produce will be removed from the jobsites.

Total investment for this project is \$ 6350

Thank you for the opportunity to serve you.

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

**6B**



## Proposal

Proposal No.: **334282**  
Proposed Date: **04/03/25**

PROPERTY:	FOR:
Beaumont CDD (Common Area) Beaumont CDD CDD Ocala Only 7802 Penrose Place Wildwood, FL 34785	Beaumont CDD palm tree trimming at the club house

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Beaumont CDD palm tree trimming at the club house</b>					
<b>Plant Material</b>					<b>\$5,909.00</b>
Sabal Palm Pruning	77.00	CT	\$37.00	\$2,849.00	
Medjool Palm Pruning	26.00	CT	\$110.00	\$2,860.00	
Green Waste Dumping	1.00	EA	\$200.00	\$200.00	
				<b>Total:</b>	<b>\$5,909.00</b>

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

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

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

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

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

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**Signature (Owner/Property Manager)**

**Date**

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**Printed Name (Owner/Property Manager)**

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**Signature - Representative**

**Date**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

image

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**From:** Ryan Rupnarain <rrupnarain@egisadvisors.com>  
**Sent:** Friday, May 2, 2025 9:52:36 AM  
**To:** Antonio Shaw <shawa@whhassociates.com>  
**Cc:** Tammy Collins <collinstcdd@gmail.com>; DL-KEEN-Egis-Risk Services <riskservices@egisadvisors.com>  
**Subject:** RE: Beaumont CDD Neighborhood Watch

Good morning, Antonio.

It was a pleasure meeting with you and Tammy as well and I apologize for the delay in response. As you know, these programs function based on the principle of "neighbors looking out for neighbors," acting as the extended "eyes and ears" for local law enforcement. It is critical that participants understand their role is strictly limited to observation and reporting; to your point about the Zimmerman case, they should never attempt to intervene, confront individuals, or take enforcement action themselves. This "Observe and Report ONLY" mandate is fundamental to how these programs are designed to operate safely and legally.

Successful and properly functioning NW programs are established and operate in close partnership with the local law enforcement agency (LEA) – either the Sheriff's Office or the local Police Department. The LEA is essential for providing the necessary training on observation techniques, reporting procedures, personal safety, and crucially, the limitations of the volunteer role.

From the District's perspective, there may be potential liability exposures that can arise from association with an NW program. The District's liability exposure will likely hinge significantly on its level of operational control and directional oversight – whether real or perceived – over the Neighborhood Watch group. Potential risks include liability stemming from volunteer actions (if they overstep their bounds) under theories of agency or direct negligence (e.g., negligent training or policy-setting if the CDD assumes those roles).

That said, the most prudent approach to minimize liability risk for the CDD may be to maintain minimal involvement and clear operational separation. In practice, this could include limiting the district's role to that of an informational facilitator. When residents express interest, the CDD can simply provide them with the contact information for the crime prevention or community affairs unit at the local Sheriff's Office or Police Department. This allows the LEA, the entity best equipped for this, to guide the program's formation, training, and oversight according to their established protocols, maintaining a level of separation between the NW group and the CDD.

Regarding potential requests from the group for resources, providing District funds or other resources may increase level of the CDD's entanglement and can strengthen the perception of control, thereby increasing liability risk. Before committing any resources, we'd encourage the district to engage counsel to determine legal permissibility and assess liability implications. If the CDD Board decides some level of support beyond referral is necessary (for example, allowing use of a community room for LEA-led training), it is important to formalize this arrangement. This should involve a written agreement, reviewed by the District's legal counsel, outlining the NW group's level of operational independence.

I hope this helps. Please let me know if you have any further questions or if you'd like to discuss this in more detail.

Best regards,

**Ryan Rupnarain, ARM CPSI  
Sr. Manager, Risk Services  
Egis Insurance & Risk Advisors**

Direct: (321) 273.2047  
Mobile: (407) 878.9971  
Email: [RRupnarain@egisadvisors.com](mailto:RRupnarain@egisadvisors.com)



**Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)  
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)**

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**From:** Antonio Shaw <[shawa@whhassociates.com](mailto:shawa@whhassociates.com)>  
**Sent:** Monday, April 28, 2025 6:24 PM  
**To:** Ryan Rupnarain <[rrupnarain@egisadvisors.com](mailto:rrupnarain@egisadvisors.com)>  
**Cc:** Tammy Collins <[collinstcdd@gmail.com](mailto:collinstcdd@gmail.com)>  
**Subject:** RE: Beaumont CDD Site Visit - Egis Insurance and Risk Advisors

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

**8**



# FLORIDA INSURANCE ALLIANCE



## Beaumont Community Development District

<b>Date of Visit:</b>	Friday April 25, 2025, at 10:30 PM
<b>District Manager:</b>	Antonio Shaw, <a href="mailto:shawa@whhassociates.com">shawa@whhassociates.com</a>
<b>Field Manager:</b>	Tammy Collins, <a href="mailto:collinstcdd@gmail.com">collinstcdd@gmail.com</a>
<b>Address:</b>	7768 Penrose Pl, Wildwood, Florida 34785
<b>Egis Attendees:</b>	Ryan Rupnarain, Sr. Manager Risk Services Dennis Thomas, Risk Services Consultant Brent Grimmel, SVP, Agency Operations Christina Wood, Account Manager

## Visit Overview & District Summary

The purpose of the visit on April 25<sup>th</sup>, 2025, was to allow our team to gain a better understanding of the Beaumont Community Development District which consists of approximately 153.55 acres within the City of Wildwood, Sumter County, Florida. District owned amenities include an amenity center, 2 pools, pickleball court, and bocce ball court. Additional district owned property includes monuments, pool furniture and fencing. While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. An updated schedule may be provided by your Account Manager for your review and acceptance.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

### Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- The district is overall well maintained.
- A robust preventative maintenance program in place for fitness equipment.
- Adequate signage at pools & facilities.

