BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

July 23, 2026

BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Beaumont Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 570-0013

https://beaumontcdd.net/

July 16, 2026

ATTENDEES:

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

Board of Supervisors
Beaumont Community Development District

Dear Board Members:

The Board of Supervisors of the Beaumont Community Development District will hold a Special Meeting on July 23, 2026 at 1:00 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates

   A. Consideration of Resolution 2026-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025

4. Consideration of Resolution 2026-09, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property Pursuant to § 274.06, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

5. Continued Discussion/Consideration of Solar Power Streetlighting Proposals

   A. Sepco

   B. Streetleaf

   C. Mid Florida Utilities, LLC

   D. Beacon

   E. Florida Lighting Associates

   F. Dehlinger Construction, LLC

6. Consideration of Proposals/Quotes/Estimates

   A. Grassland Electrical Contracting & Services Proposal and Invoice for Monument Repairs

B. Axe-A-Dent Estimate #235 for Resident Car Repair

C. CSS Clean Star Services of Central Florida, Inc. Proposal for Foam Hand Soap Dispensers

7. Consideration of Resolution 2026-07, Electing and Removing Officers of the District and Providing for an Effective Date

8. Acceptance of Unaudited Financial Statements as of May 31, 2026

9. Approval of June 8, 2026 Regular Meeting Minutes

10. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. Field Operations Manager: *RealManage, LLC*

- Status Report
- Storm Drain Communication with the City of Wildwood
- Juniper Landscape Storm Readiness Plan Pricing

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

- NEXT MEETING DATE: August 10, 2026 at 1:30 PM [Adoption of FY2027 Budget and Revised Rules of Procedure]
  - QUORUM CHECK

SEAT 1	CAROL ANN MICHAELS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GARY SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ANN JUDY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOSEPH A VITALO	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

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

12. Board Members' Comments/Requests

13. Adjournment

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

Sincerely,

Chuck Adams
District Manager

BOARD AND STAFF ONLY: TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 549 4071

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

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BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Beaumont Community Development District
City of Wildwood, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Beaumont Community Development District, City of Wildwood, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year ended September 30, 2025 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

June 22, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Beaumont Community Development District, City of Wildwood, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $5,090,027.

- The change in the District's total net position in comparison with the prior fiscal year was ($266,629), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,179,189, an increase of $62,556 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, nonspendable for prepaids, and the remaining fund balance is unassigned fund balance in the general and special revenue funds as of September 30, 2025.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, special revenue fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund and special revenue fund. A budgetary comparison schedule has been provided for the general fund and special revenue fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 1,327,977	$ 1,383,937
Capital assets, net of depreciation	12,498,809	12,939,943
Total assets	13,826,786	14,323,880
Current liabilities	351,759	582,224
Long-term liabilities	8,385,000	8,385,000
Total liabilities	8,736,759	8,967,224
Net position		
Net investment in capital assets	4,114,237	4,806,578
Restricted	956,580	446,014
Unrestricted	19,210	104,064
Total net position	$ 5,090,027	$ 5,356,656

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,518,292	$ 1,446,440
Operating grants and contributions	69,234	-
Capital grants and contributions	17	2,143,212
General revenues		
Unrestricted investment earnings	-	58,549
Miscellaneous	17,344	3,052
Total revenues	1,604,887	3,651,253
Expenses:		
General government	209,927	149,363
Recreation	-	439,621
Maintenance and operations	1,172,516	631,060
Interest	489,073	502,248
Conveyance of infrastructure	-	5,855,968
Total expenses	1,871,516	7,578,260
Change in net position	(266,629)	(3,927,007)
Net position - beginning	5,356,656	9,283,663
Net position - ending	$ 5,090,027	$ 5,356,656

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,871,516. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments and Developer contributions. The decrease in expenses is due to the conveyance of infrastructure in the prior period.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $6,823 and increase appropriations by $268,767. Actual general fund and special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $13,234,033 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $735,224 has been taken, which resulted in a net book value of $12,498,809. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $8,385,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will remain consistent.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Beaumont Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33481.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 159,117
Due from others	2,619
Deposits	5,347
Prepaids	915
Restricted assets:	
Investments	1,159,979
Capital assets:	
Depreciable, net	12,498,809
Total assets	13,826,786
LIABILITIES	
Accounts payable	148,788
Accrued interest	202,971
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	8,220,000
Total liabilities	8,736,759
NET POSITION	
Net investment in capital assets	4,114,237
Restricted for debt service	956,580
Unrestricted	19,210
Total net position	$ 5,090,027

See notes to the financial statements

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 209,927	$ 432,653	$ 23,856	$ -	$ 246,582
Maintenance and operations	1,172,516	380,207	-	17	(792,292)
Interest on long-term debt	489,073	705,432	45,378	-	261,737
Total governmental activities	1,871,516	1,518,292	69,234	17	(283,973)
General revenues:					
Miscellaneous					17,344
Total general revenues					17,344
Change in net position					(266,629)
Net position - beginning					5,356,656
Net position - ending					$ 5,090,027

See notes to the financial statements

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds				Total
	General	Special Revenue	Debt Service	Capital Projects	Governmental Funds
ASSETS					
Cash	$ 159,117	$ -	$ -	$ -	$ 159,117
Investments	-	-	1,159,551	428	1,159,979
Advances due from other funds	-	162,326	-	-	162,326
Due from other	1,231	1,388	-	-	2,619
Deposits	3,557	1,790	-	-	5,347
Prepaids	915	-	-	-	915
Total assets	$ 164,820	$ 165,504	$ 1,159,551	$ 428	$ 1,490,303
LIABILITIES					
Liabilities:					
Accounts payable	$ 110,876	37,912	$ -	$ -	$ 148,788
Advances due to other funds	162,326	-	-	-	162,326
Total liabilities	273,202	37,912	-	-	311,114
FUND BALANCES					
Nonspendable:					
Prepaid items	915	-	-	-	915
Advances to other funds	-	162,326	-	-	162,326
Restricted for:					
Debt service	-	-	1,159,551	-	1,159,551
Capital projects	-	-	-	428	428
Unassigned	(109,297)	(34,734)	-		(144,031)
Total fund balances	(108,382)	127,592	1,159,551	428	1,179,189
Total liabilities and fund balances	$ 164,820	$ 165,504	$ 1,159,551	$ 428	$ 1,490,303

See notes to the financial statements

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 1,179,189
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets	13,234,033	
Accumulated depreciation	(735,224)	12,498,809
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Bonds payable	(8,385,000)	
Accrued interest payable	(202,971)	(8,587,971)
Net position of governmental activities		$ 5,090,027

See notes to the financial statements

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds				Total
	General	Special Revenue	Debt Service	Capital Projects	Governmental Funds
REVENUES					
Assessments	$ 432,653	$ 380,207	$ 705,432	$ -	$ 1,518,292
Developer contributions	30,000	80,194	11,084	-	121,278
Interest	-	-	45,378	17	45,395
Miscellaneous income	3,110	14,234	-	-	17,344
Total revenues	465,763	474,635	761,894	17	1,702,309
EXPENDITURES					
Current:					
General government	145,108	51,340	13,479	-	209,927
Maintenance and operations	459,410	271,972	-	-	731,382
Debt service:					
Principal	-	-	205,000	-	205,000
Interest	-	-	493,444	-	493,444
Total expenditures	604,518	323,312	711,923	-	1,639,753
Excess (deficiency) of revenues over (under) expenditures	(138,755)	151,323	49,971	17	62,556
Fund balances - beginning	30,373	(23,731)	1,109,580	411	1,116,633
Fund balances - ending	$ (108,382)	$ 127,592	$ 1,159,551	$ 428	$ 1,179,189

See notes to the financial statements

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 62,556
Amounts reported for governmental activities in the statement of activities are different because:	
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(97,422)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	205,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(441,134)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	4,371
Change in net position of governmental activities	$ (266,629)

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Beaumont Community Development District ("District") was created on March 26, 2018 by Ordinance 2018-16 of the City of Wildwood, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, three of the five Board members are affiliated with KLP Villages, LLC (“Developer”).

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Fund – Single Family and Town Home Program

The Special Revenue Fund –accounts for the activity of an area within the District for Single Family and Town Homes.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
Morgan Stanley Institutional Liquidity Funds Treasury Portfolio	$ 1,159,979	S&P AAAm	Weighted average of the fund portfolio: 49 days
	$ 1,159,979		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	$ -	$ 162,326
Special Revenue	162,326	-
Total	$ 162,326	$ 162,326

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. Amounts have been shown as advances which are non spendable fund balance as no payment was made subsequent to year end to pay down the amount owed.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Infrastructure	$ 13,234,033	$ -	$ -	$ 13,234,033
Total capital assets, being depreciated	13,234,033	-	-	13,234,033
Less accumulated depreciation for:				
Infrastructure	294,090	441,134	-	735,224
Total accumulated depreciation	294,090	441,134	-	735,224
Total capital assets, being depreciated, net	12,939,943	(441,134)	-	12,498,809
Governmental activities capital assets, net	$ 12,939,943	$ (441,134)	$ -	$ 12,498,809

Depreciation was charged to maintenance and operations.