### Critical Recommendations

- No Critical recommendations were observed.

### Important Recommendations

**Important** recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Drain cleanout cover
- Steppingstones
- Pool life rings

<p><b>Drain cleanout cover</b> – Though the drain cover protruded less than a quarter of an inch, it had very sharp edges which can easily become a trip hazard, and possibly cut an individual's foot if barefooted.</p>	<p><b>Recommendation</b> – Suggest having cap tightened down further, or replacing cap that will seat lower/flush.</p>
	

<p><b>Steppingstones</b> – Identified some steppingstones in mulch bed to allow access to gym. Though the consideration was for quicker &amp; direct access, these tend to become tripping hazards more than anything.</p>	<p><b>Recommendation</b> – Advise removing steppingstones and adding foliage to mitigate possible future use.</p>
	

<b>Pool Life-ring</b> – Both life rings at smaller pool had deficiencies with the ropes either not being attached or not readily useable. When a life saving device is not readily useable poses a significant risk to drowning and/or injuries.	<b>Recommendation</b> - Ensure that all pools have appropriate safety equipment including life hooks and life rings.
	Per the Florida Department of Health Code for pools, an 18-inch lifesaving ring with sufficient rope attached to reach all parts of the pool must be provided. The rope must be in good condition, free of frays. The ring must be fully accessible which means visible and not tied down or locked. Pools over 50 feet in length must have at least one ring along each of the longer sides of the pool.

### Advisory Recommendations

**Advisory** Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- No Advisory Recommendations were observed.

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*Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.*

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**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**A**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2025**

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**FEBRUARY 28, 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	\$ 447,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447,116
Investments									
Revenue	-	-	-	335,864	487,897	-	-	-	823,761
Reserve	-	-	-	262,052	212,830	-	-	-	474,882
Prepayment	-	-	-	983	678	-	-	-	1,661
Construction	-	-	-	-	-	-	416	-	416
Interest	-	-	-	136	-	-	-	-	136
Sinking	-	-	-	69	2	-	-	-	71
Bond redemption	-	-	-	755	12	-	-	-	767
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	126,723	159,180	2,510	3,975	-	-	-	292,388
Due from SRF - townhome	-	3,166	-	-	-	-	-	-	3,166
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 476,241</u>	<u>\$ 131,679</u>	<u>\$ 159,180</u>	<u>\$ 602,369</u>	<u>\$ 705,394</u>	<u>\$ -</u>	<u>\$ 416</u>	<u>\$ 1,400</u>	<u>\$ 2,076,679</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 31,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,485
Accounts payable - onsite	1,337	4,333	603	-	-	-	-	-	6,273
Due to other	-	-	7,110	-	-	3,386	-	-	10,496
Due to SRF - single family	126,723	-	3,166	-	-	-	-	-	129,889
Due to SRF - town home	159,180	-	-	-	-	-	-	-	159,180
Due to debt service fund 2019 area two	2,510	-	-	-	-	-	-	-	2,510
Due to debt service fund 2019-A1	3,975	-	-	-	-	-	-	-	3,975
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	276	-	-	-	-	-	-	-	276
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>\$ 355,486</u>	<u>4,333</u>	<u>10,879</u>	<u>1,311</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>391,081</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	-	-	-	601,058	695,622	-	-	-	1,296,680
Capital projects	-	-	-	-	-	(4,886)	416	(4,700)	(9,170)
Unassigned	96,418	127,346	148,301	-	-	-	-	-	372,065
Total fund balances	<u>96,418</u>	<u>127,346</u>	<u>148,301</u>	<u>601,058</u>	<u>695,622</u>	<u>(4,886)</u>	<u>416</u>	<u>(4,700)</u>	<u>1,659,575</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 476,241</u>	<u>\$ 131,679</u>	<u>\$ 159,180</u>	<u>\$ 602,369</u>	<u>\$ 705,394</u>	<u>\$ -</u>	<u>\$ 416</u>	<u>\$ 1,400</u>	<u>\$ 2,076,679</u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,121	\$ 381,345	\$ 428,940	89%
Total revenues	<u>4,121</u>	<u>381,345</u>	<u>428,940</u>	89%
 <b>Professional &amp; administrative</b>				
Supervisor fees	861	4,091	12,600	32%
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	1,434	8,653	25,000	35%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	-	10,500	0%
Telephone	17	83	200	42%
Postage	383	874	500	175%
Printing & binding	42	208	500	42%
Legal advertising	-	391	1,500	26%
Annual special district fee	-	175	175	100%
Insurance	1,944	10,597	6,817	155%
Contingencies/bank charges	55	381	5,000	8%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	-	7,539	8,936	84%
Supplies	-	-	300	0%
Total professional & administrative	<u>8,819</u>	<u>53,619</u>	<u>128,293</u>	42%

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	18,158	19,358	40,000	48%
Security amenity center	895	4,475	500	895%
Stormwater management				
Lake maintenance	1,650	4,125	10,000	41%
Stormwater Repairs	5,065	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	149	605	2,000	30%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	2,932	14,338	8,000	179%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	1,155	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	-	89,120	174,400	51%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	60	60	-	N/A
Roadway maintenance	-	-	2,500	0%
Total field operations	<u>30,064</u>	<u>261,681</u>	<u>265,650</u>	99%
Total expenditures	<u>38,883</u>	<u>315,300</u>	<u>393,943</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(34,762)	66,045	34,997	
Fund balances - beginning	131,180	30,373	140,314	
Fund balances - ending	<u>\$ 96,418</u>	<u>\$ 96,418</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,701	\$ 249,916	\$ 281,108	89%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,701</u>	<u>323,001</u>	<u>281,608</u>	115%
<b>Single Family Program</b>				
Management	-	-	30,000	0%
Lifestyles events	-	450	6,000	8%
Accounting	125	625	1,500	42%
Streetlighting electric	1,027	3,976	6,240	64%
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	1,980	12,010	21,600	56%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	3,401	6,289	7,500	84%
Electricity	995	4,238	15,000	28%
Gate electricity	-	543	4,000	14%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	1,955	5,349	6,000	89%
Sewer/ water/ propane	748	1,506	6,000	25%
Janitorial	-	12,045	35,000	34%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	400	1,070	1,200	89%
Permits/licenses	-	-	750	0%
Holiday decorating	-	-	1,000	0%
Supplies	-	-	3,000	0%
Contingencies	-	-	3,000	0%
Capital outlay	-	-	35,000	0%
Reserve study	-	-	5,000	0%
Total single family program	<u>10,631</u>	<u>85,338</u>	<u>275,750</u>	31%
<b>Other fees &amp; charges</b>				
Tax collector	-	4,940	5,856	84%
Total other fees & charges	<u>-</u>	<u>4,940</u>	<u>5,856</u>	84%
Total expenditures	<u>10,631</u>	<u>90,278</u>	<u>281,606</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(7,930)	232,723	2	
Fund balances - beginning	135,276	(105,377)	68,797	
Fund balances - ending	<u>\$ 127,346</u>	<u>\$ 127,346</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 921	\$ 85,203	\$ 95,837	89%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>921</u>	<u>85,203</u>	<u>96,337</u>	88%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	313	750	42%
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	1,210	6,609	13,600	49%
Repairs and maintenance	-	1,159	2,000	58%
Electricity	398	1,803	6,000	30%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	322	833	2,000	42%
Janitorial	-	3,600	10,000	36%
Pressure washing	-	1,500	2,000	75%
Security amenity center	125	376	1,000	38%
Pest control	330	450	1,500	30%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	250	0%
Total town home program	<u>2,448</u>	<u>16,862</u>	<u>94,340</u>	18%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,685	1,997	84%
Total other fees & charges	<u>-</u>	<u>1,685</u>	<u>1,997</u>	84%
Total expenditures	<u>2,448</u>	<u>18,547</u>	<u>96,337</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(1,527)	66,656	-	
Fund balances - beginning	149,828	81,645	90,700	
Fund balances - ending	<u>\$ 148,301</u>	<u>\$ 148,301</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 FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,510	\$ 232,274	\$ 261,264	89%
Interest	1,864	8,574	-	N/A
Total revenues	<u>4,374</u>	<u>240,848</u>	<u>261,264</u>	92%
<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	-	4,592	5,443	84%
Total other fees and charges	<u>-</u>	<u>4,592</u>	<u>5,443</u>	84%
Total expenditures	<u>-</u>	<u>153,564</u>	<u>257,531</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	4,374	87,284	3,733	
Fund balances - beginning	596,684	513,774	504,767	
Fund balances - ending	<u>\$ 601,058</u>	<u>\$ 601,058</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 FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,975	\$ 367,858	\$ 418,043	88%
Assessment prepayments	-	9,753	-	N/A
Interest	2,143	9,456	-	N/A
<b>Total revenues</b>	<b>6,118</b>	<b>387,067</b>	<b>418,043</b>	<b>93%</b>
 <b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	10,000	25,000	-	N/A
Interest	140	149,978	298,519	50%
<b>Total debt service</b>	<b>10,140</b>	<b>279,978</b>	<b>403,519</b>	<b>69%</b>
 <b>Other fees &amp; charges</b>				
Tax collector	-	7,273	8,709	84%
Total other fees and charges	-	7,273	8,709	84%
<b>Total expenditures</b>	<b>10,140</b>	<b>287,251</b>	<b>412,228</b>	<b>70%</b>
 Excess/(deficiency) of revenues over/(under) expenditures	 (4,022)	 99,816	 5,815	
 Fund balances - beginning	 699,644	 595,806	 590,970	
 Fund balances - ending	 <b>\$ 695,622</b>	 <b>\$ 695,622</b>	 <b>\$ 596,785</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
<b>EXPENDITURES</b>		
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 FEBRUARY 28, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 5
Total revenues	<u>1</u>	<u>5</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	5
Fund balances - beginning	415	411
Fund balances - ending	<u>\$ 416</u>	<u>\$ 416</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 FEBRUARY 28, 2025**

	Current Month	Year To Date
	\$	\$
<b>REVENUES</b>		
Total revenues	-	-
	-	-
	-	-
<b>EXPENDITURES</b>		
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**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**B**