NOTE 7 – LONG-TERM LIABILITIES

Series 2019

On February 7, 2019, the District issued $5,925,000, $4,205,000, and $7,100,000 of Special Assessment Bonds, Series 2019 A-1, Series 2019 A-2, and Series 2019, consisting of Term Bonds due on November 1, 2024 and November 1, 2049 with fixed interest rates ranging from 4.25% to 6.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049. The Series 2019 A-2 were paid in full in a prior year.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District paid down the bonds by $50,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7– LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2019	$ 3,105,000	$ -	$ 55,000	$ 3,050,000	$ 55,000
Series 2019 A-1	5,485,000	-	150,000	5,335,000	110,000
Total	$ 8,590,000	$ -	$ 205,000	$ 8,385,000	$ 165,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 165,000	$ 484,453	$ 649,453
2027	165,000	475,722	640,722
2028	180,000	466,594	646,594
2029	190,000	456,791	646,791
2030	200,000	446,431	646,431
2031-2035	1,160,000	2,045,175	3,205,175
2036-2040	1,555,000	1,652,919	3,207,919
2041-2045	2,060,000	1,126,706	3,186,706
2046-2050	2,710,000	423,000	3,133,000
Total	$ 8,385,000	$ 7,577,791	$ 15,962,791

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a significant portion of the land within the District; therefore, the assessments levied in the general, special revenue and debt service funds during the current fiscal year are assessments levied on the land owned by the Developer.

During the current fiscal year, the District has $30,000 in contributions recorded from the Developer to the General Fund. Additionally, Developer contributions to the Special Revenue Fund were $80,194.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 11 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of ($108,382) at September 30, 2025. The deficit will be covered by assessments collected in the subsequent periods.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget -
	Original	Final	Actual Amounts	Positive (Negative)
REVENUES				
Assessments	$ 428,940	$ 432,653	$ 432,653	$ -
Developer Contributions	-	-	30,000	30,000
Miscellaneous revenue	-	3,110	3,110	-
Total revenues	428,940	435,763	465,763	30,000
EXPENDITURES				
Current:				
General government	128,293	145,109	145,108	1
Maintenance and operations	265,650	517,601	459,410	58,191
Total expenditures	393,943	662,710	604,518	58,192
Excess (deficiency) of revenues over (under) expenditures	34,997	(226,947)	(138,755)	88,192
OTHER FINANCING SOURCES				
Use of fund balance	-	30,373		(30,373)
Interfund transfers out	(34,997)	-	-	-
Total other financing sources	(34,997)	30,373	-	(30,373)
Net change in fund balance	$ -	$ (196,574)	(138,755)	$ 57,819
Fund balance - beginning			30,373	
Fund balance - ending			$ (108,382)	

See notes to required supplementary information

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 376,945	$ 380,207	$ 3,262
Developer Contributions	-	80,194	80,194
Miscellaneous revenue	100	14,234	14,134
Total revenues	377,045	474,635	97,590
EXPENDITURES			
Current:			
General government	320,643	51,340	269,303
Maintenance and operations	57,300	271,972	(214,672)
Total expenditures	377,943	323,312	54,631
Excess (deficiency) of revenues over (under) expenditures	(898)	151,323	152,221
OTHER FINANCING SOURCES			
Transfers in	34,098	-	(34,098)
Total other financing sources	34,098	-	(34,098)
Net change in fund balance	$ 33,200	151,323	$ 118,123
Fund balance - beginning		(23,731)	
Fund balance - ending		$ 127,592	

See notes to required supplementary information

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general and special revenue funds. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $6,823 and increase appropriations by $268,767. Actual general fund and special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	0
Independent contractor compensation	$498,587
Construction projects to begin on or after October 1; (>$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $508.49 - $4,630.92 Debt service - $794.64 - $15,229.43
Special assessments collected	$1,518,292
Outstanding Bonds:	see Note 7 for details

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Beaumont Community Development District
City of Wildwood, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Beaumont Community Development District, City of Wildwood, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 22, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

June 22, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Beaumont Community Development District
City of Wildwood, Florida

We have examined Beaumont Community Development District, City of Wildwood, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Beaumont Community Development District, City of Wildwood, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 22, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Beaumont Community Development District
City of Wildwood, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Beaumont Community Development District, City of Wildwood, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 22, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Beaumont Community Development District, City of Wildwood, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Beaumont Community Development District, City of Wildwood, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 22, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

WHEREAS, the District's Auditor, Grau & Associates has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2025;

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

1. The Audited Annual Financial Report for Fiscal Year 2025, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2025, for the period ending September 30, 2025; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2025 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 23rd day of July, 2026.

ATTEST:	**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO § 274.06, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beaumont Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District currently owns certain streetlights as listed in more detail in the attached **Exhibit A** ("Surplus Property"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and hereby determines that the Surplus Property is obsolete or that continued use of the Surplus Property is uneconomical or inefficient to maintain, or serves no useful function; and

WHEREAS, the Board of Supervisors has considered the best interests of the District, the estimated fair market value and current condition of the Surplus Property; and

WHEREAS, the District desires to dispose of the Surplus Property in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District has estimated the value of the Surplus Property to be Five Thousand Dollars ($5,000.00) or more; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of the District to dispose of the Surplus Property in accordance with Section 274.06, *Florida Statutes*.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the recitals stated above are hereby recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property pursuant to Section 274.02, *Florida Statutes*, and hereby determines that the continued use of the Surplus Property is uneconomical or inefficient to maintain or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby authorizes the District Manager or designee to engage a licensed auctioneer to conduct a public auction of the Surplus Property after publication of notice in a newspaper of general circulation in Sumter County at least seven (7) days prior to the sale pursuant to Section 274.06, *Florida Statutes*. The District may dispose of the respective pieces of Surplus Property to different persons, at different times. The District reserves the right to withdraw any property from sale and to reject any and all bids if deemed in the best interest of the District.

SECTION 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 23rd day of July, 2026.

ATTEST:	**BEAUMONT COMMUNITY DEVELOPMENT DISTRICT**
_______________________________	_______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

<u>Exhibit A</u>

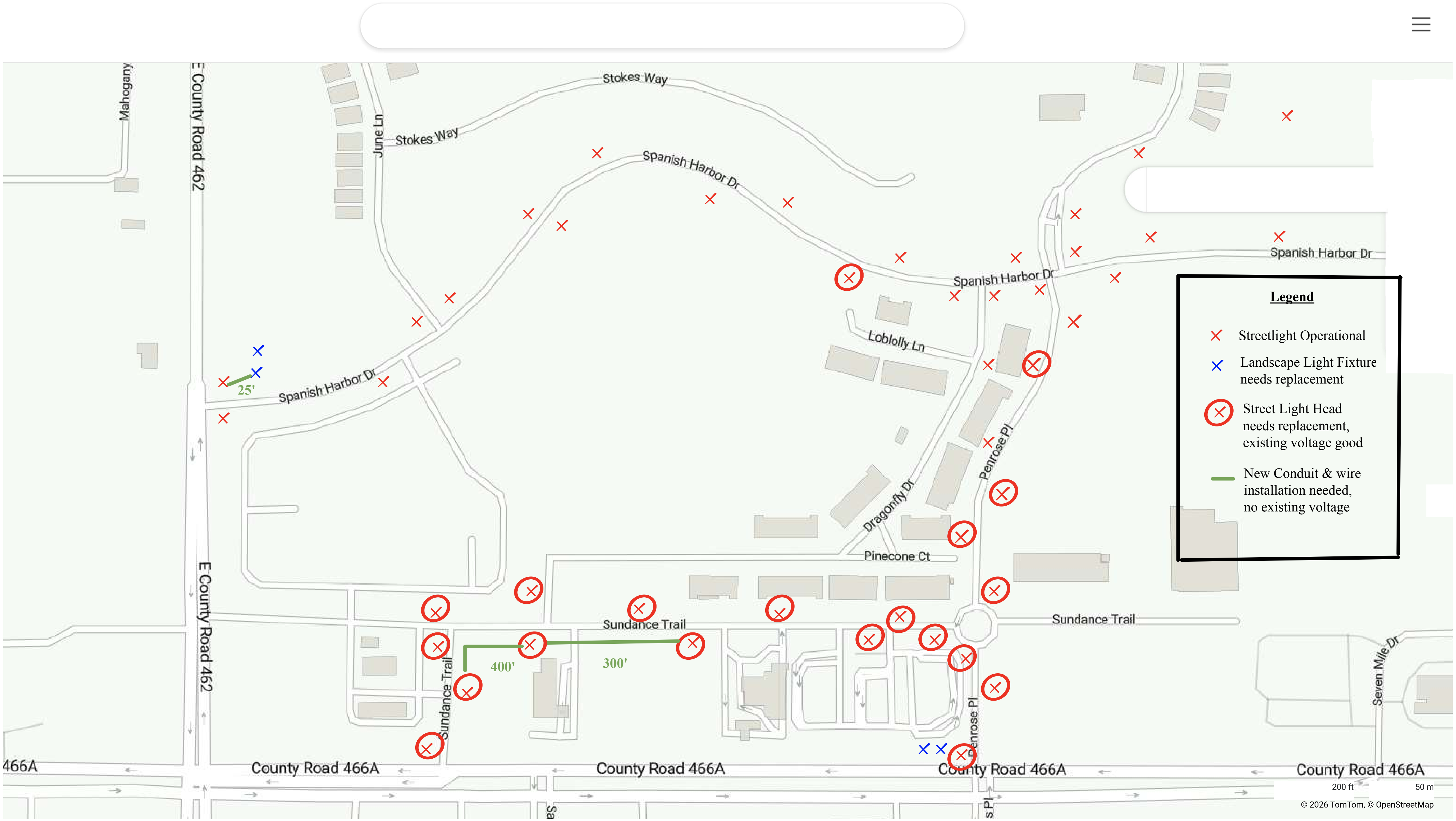
List of the Property

Twenty (20) Beacon Products URBCAP LED streetlight poles with decorative aluminum mounting arms, finished in black.

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5


Stokes Way
Stokes Way
June Ln
Mahogany
E County Road 462
Spanish Harbor Dr
Spanish Harbor Dr
Spanish Harbor Dr
Spanish Harbor Dr
Loblolly Ln
Penrose Pl
Dragonfly Dr
Pinecone Ct
Sundance Trail
Sundance Trail
Sundance Trail
E County Road 462
Penrose Pl
Seven Mile Dr
466A
County Road 466A
County Road 466A
County Road 466A
County Road 466A
25'
400'
300'
Legend
Streetlight Operational
Landscape Light Fixture needs replacement
Street Light Head needs replacement, existing voltage good
New Conduit & wire installation needed, no existing voltage
200 ft
50 m
© 2026 TomTom, © OpenStreetMap

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5A

From: Liz<liz@sepconet.com>

To: BEAUCDD@CiraMail.com

Sent: 05/28/2026 03:21 PM

Subject: Re: Beamount CDD- Solar Power Light Poles- Wildwood, FL

Attachments: 1 PRO.JPG Ansin-Blvd-2.jpg Bradenton-Beach-2.jpg Cape-Canaveral-4.jpg Dania-Beach-Decorative-1.jpg Lighthouse-Point-2.jpg Lighthouse-Point-4.jpg Manatee-County-2.jpg Manatee-County-4.jpg West-Colfax-5.jpg

Property: N/A

Community: Beaumont Community Development District

Domain-Category: Vendor - Work Order - Request For Proposal

You don't often get email from liz@sepconet.com. [Learn why this is important]

Hi Pierre

Thanks for the email and speaking with me regarding the replacement lights with solar lighting for the lights in Wildwood, FL. I wa thinking back on when I was in the area and remembered that these were Beacon fixtures.

We provide DC version of the exact same fixture, so one way to easily adapt the existing poles to solar would be to use an adapter we have done in the past, which would allow you to save the pole and even the fixture arm more than likely, by extending the pol above the fixture arm for mounting the solar, and the battery box can be mounted anywhere on the pole, probably lower to bring the weight down.

If we provided you with a post top adapter that would mount to the top of the existing fixture bracket, the complete system, less a pole and fixture bracket, would be around $6800+/- each plus freight. The existing poles would need a PE to determine if they can handle an added 250 lbs and 8-9 sq ft EPA.

This would be the most economical way to update the lights that are no longer functioning. If we have to replace the fixture arm, this can add another $1200-1600 and the pole can add upwards of $2500+/- each.

Attached are some photos of the system with a solar mount similar to what I am suggesting. Let me know if you have any questior or need any additional information. Thanks.

Liz Karschner- Slone
Sales & Marketing
O: 772-220-6615 | D: 772-678-7464
1521 SE Palm Court, Stuart, FL 34994
www.sepco-solarlighting.com
Cage Code: 1VYP0


NEW
AND
USED
TIRES


Skyline

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5B

streetleaf®

Beaumont CDD:

Light Replacement

Project Lighting Design

PROPOSAL

Brooke Klovensky
brooke@streetleaf.com
813-822-4590

SERVICE AGREEMENT
TURNKEY OPTION

With this option, the **Streetleaf** team handles all aspects of operation and maintenance, ensuring consistent performance and uninterrupted lighting.

INCLUDED IN
SERVICE AGREEMENT

PROJECT PLANNING
- Photometric Design
- Permitting Support

EASY INSTALLATION
- Quick, No Trenching
- At Any Project Stage

24/7 MONITORING
- IoT Connected Devices
- Proactive Responses

ROUTINE MAINTENANCE
- 365 Performance
- Parts Replacements

STARTING AT **$50**/MONTH

NO UPFRONT COST

Get utility-grade streetlights installed at any stage—planning or build-out—without any upfront investment.

ALL INCLUSIVE PRICING

Our price covers installation, routine and ongoing maintenance, plus 24/7 performance monitoring.

OPTIMAL PERFORMANCE

Backed by millions of hours of real-world data, our systems are engineered for optimal, reliable performance.

CE IP66 | IK08

streetleaf®

AVE modern

The classic style Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.

HIGH EFFICIENCY CONTROLLER

LiFePO4 BATTERY

LED

HIGH QUALITY LED

INFRARED MOTION SENSOR

IP66

4G

WIRELESS

DARKSKY APPROVED · Reduces light pollution

Certified by DarkSky.org

PV Module Physical Parameters	
Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lx)	60-90

Environmental Requirements	
Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

Mounting	
EPA (Effective Projected Area)	4.52 ft²
APA (Actual Projected Area)	3.77 ft²
Wind Load Range	150 mph

LED Module Parameters	
Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

Wind Load & Mounting Recommendations	
EPA (Effective Projected Area)	0.57 ft²
APA (Actual Projected Area)	0.47 ft²
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

APPLICATIONS

- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks

Optional shielding accessory available by request.

*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

*For outdoor use only!

REV09302025

CE IP66 | IK08

streetleaf®

AVE classic

HIGH EFFICIENCY CONTROLLER

LiFePO4 BATTERY

LED

HIGH QUALITY LED

IP66

4G

WIRELESS

The classic style Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.

Featuring a bell-shaped fixture, these lights combine elegance and resilience with a traditional candle glow, crosier arched arm, and glare blocking louvers.

PV Module Physical Parameters	
Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lux)	60-90 lx

Environmental Requirements	
Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

Mounting	
EPA (Effective Projected Area)	4.52 ft^2
APA (Actual Projected Area)	3.77 ft^2
Wind Load Range	150 mph

LED Module Parameters	
Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Optional Light Distribution	TSH/ T2L
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

Wind Load & Mounting Recommendations	
EPA (Effective Projected Area)	0.57 ft^2
APA (Actual Projected Area)	0.47 ft^2
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

APPLICATIONS

- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks

*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

*For outdoor use only!

REV07302025

PROPOSAL DETAILS

Option 1: Streetleaf Service Agreement Pricing - Modern AVE

Product	Price	Quantity	Contract term	Total
Streetleaf AVE Modern Service 	$50.00 per month	20	Unlimited	$1,000.00 per month
AVE Modern Security Deposit	$100.00	20		$2,000.00

Recurring subtotal	$1,000.00 per month

Option 2: Streetleaf Service Agreement Pricing - Classic AVE

Product	Price	Quantity	Contract term	Total
Streetleaf AVE Classic Service 	$53.00 per month	20	Unlimited	$1,060.00 per month
AVE Classic Security Deposit	$106.00	20		$2,120.00

Recurring subtotal	$1,060.00 per month

Existing Pole Removal & Transfer to Secondary Location

Job description	Price	Quantity	Total
Removal of existing poles and wire tie-off	$800.00	20	$16,000.00
Loading & shipping to auction site	$1,000.00	20	$20,000.00

Total	$36,000.00

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5C

Mid Florida Utilities, LLC
8682 Williams Rd
Seffner, FL 33584-2625

Estimate

ADDRESS
PIERRE RENE

ESTIMATE # 1425
DATE 07/01/2026

ACTIVITY	QTY	RATE	AMOUNT
DISCONNECT, REMOVE AND TRANSPORT LIGHT POLES *DISCONNECT AND REMOVE (20) LIGHT POLES *CAP WIRES IN EXISTING HANDHOLE * REMOVE FIXTURE HEADS FOR SAFE TRANSPORT * TRANSPORT AND DELIVER FIXTURES TO: 2753 N HWY 441, ZELLWOOD, FL. 32798 *REMOVE ALL DEBRI AND RESTORE DISTURBED AREAS	20	1,125.00	22,500.00

PROJECT NAME: RFP - BEAUMONT CDD LIGHT POLE REMOVAL PROJECT

TOTAL **$22,500.00**

PROJECT LOCATION: 7764 PENROSE PLACE, WILDWOOD, FL. 34785

ESTIMATE IS SUBJECT TO CHANGE IF ANY UNFORESEEN CIRCUMSTANCES ARISE IN THE FIELD.

Accepted By

Accepted Date

Any invoice paid after the terms agreed upon will be subject to a late fee of 1.5% monthly (18% annually).