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

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**MARCH 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	\$ 451,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 451,041
Investments									
Revenue	-	-	-	342,432	489,372	-	-	-	831,804
Reserve	-	-	-	257,300	213,479	-	-	-	470,779
Prepayment	-	-	-	986	683	-	-	-	1,669
Construction	-	-	-	-	-	-	418	-	418
Interest	-	-	-	137	-	-	-	-	137
Sinking	-	-	-	69	2	-	-	-	71
Bond redemption	-	-	-	757	12	-	-	-	769
Undeposited funds	2,795	-	-	-	14,802	-	-	-	17,597
Due from Developer	24,337	-	-	-	-	-	-	1,400	25,737
Due from other	1,231	-	-	-	-	-	-	-	1,231
Due from general fund	-	134,325	161,771	9,575	15,164	-	-	-	320,835
Due from SRF - single family	907	-	-	-	-	-	-	-	907
Due from SRF - townhome	603	3,166	-	-	-	-	-	-	3,769
Utility deposit	3,557	1,790	-	-	-	-	-	-	5,347
Total assets	<u>\$ 484,471</u>	<u>\$ 139,281</u>	<u>\$ 161,771</u>	<u>\$ 611,256</u>	<u>\$ 733,514</u>	<u>\$ -</u>	<u>\$ 418</u>	<u>\$ 1,400</u>	<u>\$ 2,132,111</u>
<b>LIABILITIES</b>									
Liabilities:									
Accounts payable	\$ 4,142	\$ 125	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,328
Accounts payable - onsite	121	3,427	-	-	-	-	-	-	3,548
Due to other	-	-	7,110	-	-	3,386	-	-	10,496
Due to general fund	-	907	603	-	-	-	-	-	1,510
Due to SRF - single family	134,325	-	3,166	-	-	-	-	-	137,491
Due to SRF - town home	161,771	-	-	-	-	-	-	-	161,771
Due to debt service fund 2019 area two	9,575	-	-	-	-	-	-	-	9,575
Due to debt service fund 2019-A1	15,164	-	-	-	-	-	-	-	15,164
Due to KLP Beaumont commercial	-	-	-	1,312	-	-	-	-	1,312
Due to KLP Village	-	-	-	-	9,486	-	-	-	9,486
Contracts payable	-	-	-	-	-	1,500	-	4,700	6,200
Tax payable	582	-	-	-	-	-	-	-	582
Developer advance	30,000	-	-	-	-	-	-	-	30,000
Total liabilities	<u>355,680</u>	<u>4,459</u>	<u>10,940</u>	<u>1,312</u>	<u>9,486</u>	<u>4,886</u>	<u>-</u>	<u>4,700</u>	<u>391,463</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	-	-	-	609,944	723,742	-	-	-	1,333,686
Capital projects	-	-	-	-	-	(4,886)	418	(4,700)	(9,168)
Unassigned	104,454	134,822	150,831	-	-	-	-	-	390,107
Total fund balances	<u>104,454</u>	<u>134,822</u>	<u>150,831</u>	<u>609,944</u>	<u>723,742</u>	<u>(4,886)</u>	<u>418</u>	<u>(4,700)</u>	<u>1,714,625</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 484,471</u>	<u>\$ 139,281</u>	<u>\$ 161,771</u>	<u>\$ 611,256</u>	<u>\$ 733,514</u>	<u>\$ -</u>	<u>\$ 418</u>	<u>\$ 1,400</u>	<u>\$ 2,132,111</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 11,835	\$ 393,181	\$ 428,940	92%
Interest and miscellaneous	2,795	2,795	-	N/A
<b>Total revenues</b>	<b>14,630</b>	<b>395,976</b>	<b>428,940</b>	<b>92%</b>
 <b>Professional &amp; administrative</b>				
Supervisor fees	2,153	6,244	12,600	50%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	8,653	25,000	35%
Engineering	-	-	2,500	0%
Audit	-	-	3,100	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	10,500	0%
Telephone	17	100	200	50%
Postage	-	874	500	175%
Printing & binding	42	250	500	50%
Legal advertising	-	391	1,500	26%
Annual special district fee	-	175	175	100%
Insurance	-	10,597	6,817	155%
Contingencies/bank charges	62	444	5,000	9%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	210	210	100%
Tax collector	237	7,776	8,936	87%
Supplies	-	-	300	0%
<b>Total professional &amp; administrative</b>	<b>6,594</b>	<b>60,214</b>	<b>128,293</b>	<b>47%</b>

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations (shared)</b>				
Management	-	19,358	40,000	48%
Security amenity center	-	4,475	500	895%
Stormwater management				
Lake maintenance	-	4,125	10,000	41%
Stormwater Repairs	-	78,395	-	N/A
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	-	605	2,000	30%
Electricity	-	-	5,000	0%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Electricity	-	14,338	8,000	179%
Repairs and maintenance	-	-	2,500	0%
Monuments and street signage				
Repairs and maintenance	-	1,155	1,000	116%
Electricity	-	-	1,250	0%
Landscape maint. entries/buffers				
Maintenance contract	-	89,120	174,400	51%
Mulch	-	49,831	-	N/A
Plant replacement	-	-	5,000	0%
Tree treatment	-	-	5,000	0%
Irrigation repairs	-	-	2,000	0%
Fertilization & pest control	-	60	-	N/A
Roadway maintenance	-	-	2,500	0%
Total field operations	<hr/>	<hr/> 261,681	<hr/> 265,650	99%
Total expenditures	<hr/> <hr/> 6,594	<hr/> <hr/> 321,895	<hr/> <hr/> 393,943	82%
Excess/(deficiency) of revenues over/(under) expenditures		8,036	74,081	34,997
Fund balances - beginning	96,418	30,373	140,314	
Fund balances - ending	<hr/> <hr/> \$ 104,454	<hr/> <hr/> \$ 104,454	<hr/> <hr/> \$ 175,311	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 7,757	\$ 257,673	\$ 281,108	92%
Landowner contribution	-	73,085	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>7,757</u>	<u>330,758</u>	<u>281,608</u>	117%
 <b>Single Family Program</b>				
Management	-	-	30,000	0%
Lifestyles events	-	450	6,000	8%
Accounting	125	750	1,500	50%
Streetlighting electric	-	3,976	6,240	64%
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	-	12,010	21,600	56%
Gym equipment- PM	-	-	1,000	0%
Repairs and maintenance	-	6,289	7,500	84%
Electricity	-	4,238	15,000	28%
Gate electricity	-	543	4,000	14%
Insurance	-	31,073	26,000	120%
Phone/cable/internet	-	5,349	6,000	89%
Sewer/ water/ propane	-	1,506	6,000	25%
Janitorial	-	12,045	35,000	34%
Pressure washing	-	5,000	5,000	100%
Security monitoring/gates	-	-	14,000	0%
Gate repairs and maintenance	-	-	3,500	0%
Pest control	-	1,070	1,200	89%
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>125</u>	<u>85,463</u>	<u>275,750</u>	31%
 <b>Other fees &amp; charges</b>				
Tax collector	156	5,096	5,856	87%
Total other fees & charges	<u>156</u>	<u>5,096</u>	<u>5,856</u>	87%
Total expenditures	<u>281</u>	<u>90,559</u>	<u>281,606</u>	32%
 Excess/(deficiency) of revenues over/(under) expenditures	7,476	240,199	2	
Fund balances - beginning	127,346	(105,377)	68,797	
Fund balances - ending	<u>\$ 134,822</u>	<u>\$ 134,822</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 MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,644	\$ 87,847	\$ 95,837	92%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,644</u>	<u>87,847</u>	<u>96,337</u>	91%
<b>EXPENDITURES</b>				
<b>Town Home Program</b>				
Accounting	63	375	750	50%
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	-	6,609	13,600	49%
Repairs and maintenance	-	1,159	2,000	58%
Electricity	-	1,803	6,000	30%
Insurance	-	-	5,000	0%
Bank fees	-	-	500	0%
Phone/cable/internet	-	-	1,500	0%
Water/sewer	-	833	2,000	42%
Janitorial	-	3,600	10,000	36%
Pressure washing	-	1,500	2,000	75%
Security amenity center	-	376	1,000	38%
Pest control	-	450	1,500	30%
Permits/licenses	-	-	500	0%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	22,300	0%
Reserve study	-	-	250	0%
Total town home program	<u>63</u>	<u>16,924</u>	<u>94,340</u>	18%
<b>Other fees &amp; charges</b>				
Tax collector	52	1,737	1,997	87%
Total other fees & charges	<u>52</u>	<u>1,737</u>	<u>1,997</u>	87%
Total expenditures	<u>115</u>	<u>18,661</u>	<u>96,337</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	2,529	69,186	-	
Fund balances - beginning	148,302	81,645	90,700	
Fund balances - ending	<u>\$ 150,831</u>	<u>\$ 150,831</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 MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 7,209	\$ 239,483	\$ 261,264	92%
Interest	1,822	10,395	-	N/A
Total revenues	<u>9,031</u>	<u>249,878</u>	<u>261,264</u>	96%
<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	145	4,736	5,443	87%
Total other fees and charges	<u>145</u>	<u>4,736</u>	<u>5,443</u>	87%
Total expenditures	<u>145</u>	<u>153,708</u>	<u>257,531</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	8,886	96,170	3,733	
Fund balances - beginning	601,058	513,774	504,767	
Fund balances - ending	<u>\$ 609,944</u>	<u>\$ 609,944</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 MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 11,417	\$ 379,275	\$ 418,043	91%
Assessment prepayments	14,802	24,555	-	N/A
Interest	2,129	11,585	-	N/A
<b>Total revenues</b>	<b>28,348</b>	<b>415,415</b>	<b>418,043</b>	<b>99%</b>
 <b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	105,000	105,000	100%
Principal prepayment	-	25,000	-	N/A
Interest	-	149,978	298,519	50%
<b>Total debt service</b>	<b>-</b>	<b>279,978</b>	<b>403,519</b>	<b>69%</b>
 <b>Other fees &amp; charges</b>				
Tax collector	228	7,501	8,709	86%
<b>Total other fees and charges</b>	<b>228</b>	<b>7,501</b>	<b>8,709</b>	<b>86%</b>
<b>Total expenditures</b>	<b>228</b>	<b>287,479</b>	<b>412,228</b>	<b>70%</b>
 Excess/(deficiency) of revenues over/(under) expenditures	 28,120	 127,936	 5,815	
 Fund balances - beginning	 695,622	 595,806	 590,970	
<b>Fund balances - ending</b>	<b>\$ 723,742</b>	<b>\$ 723,742</b>	<b>\$ 596,785</b>	

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

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ -	\$ -
Total revenues	- - - -	- - - -
<b>EXPENDITURES</b>		
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 MARCH 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 7
Total revenues	<u>1</u>	<u>7</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	7
Fund balances - beginning	417	411
Fund balances - ending	<u>\$ 418</u>	<u>\$ 418</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 MARCH 31, 2025**

	Current Month	Year To Date
	\$	\$
<b>REVENUES</b>		
Total revenues	-	-
	-	-
	-	-
<b>EXPENDITURES</b>		
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**

**MINUTES**

DRAFT

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Regular Meeting on April 14, 2025 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

## Present:

Ann Judy	Chair
Joseph Vitalo	Vice Chair
Gary Smith	Assistant Secretary
Carol Michaels (via Teams)	Assistant Secretary
Ariane Williams	Assistant Secretary

### Also present:

Chuck Adams (via Teams)	District Manager
Antonio Shaw	Field Operations Manager
Bryan Merced (via Teams)	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via Teams)	District Counsel
Tammy Collins	Onsite Operations Manager

## Residents present:

Natalie Nahid      Phil Borer      David Galarza      Randall Garner  
Corrine Perez      Anna June      George Michaels      Sherry & Gene Carmenini

## FIRST ORDER OF BUSINESS

## Call to Order/Roll Call

Mr. Shaw called the meeting to order at 1:37 p.m.

33 Supervisors Judy, Vitalo, Smith and Williams were present. Supervisor Michaels attended  
34 via Teams.

## **SECOND ORDER OF BUSINESS**

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

39 Resident Natalie Nahid asked if the roads in the CDD are public roads. Mr. Shaw stated  
40 that the roads within the CDD are owned and maintained by the CDD; they are not private. Ms.