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5D

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URBAN SERIES

URBAN MICRO STIRKE

DATE: 5/7/26	LOCATION: Wildwood, FL
TYPE:	PROJECT: Beaumont
CATALOG #:	

MICROSTRIKE

FEATURES

- Decorative transitional style lighting fixture series is suitable for walkway lighting and wall mounting
- Two unique shade and style options

C US

*3000K and warmer CCTs only

CONTROL TECHNOLOGY

energeni

SPECIFICATIONS

CONSTRUCTION

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray
- The lower shade shall be made from a one-piece aluminum spinning
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED Drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

ELECTRICAL (CONTINUED)

- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Button photocell available
- Ambient operating temperature -40°C to 40°C

CONTROLS

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit

FINISH

- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

CERTIFICATIONS

- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	3,000–22,000
Wattage Range	25–175
Efficacy Range (LPW)	109–137

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URBAN SERIES

URBAN MICRO STRIKE

DATE: 5/7/26	LOCATION: Wildwood, FL
TYPE:	PROJECT: Beaumont
CATALOG #:	

URB-CAP21-80L-110-4K7-UNV-3-PM-NRNW-BLT

ORDERING GUIDE

Example: URB–CAP-21–80L-25–5K7–UNV–4W–NRNW–BLT

CATALOG #

Model		Lens Option		Engine–Watts		CCT/CRI [3]		Voltage		Optics		Options	
URB	Urban	**CAP-21**	21" Capitol	**80L-25**	25W, LED array	**3K7**	3000K, 70 CRI	**UNV**	120-277V	**2**	Type II	**PCU**	Button Photocell, Universal (120v-277V)
		MRDS-21	21" Miramar deep shade	**80L-39**	39W, LED array	**4K7**	4000K, 70 CRI	**347**	347V	**3**	Type III	**BC**	Backlight Control
		MAR-21	21" Maritas	**80L-50**	50W, LED array	**5K7**	5000K, 70 CRI	**480**	480V	**4F**	Type IV forward		
		CAP-26	26" Capitol	**80L-70**	70W, LED array	**27K8**	2700K, 80 CRI			**4W**	Type IV wide		
		MRSS-26	26" Miramar shallow shade	**80L-90**	90W, LED array	**3K8**	3000K, 80 CRI			**5QW**	Type V sq wide		
		MRDS-26	26" Miramar deep shade	**80L-110**	110W, LED array	**4K8**	4000K, 80 CRI						
		MAR-26	26" Maritas	**160L-115**	115W, LED array	**5K8**	5000K, 80 CRI						
				160L-135	135W, LED array								
				160L-155	155W, LED array								
				160L-175	175W, LED array								

Control Options		Mounting Style		Mounting Size		Style		Finish	
GENI-XX	Energeni [2,5]	**PM**	Pendant mount	**3**	3" OD Pole [4]	**NRNW**	No rings	**BLT**	Black Matte Textured
		SM	Side mount [1]	**4**	4" OD Pole [4]	**3RNW**	Three rings	**BLS**	Black Gloss Smooth
		YM	Yoke mount [4]	**5**	5" OD Pole [4]			**DBT**	Dark Bronze Matte Textured
								DBS	Dark Bronze Gloss Smooth
								GTT	Graphite Matte Textured
								LGS	Light Grey Gloss Smooth
								PSS	Platinum Silver Smooth
								WHT	White Matte Textured
								WHS	White Gloss Smooth
								VGT	Verde Green Textured
								Color Option	
								CC	Custom Color

Notes:

1. Side mount is designed to mount over 2" Schedule 40, (2.38 arm)
2. When ordering Energeni, specify the routine setting code (Example GENI-04). See Energeni brochure and Energeni instructions for setting table and options. Not available with sensor options https://www.currentlighting.com/outdoor-lighting/energeni/249071
3. This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available on our website. Turtle Friendly: https://cdn.currentlighting.com/site/specsheet/Urban_LED_spec_sheet_turtle-friendly.pdf
4. Yoke mount mounting Style only
5. Not available in 480V under 50W

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URBAN SERIES

URBAN MICRO STRIKE

DELIVERED LUMENS

			5K7 (5000K nominal, 70 CRI)					4K7 (4000K nominal, 70 CRI)					3K7 (3000K nominal, 70 CRI)				
# of LEDs	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
80L	24.4	2	3184	130.44	1	0	1	3049	124.91	1	0	1	3021	123.76	1	0	1
		3	3245	132.92	1	0	1	3107	127.28	1	0	1	3078	126.12	1	0	1
		4F	3236	132.58	1	0	1	3099	126.96	1	0	1	3071	125.79	1	0	1
		4W	3206	131.34	1	0	1	3070	125.77	1	0	1	3042	124.61	1	0	1
		5QW	3287	134.67	2	0	1	3148	128.96	2	0	1	3119	127.78	2	0	1
	36.9	2	4907	133.14	1	0	1	4699	127.5	1	0	1	4656	126.33	1	0	1
		3	5000	135.67	1	0	1	4788	129.92	1	0	1	4744	128.73	1	0	1
		4F	4988	135.32	1	0	1	4776	129.59	1	0	1	4732	128.4	1	0	1
		4W	4941	134.06	1	0	1	4731	128.37	1	0	1	4688	127.2	1	0	1
		5QW	5066	137.46	2	0	1	4852	131.64	2	0	1	4807	130.43	2	0	1
	47.2	2	6197	131.43	1	0	1	5934	125.85	1	0	1	5880	124.7	1	0	1
		3	6315	133.93	1	0	1	6047	128.25	1	0	1	5991	127.07	1	0	1
		4F	6298	133.58	1	0	1	6031	127.92	1	0	1	5976	126.74	1	0	1
		4W	6239	132.33	1	0	1	5975	126.72	1	0	1	5920	125.56	1	0	1
		5QW	6398	135.69	2	0	1	6127	129.94	2	0	1	6070	128.75	2	0	1
	64.7	2	8378	129.45	1	0	2	8023	123.96	1	0	2	7949	122.83	1	0	2
		3	8538	131.92	1	0	2	8176	126.32	1	0	2	8101	125.16	1	0	2
		4F	8516	131.58	1	0	2	8155	126	1	0	2	8080	124.84	1	0	2
		4W	8436	130.35	1	0	2	8078	124.82	1	0	2	8004	123.67	1	0	2
		5QW	8650	133.66	2	0	2	8284	127.99	2	0	2	8207	126.81	2	0	2
	90.1	2	10927	121.29	2	0	2	10464	116.15	2	0	2	10368	115.08	2	0	2
		3	11135	123.6	2	0	2	10663	118.36	2	0	2	10565	117.27	2	0	2
		4F	11107	123.28	2	0	2	10636	118.06	2	0	2	10538	116.97	2	0	2
		4W	11003	122.13	2	0	2	10536	116.95	2	0	2	10439	115.88	2	0	2
		5QW	11282	125.23	2	0	2	10804	119.92	2	0	2	10705	118.82	2	0	2
	111.9	2	12779	114.19	2	0	2	12237	109.35	2	0	2	12125	108.34	2	0	2
		3	13022	116.36	2	0	2	12470	111.43	2	0	2	12355	110.4	2	0	2
		4F	12988	116.06	2	0	2	12438	111.14	2	0	2	12323	110.12	2	0	2
		4W	12867	114.97	2	0	2	12321	110.1	2	0	2	12208	109.09	2	0	2
		5QW	13194	117.9	2	0	2	12634	112.9	2	0	2	12518	111.86	2	0	2

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URBAN SERIES

URBAN MICRO STRIKE

DELIVERED LUMENS

# of LEDs	SYSTEM WATTS	DISTRIBUTION TYPE	5K7 (5000K nominal, 70 CRI)					4K7 (4000K nominal, 70 CRI)					3K7 (3000K nominal, 70 CRI)				
			LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
160L	116.8	2	15157	129.79	2	0	2	14514	124.28	2	0	2	14381	123.14	2	0	2
		3	15445	132.26	2	0	2	14790	126.65	2	0	2	14654	125.49	2	0	2
		4F	15405	131.92	2	0	2	14752	126.32	2	0	2	14617	125.16	2	0	2
		4W	15261	130.68	2	0	2	14614	125.14	2	0	2	14480	123.99	2	0	2
		5QW	15649	134	2	0	2	14985	128.32	2	0	2	14848	127.14	2	0	2
	135.9	2	17195	126.52	2	0	2	16466	121.15	2	0	2	16315	120.04	2	0	2
		3	17522	128.92	2	0	2	16779	123.46	2	0	2	16625	122.32	2	0	2
		4F	17477	128.59	2	0	2	16736	123.14	2	0	2	16582	122.01	2	0	2
		4W	17313	127.39	2	0	2	16579	121.99	2	0	2	16427	120.87	2	0	2
		5QW	17753	130.63	2	0	2	17001	125.09	2	0	2	16845	123.94	2	0	2
	163.6	2	19890	121.55	3	0	3	19047	116.4	3	0	3	18872	115.33	3	0	3
		3	20269	123.86	3	0	3	19409	118.61	3	0	3	19231	117.52	3	0	3
		4F	20217	123.54	3	0	3	19359	118.3	3	0	3	19182	117.22	3	0	3
		4W	20027	122.39	3	0	3	19178	117.2	3	0	3	19002	116.12	3	0	3
		5QW	20536	125.5	3	0	3	19665	120.18	3	0	3	19485	119.07	3	0	3
	180.7	2	21414	118.54	3	0	3	20506	113.51	3	0	3	20318	112.47	3	0	3
		3	21821	120.79	3	0	3	20896	115.67	3	0	3	20704	114.61	3	0	3
		4F	21765	120.48	3	0	3	20842	115.37	3	0	3	20651	114.31	3	0	3
		4W	21561	119.35	3	0	3	20647	114.29	3	0	3	20458	113.24	3	0	3
		5QW	22109	122.39	3	0	3	21172	117.2	3	0	3	20977	116.12	3	0	3

ELECTRICAL DATA

# of LEDS	80					
NOMINAL WATTAGE	25	39	50	70	90	110
SYSTEM POWER (W)	24.4	36.9	47.2	64.7	90.1	111.9
Input Voltage (V)	CURRENT (AMPS)					
120	0.21	-	0.4	0.54	0.75	0.94
208	0.12	0	0.23	0.31	0.43	0.54
240	0.11	0	0.2	0.27	0.38	0.47
277	0.09	0	0.17	0.23	0.33	0.41
347	0.07	0	0.14	0.19	0.26	0.32
480	0.05	0	0.1	0.14	0.19	0.23

URBAN SERIES

URBAN MICRO STRIKE

ELECTRICAL DATA CONTINUED

# of LEDS	160			
NOMINAL WATTAGE	115	135	155	175
SYSTEM POWER (W)	116.8	135.9	163.6	180.7
Input Voltage (V)	CURRENT (AMPS)			
120	0.97	1.13	1.37	1.51
208	0.56	0.65	0.79	0.87
240	0.49	0.57	0.68	0.75
277	0.42	0.49	0.59	0.65
347	0.34	0.39	0.47	0.52
480	0.24	0.28	0.34	0.38

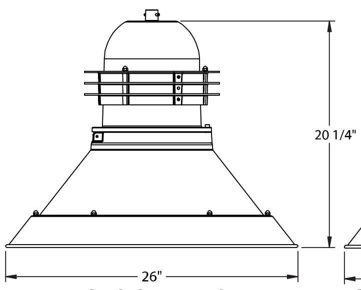
Micro Strike Lumen Multiplier			
CCT	70CRI	80CRI	90CRI
2700K	-	0.82	-
3000K	0.949	0.817	0.614
3500K	-	0.9	-
4000K	0.958	0.887	0.669
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.25	-	-
Phosphor Coated Amber Multiplier			
AP	.71	-	-

EPA

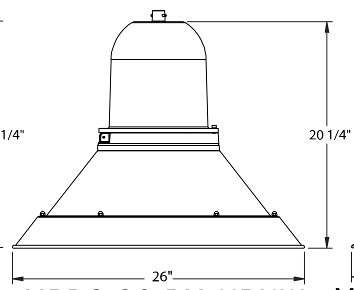
EPA: X.XX sqft		Weight (lbs.)	PM	SM	YM
CAP	21	35 lbs.	1.04	1.14	1.39
	26	40 lbs.	1.39	1.49	1.79
MAR	21	35 lbs.	1.00	1.10	1.35
	26	40 lbs.	1.25	1.35	1.65
MRDS	21	35 lbs.	1.00	1.10	1.35
	26	40 lbs.	1.25	1.35	1.65
MRSS	26	40 lbs.	1.17	1.27	1.57

URBAN SERIES
URBAN MICRO STRIKE

PENDANT MOUNT



MRDS-26-PM-3RNW



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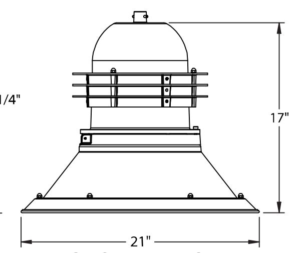

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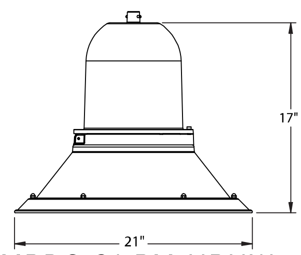

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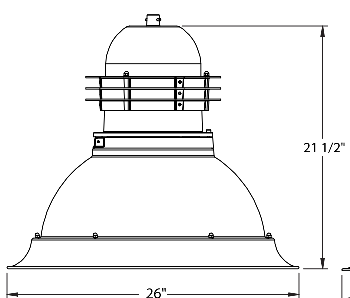

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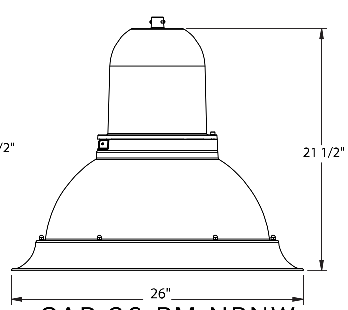

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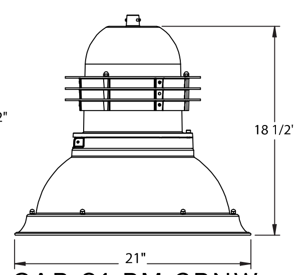

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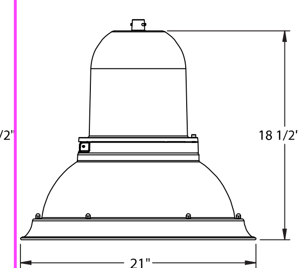

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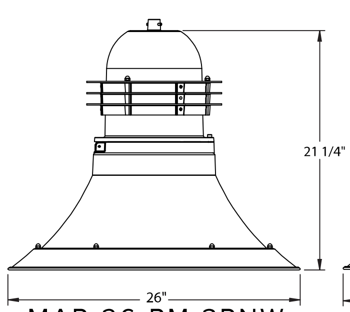

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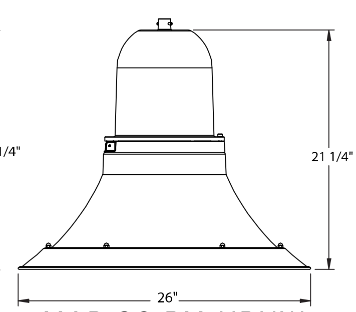

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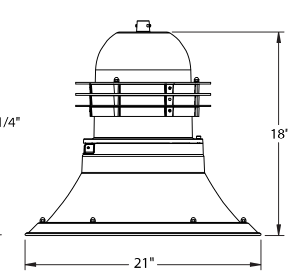

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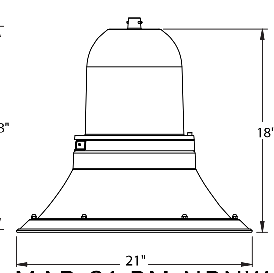

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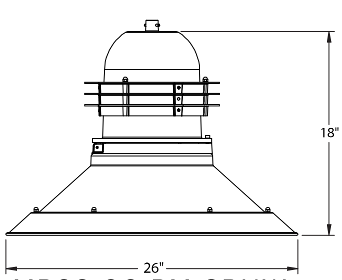

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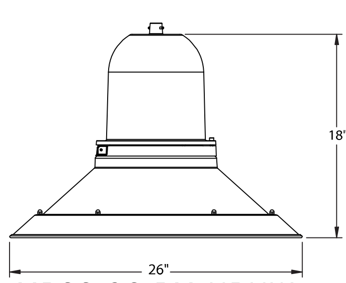

MRSS-26-PM-NRNW

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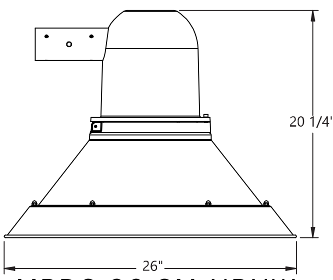
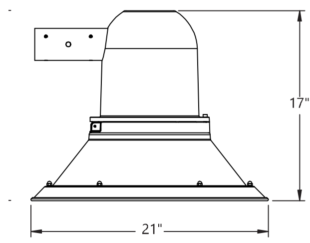
URBAN SERIES

URBAN MICRO STRIKE

SIDE MOUNT



MRDS-26-SM-NRNW



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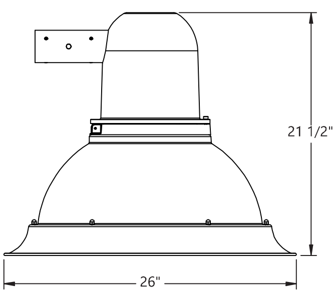

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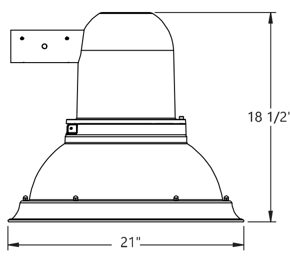

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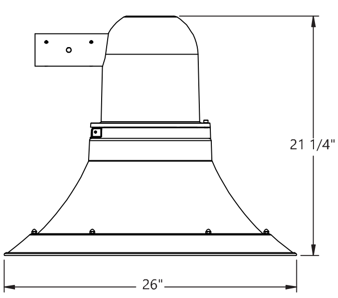

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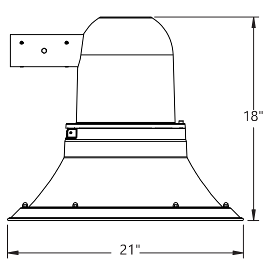

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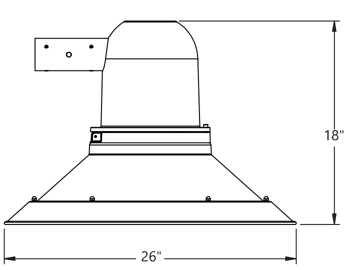