41 Nahid recalled discussion at a previous meeting at which a request for an additional stop sign  
42 was denied due to budgetary constraints. It was noted that the CDD is the entity that would  
43 consider such requests.

44 Resident and HOA Board Member Phil Borer discussed his concerns about speeding on  
45 Penrose Place, especially around the corner near the community center. He noted that children  
46 are sometimes present in the areas of concern. He thinks traffic in the area should be slowed  
47 down.

48 Discussion ensued regarding speeding on Penrose Place, trucks parked in the road  
49 blocking visibility near the entrance where children play, posting "SLOW-Children at Play" signs,  
50 the inability to install speed bumps and implementing "No Parking" zones in busy areas.

51 It was noted that the City will not allow the speed limit to be lowered from 30 miles per  
52 hour (mph) to 20 mph.

53 It was noted that nighttime patrols increased somewhat since the Traffic Enforcement  
54 Agreement was signed; however, most traffic enforcement efforts are focused on areas outside  
55 the CDD. Mr. Shaw stated that, in his experience, the more residents that call the Police to  
56 express their concerns, the more likely the number of patrols is to increase. He recommended  
57 including the telephone number to report issues in the newsletter.

58 Discussion ensued regarding vehicles speeding past children on June Lane who are  
59 waiting for a school bus, "SLOW-Children at Play" signs, restricting parking on the curve to  
60 improve visibility and "SLOW-Hidden Drive" signs.

61 It was noted that a City speed monitoring device is in use.

62 Discussion ensued regarding speeding, traffic enforcement, providing spaces for police to  
63 conduct patrols and including a reminder in the newsletter regarding reporting issues to the City,  
64 along with the telephone numbers.

65 Mr. Borer stated that residents have come to the HOA with concerns about aggressive  
66 dogs attacking other dogs, following people, etc. He stated that the HOA is considering adopting  
67 a policy and asked if it should be issued jointly with the CDD.

68        Discussion ensued regarding local and State ordinances, enforcement of a pet policy,  
69 removal and quarantine of nuisance animals and the limitations of the HOA's enforcement  
70 authority.

71        Mr. Earlywine discussed the CDD rulemaking processes and enforcement mechanisms,  
72 including fines, litigation, collection of attorney's fees and revoking amenity privileges; he is  
73 willing to collaborate with HOA Counsel regarding a solution.

74        Discussion ensued regarding existing HOA rules pertaining to homeowners' yards only,  
75 local ordinances, existing CDD rules, adopting a CDD pet policy, including information about  
76 penalties in the newsletter, legislation regarding aggressive dogs, reporting aggressive dogs to  
77 Animal Care and Control (AC&C) and a recent incident in which a resident was chased, CDD  
78 property was damaged and AC&C was called. The need for multiple occurrences before animal  
79 removal and quarantine are ordered was noted.

80        Mr. Earlywine stated that damage to CDD property constitutes a violation of the CDD  
81 rules, so penalties of up to \$1,000 could apply and an enforcement letter can be sent.

82        Following discussion regarding developing policies and procedures and consequences,  
83 including loss of amenity privileges, Mr. Earlywine stated that the Rule has enforcement  
84 provisions; a policy can be added to it and it is enforceable.

85        Staff was authorized to work with Ms. Judy on a revision for consideration at the next  
86 meeting. In the meantime, there is a provision by which an Enforcement Letter can be sent to  
87 address the issue.

88        This item will be included on the next agenda.

89        Resident Sherry Carmenini asked for a "SLOW-Children at Play" sign to be installed so that  
90 it is visible to traffic entering from E County Road 462. Mr. Borer stated the HOA discussed four  
91 signs, including one at each entrance, and noted the additional locations being considered.

92

93 **THIRD ORDER OF BUSINESS**

Discussion: District Management Services

94

95 **A.      Prompt Payment Policies**

96        Mr. Shaw distributed the Wrathell, Hunt and Associates (WHA) contract.

97       Ms. Judy noted that WHA is the only entity that has not changed since the Developer  
98 group was on site in 2021 and 2022. She asked why WHA did not ensure that a janitorial contract  
99 and invoices were received from Pillars Group in 2021 and 2022.

100       Mr. Earlywine stated it is unclear if the CDD owes anything under those invoices. The  
101 Prompt Payment Act and CDD policy require contracts to be in place and service providers are  
102 required to perform the service, keep records and provide timely invoices. He advised that no  
103 payments will be made at this point, pending further discussion, as all invoices are late and/or  
104 relate to a contract that was not put in place. He stated the contractor was asked to provide a  
105 copy of a contract to prove that a written agreement was in effect with the CDD and to provide  
106 proof that timely invoices were submitted but no response was received.

107       Ms. Judy asked if the budget amendment should be postponed. Mr. Earlywine replied  
108 affirmatively and suggested holding off on amending the budget to account for janitorial services  
109 that may or may not have been rendered under a contract that may or may not have been  
110 entered into. Unless there is more to the amendment, he recommends holding off on it. Mr.  
111 Shaw stated that the janitorial invoices were the reason for the amendment. Mr. Earlywine stated  
112 that the contractor has not responded to the CDD's inquiries.

113       The consensus was to table the amendment, pending receipt of further information.

114       Ms. Michaels asked if there is a time limit in which the contractor is required to respond.  
115 Mr. Earlywine stated that, if the contractor had a standard form of agreement, their invoice was  
116 due within five days of the end of the prior month.

117       Mr. Smith voiced his agreement and stated that there was no signed contract.

118       Mr. Earlywine noted that business with a governmental entity is held to a high standard;  
119 he will confer with Mr. Davenport, Mr. Shaw and the Chair next week regarding this matter.