MRSS-26-SM-NRNW

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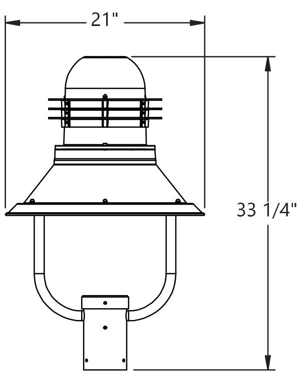
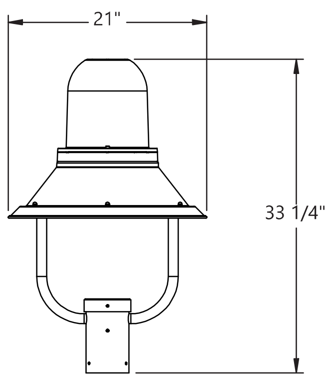
URBAN SERIES

URBAN MICRO STRIKE

YOKE MOUNT - 2 STRUTS FOR 21"



MRDS-21-YM-3RNW



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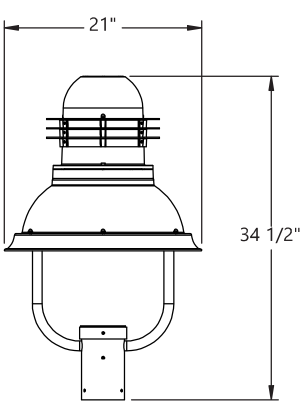

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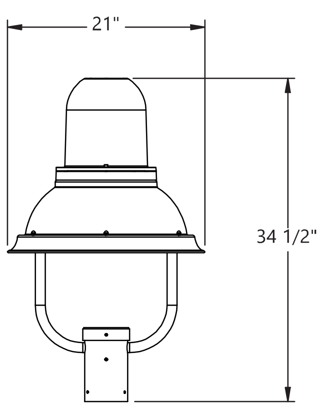

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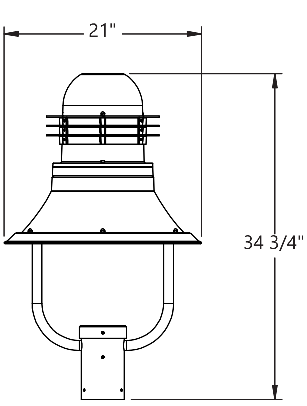

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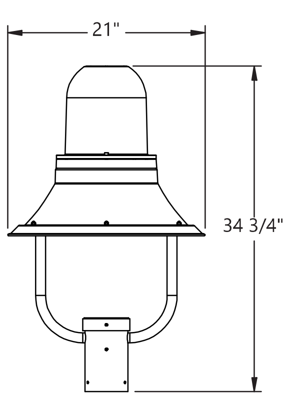

MAR-21-YM-NRNW

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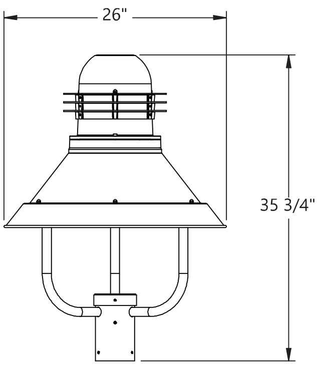
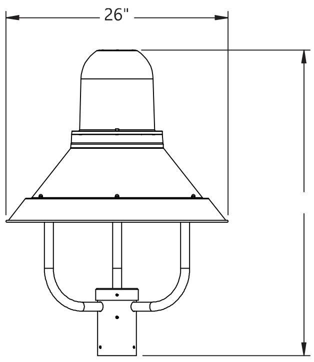
URBAN SERIES

URBAN MICRO STRIKE

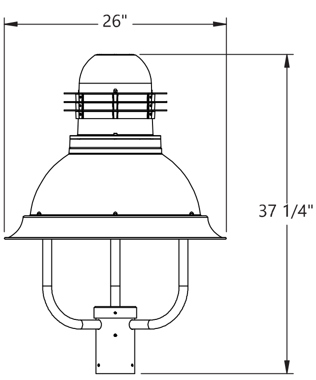
YOKE MOUNT - 3 STRUTS FOR 26" VERSION



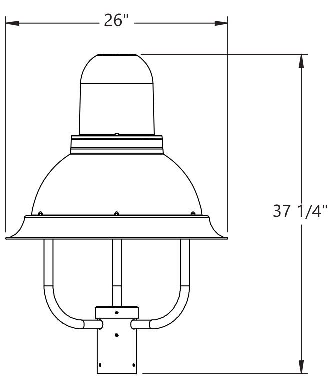
MRDS-26-YM-3R



MRDS-26-YM-NRNW



CAP-26-YM-3RNW



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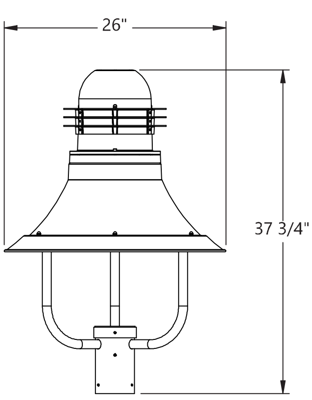

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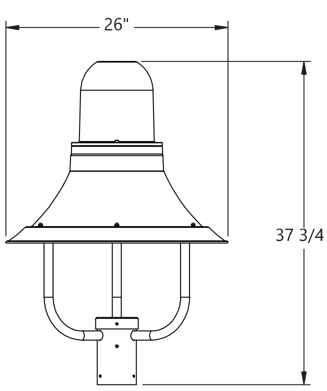

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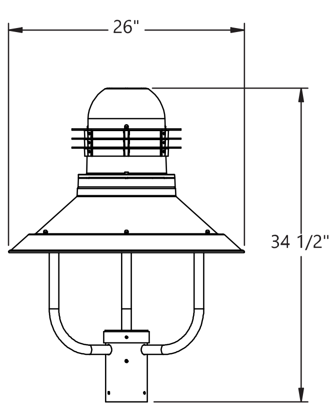

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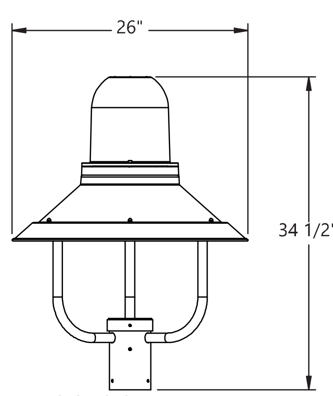

MRSS-26-YM-NRNW

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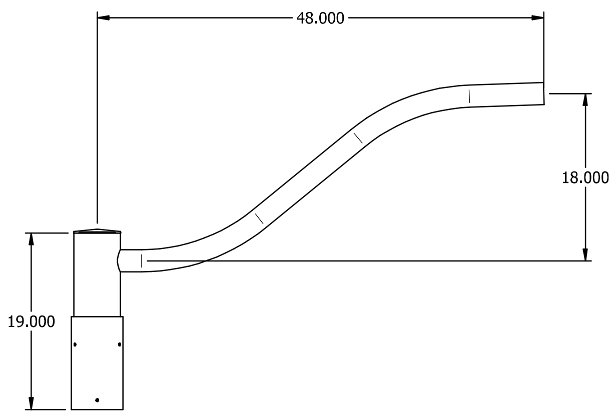
URBAN SERIES

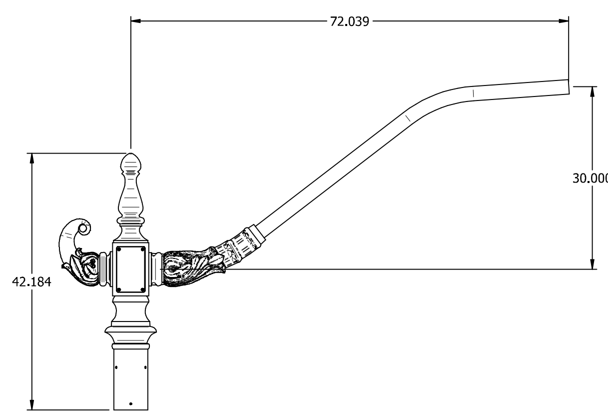
URBAN MICRO STRIKE

SIDE MOUNT

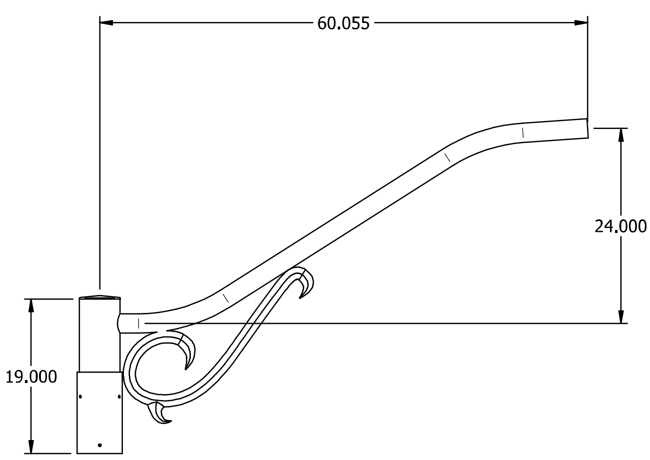
* Arms ordered separately, arms mount over an open top pole, they do not mount to a tenon.