120       Discussion ensued regarding the four-year statute of limitations from the date of service,  
121 the CDD never receiving invoices, the contractor's inability to provide a contract, the Prompt  
122 Payment Procedures with which the contractor did not comply and why they were not  
123 investigated.

124        Mr. Earlywine stated the Prompt Payment Policy is adopted under Florida Statute; the  
125    CDD was not in breach of contract, as the policy requires the CDD to make payment within a  
126    certain period of time after receiving an invoice, and there was no written agreement.

127        Mr. Shaw stated that Evergreen was the Operations Manager during the time in question,  
128    not WHA. District Management was in contact with Evergreen and was following up at that time.  
129    He noted that the Developer Board hired the contractor and Mr. Adams and WHA's Controller  
130    demanded invoices. At that time, it was initially determined that the CDD was not responsible  
131    for 2021, 2022 or 2023; Mr. Adams advised that the contractor would be paid for 2024 and then  
132    would be terminated. Subsequent discussions with Mr. Davenport led to different options to be  
133    discussed.

134        Ms. Judy stated, at this time, the CDD is waiting on a response from Pillar Group; in her  
135    opinion, there is no need to discuss this further or to adjust the budget at this time.

136        It was noted that the CDD has only paid for 2024 and a portion of 2025.

137        Discussion ensued regarding the terms of the WHA District Management Services  
138    contract, which includes a 60-day, without cause, or a 30-day with cause termination clause for  
139    convenience, or immediate termination for cause. It was noted that, if no action is taken, WHA's  
140    District Management Services contract renews automatically on May 29<sup>th</sup> of each year.

141

142    **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06,  
Adopting Amended Special Revenue Fund  
Budgets for Fiscal Year 2023/2024,  
Providing for Appropriations; Addressing  
Conflicts and Severability; and Providing for  
an Effective Date**

149        Mr. Shaw stated the Board previously discussed tabling this Resolution.

150        Mr. Vitalo asked if a new budget will be prepared to reflect previously discussed revisions  
151    to the payment of Pillars, which should only be approximately \$43,000. Mr. Adams replied  
152    affirmatively. Mr. Vitalo asked about the beginning and ending Fund Balances. Mr. Adams stated  
153    that the positive ending balance is related to Kolter contributions; he will review the budget and  
154    provide an explanation at the next meeting.

155        This item was tabled.

156           **Mr. Adams left the meeting.**

157

158           **FIFTH ORDER OF BUSINESS**

159           **Consideration of Resolution 2025-07,**  
160           **Approving the Florida Statewide Mutual**  
161           **Aid Agreement; Providing for Severability;**  
162           **and Providing for an Effective Date**

163           Ms. Judy asked if this Resolution and the Statewide Mutual Aid Agreement would have  
164           provided for reimbursement of roadway repairs that were necessary due to a hurricane-related  
165           disaster.

166           Mr. Earlywine stated the Statewide Mutual Aid Agreement provides funding in some  
167           circumstances; he does not believe that it would create a burden to the CDD.

168           Mr. Vitalo asked if this Agreement would only provide reimbursement for damages to  
169           CDD property but nothing for damage to private homes. Mr. Earlywine stated that is correct; in  
170           some cases, the Federal Emergency Management Agency (FEMA) provides reimbursements but,  
171           generally, a very large impact is needed in order to justify the extensive undertaking of the  
172           reimbursement process. The Statewide Mutual Aid Agreement is intended to protect  
173           governmental property.

174

175           **On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Resolution**  
176           **2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for**  
177           **Severability; and Providing for an Effective Date, was adopted.**

178

179

180           **SIXTH ORDER OF BUSINESS**

181           **Consideration of Juniper Landscaping of**  
182           **Florida, LLC Proposals**

183           Ms. Collins presented the following:

184        A.       **No. 322990 [Treatments 33 Palm Trees Around the Pool and Clubhouse \$2,620.60]**

185           Ms. Judy questioned the \$660 charges for the injections.

186           A Board Member asked why the trees around the townhomes were not included. Ms.  
187           Collins stated the trees around the pool and clubhouse were most severely affected.

188        B.       **No. 331488 [Flush Cut Dead Palm Tree in the Main Pool Area at the Club House \$503.47]**

**On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 331488 to Flush Cut Dead Palm Tree in the Main Pool Area at the Club House, in the amount of \$503.47, was approved.**

**C. No. 334282 [Palm Tree Trimming at the Club House [\$5,909.00]**

195 Discussion ensued regarding when the palm trees were last trimmed and the best time of  
196 year to trim palm trees. Ms. Collins noted that trimming palm trees at this time of year will help  
197 avoid debris from dirtying the pool and clogging the pool filters.

198 Ms. Collins will request additional bids for palm tree trimming at the Club House.

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, Juniper Landscaping of Florida, LLC Proposal No. 322990 for Treatments of 33 Palm Trees Around the Pool and Clubhouse, in the amount of \$2,620.60, was approved.

## SEVENTH ORDER OF BUSINESS

## Acceptance of Unaudited Financial Statements as of February 28, 2025

208 Mr. Shaw presented the Unaudited Financial Statements as of February 28, 2025.

209 Mr. Vitalo questioned the \$78,395 charge for "Stormwater Repairs".

210 Mr. Vitalo asked why nothing is shown year-to-date for Single Family "Landscape  
211 maintenance." Ms. Collins stated that bills are received monthly. Mr. Shaw stated that the  
212 invoices will be researched; it might be a coding issue.

213 Mr. Vitalo recalled that Mr. Davenport was working on closing out three bonds that have  
214 been paid off, as shown on Pages 8, 9 and 10. Mr. Earlywine will follow up with Mr. Davenport  
215 and Mr. Shaw.