AA-10 COBRA



AA-10B COBRA BALBOA



AA-10S COBRA SCROLL

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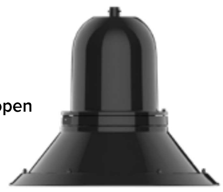
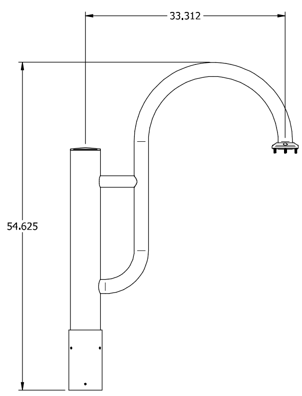
URBAN SERIES

URBAN MICRO STRIKE

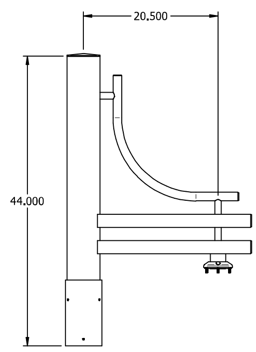
PENDANT MOUNT

* Arms ordered separately, arms mount over an open top pole, they do not mount to a tenon.

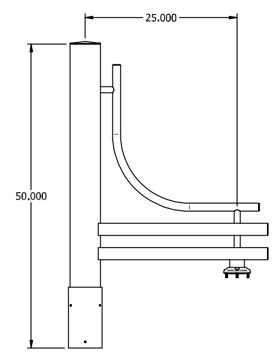




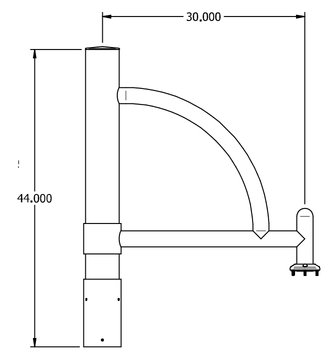
AA-42 RAILROAD SCS



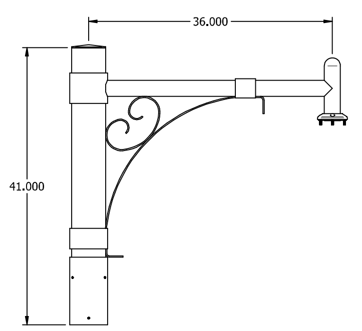
AA-40 SMALL PIERWALK



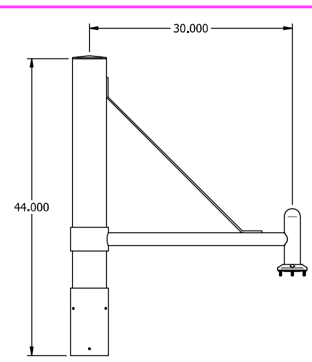
AA-38 LARGE PIERWALK



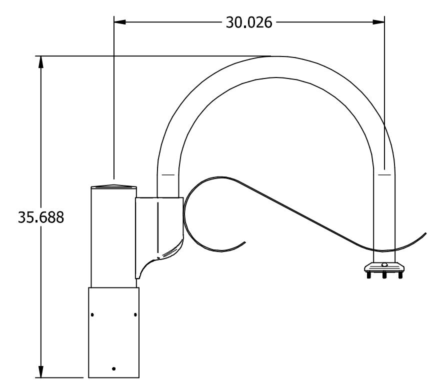
AA-49 RADIUS



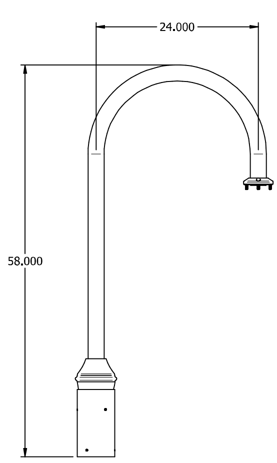
AA-27 STRATFORD



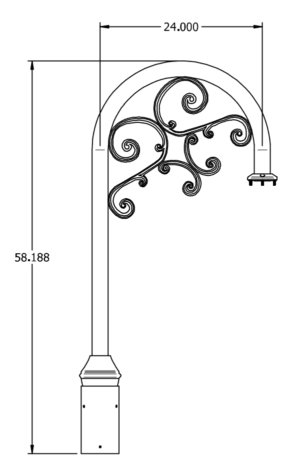
AA-44 STRUT



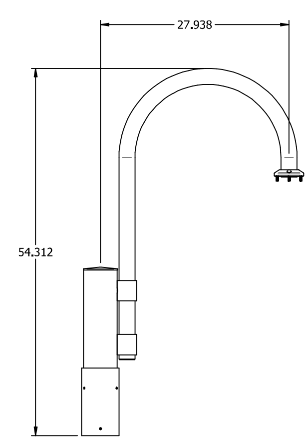
AA-45 TWIN EAGLES



AA-39 RAILROAD



AA-39S RAILROAD SCROLL



AA-41 RAILROAD STRAP

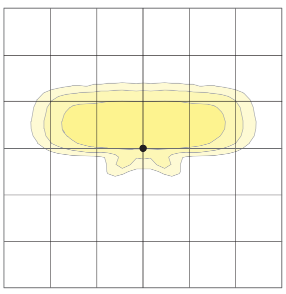
URBAN SERIES

URBAN MICRO STRIKE

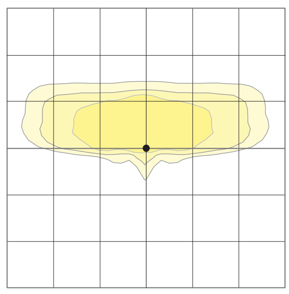
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



Type 3



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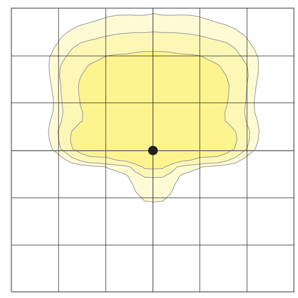
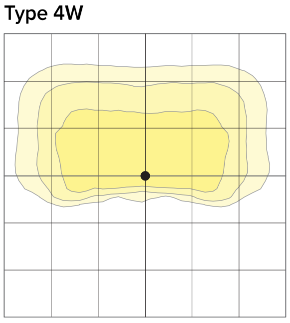
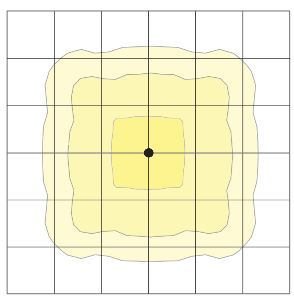


Type 4W



Type 5QW



BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5E

Florida Lighting Associates
475 Montgomery Place
Altamonte Springs FL 32714
Phone: (407) 740-6973

From: Kim Reeves
Quoter Ph:
Email: kimr@floridalightingassociates.com

Project **QQ BEAUMONT NEIGHBORHOOD**
Location ORLANDO FL
Quote FLAO26-120996-1

To: Fabian Cook
Grassland Enterprises Inc.
3848 Commerce Loop
ORLANDO FL 32808
Phone: (407) 298-2494
EMail: fabian@grasslandenterprisesinc.com

For
Bid Date May 7, 2026
Expires Jun 6, 2026
Engineer: Unassigned Engineer

Remarks:
*** PRICING DOES NOT INCLUDE TARIFF INCREASES BEYOND DATE OF BID***

QTY	Type	MFG	Part	
		OPTION		
20		BEACON	URB-CAP21-80L-110-4K7-UNV-3-PM-NRNW-BLT	
		Total for:	**OPTION**	**$27,537.60**
		OPTION		
20		BEACON	AA-44-STRUT (SINGLE MOUNT)	
Note			*FREIGHT ALLOWED AT $3500*	
Note			*6 WEEK LEAD TIME*	
Note		FLA	*QUOTING UNIVERSAL VOLTAGE*	
		Total for:	**OPTION**	**$22,004.80**
			Total:	**$49,542.40**

Terms and conditions of sale:
1) Customer is responsible for verifying voltage.
2) Fixture disconnects are not factory installed on LED fixtures. If disconnects are required then it is the contractors responsibility to purchase and field install.
3) Surge protection is not factory installed on site poles. If surge protection is required then it is the contractors responsibility to purchase and field install.
4) Unless otherwise specified, prices do not include lamps, shipping, spare material, fuses, special finishes, extended warranties, installation, distributor stage & store, or applicable taxes.
5) Unless otherwise specified, prices are firm for thirty days from the date of quotation.
6) Freight allowances are based upon manufacturers terms and conditions.
7) All quotations are subject to the manufacturers' standard terms and conditions of sale.
8) Complete package must be taken as shown on quote for pricing to remain valid.
9) Any tariff related price increases are not included in this quote.