216 Referring to Page 6, Mr. Vitalo voiced his understanding that funds are budgeted to pay  
217 off bonds and that interest also accrues. He asked if the CDD can budget less than the full amount  
218 in anticipation of interest accruing.

219 This item was tabled.

## **Approval of March 3, 2025 Regular Meeting Minutes**

223

224

225

**On MOTION by Ms. Judy and seconded by Ms. Michaels, with all in favor, the March 3, 2025 Regular Meeting Minutes, as presented, were approved.**

226

227

228

**NINTH ORDER OF BUSINESS****Staff Reports**

229

230

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

231

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

232

There were no District Counsel or District Engineer reports.

233

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

234

- **Status Report**

235

Ms. Collins presented the March Field Operations Status Report. She noted that the

236

Lifestyle Coordinator's last day was on Saturday; interviews are ongoing.

237

238

239

Discussion ensued regarding work being done by Maddy Electric. It was noted that two missing covers need to be replaced. Additional boring might be needed and two electric in-ground box covers will be needed. Work is under budget; a bid will not be needed.

240

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

241

- **NEXT MEETING DATE: April 14, 2025 at 1:30 PM**

242

- **QUORUM CHECK**

243

Supervisors Williams, Smith, Judy and Vitalo confirmed their attendance at the May 12,

244

2025 meeting. Supervisor Michaels will attend via telephone.

245

246

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

247

248

There were no Board Members' comments or requests.

249

250

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

251

252

253

254

Resident Anna June thanked the Board and Staff for addressing parking issues on her street. She asked why the traffic light is flashing. Ms. Judy stated that the Sheriff controls the light on Church Road; she believes the light is related to additional traffic due to the Easter holiday.

256 Resident Gene Carmenini asked who can be notified about a streetlight on Sundance that  
257 is visible from his lanai and is illuminated around the clock. Ms. Collins will address it.

258 Ms. Carmenini asked why cars parked on her street overnight are not towed. Ms. Collins  
259 stated that cars are allowed to park in the overflow parking for twelve hours. She noted that the  
260 towing company is not on site at all times; some vehicles might not be on the street or blocking  
261 driveways and some could have been moved within the twelve hours. Mr. Shaw noted that  
262 parking during the hours before enforcement begins does not count towards the number of  
263 hours parked to trigger towing.

264 Discussion ensued regarding removal of disabled vehicles, commercial vehicles, vehicles  
265 covered in dust and ten-minute parking zones. It was noted that the mailbox section will be  
266 painted for the benefit of the towing company.

267 Resident Katheryn Klosterman stated that a neighbor's dog has been tied to a tree in the  
268 common area without food or water for long periods of time and the dog is barking. Mr.  
269 Earlywine stated that AC&C can be called; such behaviors can be included in the policy and a  
270 letter can be sent. Ms. Collins stated the HOA sent two violations with follow-up to the  
271 homeowner.

272 Discussion ensued regarding consequences including deactivation of fobs, new  
273 ordinances going into effect June 1, 2025 and the need for residents to call and report issues.

274 Resident Randall Garner noted that green sewer covers were placed on lawns on Stokes  
275 Way in areas where mowers might displace sewer caps. Ms. Collins stated that is an HOA matter.

276

277 TWELFTH ORDER OF BUSINESS

## Adjournment

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

281  
282  
283  
284  
285 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

286

287

288

289

290

291

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

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# REALMANAGE

FAMILY OF BRANDS

TO: Beaumont CDD Board of Supervisors  
FROM: Tammy Collins -Manager  
DATE: May 08, 2025  
SUBJECT: Status Report – Field Operations

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## **LANDSCAPING:**

- Juniper is cutting and trimming every week and we are now back to full staff
- Annuals were replaced and Juniper replaced additional dead ones
- 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:**

- Irrigation has been replaced and now fully functioning- We continue to water and seeing areas that have revied but continue to have areas that need more time and water.

## **GATES:**

- Gates -June Exit gate is malfunctioning, contacted Guardian for them to come repair
- Walking gates need repair

## **CLUBHOUSE:**

- Guardian returning to look at door for better entry.
- Cleaning company- CSS provided bids to shampoo carpets and pool deck

## **POOL:**

- Pool gates at North getting bid to replace. Townhomes need additional railing to prevent entry by reaching over.
- Loose pavers at front of clubhouse and pool deck- Element coming back to repair
- Dead palm tree in corner – Juniper provided bid to remove. May 13.
- Palms in pool were injected and waiting for approval to be trimmed
- Grout at the bottom of North pool needs to be fixed bids provided

**INSURANCE CLAIMS:**

- Townhome Wall- Element to start work on May 26

**LIGHTS:**

- Maddy Electric scheduled to come back out the week of May 12

**TOWING**

- Towing has started

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

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# William "Bill" Keen, Supervisor of Elections

Sumter County, Florida

• elections.sumtercountyfl.gov • electioninfo@sumtercountyfl.gov • (352) 569-1540 • Fax (352) 569-1541



April 17, 2025

To: Daphne Gillyard:

As of April 15, 2025 there were 716 registered voters in the Beaumont CDD.

If you have any questions, please feel free to call our office at (352) 569-1540 or email us at [electioninfo@sumtercountyfl.gov](mailto:electioninfo@sumtercountyfl.gov)

Sincerely,

William "Bill" Keen  
Supervisor of Elections  
Sumter County

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**MAIN OFFICE**  
Villages Sumter County Service Center  
7375 Powell Rd., Suite 125  
Wildwood, FL 34785

**BUSHNELL ANNEX OFFICE**  
316 E. Anderson Ave.  
Bushnell, FL 33513

<b>BEAUMONT COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b> <i>7764 Penrose Place, Wildwood, Florida 34785</i>		
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.*