Mfg Terms:

		Freight Allowance	Minimum Order
HUB	Current/HLI Solutions	Freight Allowe	$50.00

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

5F

E S T I M A T E

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Drew Dehlinger
drew@dehlinger.com

Beaumont CDD
Job #26-9013 - 7764 Penrose Place
7764 Penrose Place
Wildwood, FL 34785

Estimate #	7636
Date	7/2/2026

Description	Amount
Scope of Work: Removal and Transport of Twenty (20) Light Poles - Dehlinger Construction & Roofing shall furnish all labor, supervision, equipment, tools, and transportation necessary to remove and transport twenty (20) existing light poles from the community. 1. Scope Includes: Mobilize personnel, equipment, and required safety devices to the project site. 2. Coordinate with the property representative regarding work areas and access. 3. Disconnect electrical service to each existing light pole in accordance with applicable electrical codes. 4. Safely terminate and permanently cap all electrical conductors remaining in the ground after pole removal using approved materials and methods. 5. Excavate and remove twenty (20) light poles, including removal from their existing foundations or direct-buried installation, as applicable. 6. Backfill excavated areas and restore grade to eliminate trip hazards. 7. Load all removed light poles onto a flatbed truck using appropriate lifting equipment. 8. Transport (freight) all twenty (20) light poles to the designated auction facility located in Apopka, Florida. 9. Unload the light poles at the receiving facility as directed by the auction house. 10. Remove all project-related debris generated by this scope and leave the work area in a clean and safe condition. 11. Exclusions: Unless specifically identified in this proposal, the following are excluded 12. Concrete removal beyond what is required to extract the poles. 13. Installation of new light poles, foundations, wiring, or electrical components. 14. Asphalt, concrete, landscape, irrigation, or hardscape restoration beyond basic backfilling and grading. 15. Utility locates by others unless specifically included. 16. Permits, engineering, or inspections, if required by the governing jurisdiction. 17. Any unforeseen underground obstructions, unsuitable soils, or concealed conditions that may require additional labor or equipment. 18. Any work requested outside the above scope shall be considered additional work and handled through a written change order prior to commencement. Payment Schedule: - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion	$29,700.00

Sub Total	$29,700.00
Total	$29,700.00

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

I. **GENERAL CONDITIONS** to this Contract, are as follows:

1. Construction Schedule:
   a. Commencement: Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
   b. Completion: Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
   c. Occupancy: Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.

2. Standards of Performance / Patching & Matching:
   a. Standard of Performance: Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
   b. Nonmaterial Adjustments: Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
   c. Textures & Finishes: Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
   d. Patching & Matching: Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
   e. Non-specified Materials: Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.

3. Change Orders*: Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.

While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.

4. Owner's Obligations:
   a. Access: Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
   b. Requests for Information: Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. Contractor's Obligations:
   a. Insurance: Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
   b. Waivers: Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. Safety / Owner's Access to Jobsite:
   a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
   b. To maintain Project hierarchy, management, and certain confidentialities, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. Remedies:
   a. Punch Items: Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**.
   b. Owner's Default In Payment: In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
   c. Jury Waiver: Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
   d. Waiver of Incidental / Consequential Damages: Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. Warranty / Disclaimers:
   a. Warranty:
      i. Workmanship: Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
      ii. Materials & Equipment: Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
   b. **EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
   c. Owner's Maintenance: Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. Force Majeure: The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. Miscellaneous:
    a. Severability: If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
    b. Amendment: Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
    c. Survival / Assignment: This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
    d. Notices/Delivery: Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 -TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDALICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

***In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).**

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6A

INVOICE

P.O. Box 585373
Orlando, FL 32858
Phone (407) 298-2494 Fax (407) 298-2493
Email: fabian@grasslandenterprisesinc.com

INVOICE # 26-00039
DATE: MAY 8, 2026

State License #EC13005599

Beaumont CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
(407)260-0889

DESCRIPTION	AMOUNT
Based on the Approved Proposal: Beaumont Street Lights: -Troubleshoot all inoperable streetlights owned by Beaumont CDD, trace the power source, and provide an estimate for repairs needed to reenergize them. - Beaumont Entry Marquee Lights: -Replace three (3) existing entry light fixtures -Replace one (1) existing fixture mount pedestal Beaumont Disconnect Switch: -Replace existing 3Ø – 100-amp 240v – Nema 3R disconnect switch near main clubhouse.	**$5,150**
Change Order: Furnish and install two (2) new photocells for lighting control	**$100**
TOTAL	**$5,250 (Balance Due)**

Make all checks payable to **Grassland Enterprises, Inc.**
If you have any questions concerning this invoice, contact Fabian Cook (321) 231-2352

Thank you for your business!

May 8, 2026

3848 Commerce Loop
Orlando, FL 32808
Office: (407) 298-2494
Fax: (407) 298-2493
Email: fabian@grasslandenterprisesinc.com
Website: www.grasslandenterprisesinc.com

State License # EC13005599

Proposal

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

Scope of Work: Electrical Repairs

Beaumont Street Lights:

-Furnish and install twenty (20) new light fixture heads, install 700' of new conduit using directional boring and wiring. Terminate all connections and reenergize all light fixtures.

The estimated sum of work is **One Hundred Twelve Thousand Nine Hundred Sixty-Five Dollars ($112,965)**

Beaumont Entry Marquee Lights:

-Replace four (4) existing entry light fixtures ~ $425 each
-Furnish and install 25' of new conduit and wiring

The estimated sum of work is **Two Thousand Four Hundred Dollars ($2,400)**

Warranty:

Grassland Enterprises, Inc. shall warranty installation for a period of one (1) year from the substantial date of completion against defects not caused by ordinary wear, tear, or improper use, or care from the date of substantial completion.

Payment:

60% of the total is due upon exception of this proposal
40% remaining balance due upon completion of the scope of work

If you have any questions regarding this proposal, please contact Fabian Cook Jr. (321)231-2352

Acceptance of Proposal

You are authorized to do the work as specified. Payments will be made as outlined above. The above price, specifications, and conditions are satisfactory and are hereby accepted.

Date: ________ Signature: ____
Authorized Representative

Date: ________ Signature: ____
Fabian F. Cook Jr. -President

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6B

Axe-A-Dent
2816 County Road 523
Wildwood, FL 34785
Business Phone: (352) 455-5994
contact@axe-a-dent.com

Estimate

Est # 235
ID # 17116424
Estimator: Derek Smith

Vehicle Info
2025 Hyundai -Elantra SEL Sport
KMHLM4DG8SU973411
Body Type: 4 Door Sedan
Engine: 2.0L 4 Cyl Gas Injected
Transmission: Auto Trans
Drive Type: FWD

Owner
John Caputo
(516) 350-1739

Insurance Company
Inspection Date: 04/08/2026
Repair Days: 4

Shop Info
Estimators Phone: (352) 455-5994
Estimators Email: contact@axe-a-dent.com

	Oper	Description	Part Number	Price	Labor
FRONT BUMPER					
1	Repair	FRT BUMPER COVER 1.0 hrs. Clearcoat			1 hrs. Body 2.6 hrs. Paint Panel 1 hrs. Refinish
2	Replace	FLEX ADDITIVE		$11.00	
3	Other	COLOR SAND & BUFF			0.5 hrs. Body
4	Other	HAZARDOUS WASTE REMOVAL			
		Nontaxed		$5.00	
5	Repair	FEATHER EDGE, PRIME & BLOCK			0.5 hrs. Body
FRONT LAMPS					
6	R&I	R FRT COMBINATION LAMP ASSEMBLY			0.3 hrs. Body
FRONT FENDER					
7	Repair	R FENDER PANEL 0.8 hrs. Clearcoat			1 hrs. Body 2 hrs. Paint Panel 0.8 hrs. Refinish
8	Refinish	COLOR TINT			0.5 hrs. Body
		Taxed		$10.00	
9	Refinish	COVER CAR FOR OVERSPRAY		$5.50	0.3 hrs. Body
10	Replace	PIN STRIPE			0.5 hrs. Body
		Nontaxed		$20.00	
FRONT DOOR					
11	Repair	R FRT DOOR REPAIR PANEL 0.9 hrs. Clearcoat			1 hrs. Body 2.3 hrs. Paint Panel 0.9 hrs. Refinish
12	R&I	R FRT OTR DOOR BELT MOULDING			0.2 hrs. Body
13	R&I	R FRT DOOR TRIM PANEL ASSY			0.7 hrs. Body
14	R&I	R FRT DOOR OUTSIDE HANDLE			0.3 hrs. Body

Totals

Type	Labor Time	Cost	Total	Taxable
Body Labor	6.8	$70.00	$476.00	
Paint Labor	9.6	$70.00	$672.00	
Paint Supplies	9.6	$60.00	$576.00	✔
Nontaxed			$25.00	
Taxed			$10.00	✔
Body Supplies	6.8	$3.00	$20.40	✔
Other Parts			$16.50	✔

Taxable Amount	$622.90
Tax 7%	$43.60
Non-taxable Amount	$1,173.00
Grand Total	$1,839.50

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

6C

Clean Star Services of Central Florida, Inc

BBB Rating: A+ Click for Review

PROPOSAL

DATE	June 18, 2026
CUSTOMER NAME	Beaumont CDD
ADDRESS	7764 Penrose PL Wildwood, FL 34785
LOCATION OF JOB	Hand Soap dispensers

- Foam Hand Soap Dispensers, dispenser and installation included $ 85.00 each

Counted 6 dispensers Total $ 510.00

Materials and equipment are included on the proposal.

Please call us if you have any questions and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective July 23, 2026:

____________________________ is elected Chair

____________________________ is elected Vice Chair

____________________________ is elected Assistant Secretary

____________________________ is elected Assistant Secretary

____________________________ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of July 23, 2026:

Ariane Williams   Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	is Secretary
Craig Wrathell	is Assistant Secretary
Craig Wrathell	is Treasurer
Jeff Pinder	is Assistant Treasurer

PASSED AND ADOPTED this 23rd day of July, 2026.

ATTEST:

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2026

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2026

	General Fund	Special Revenue Fund - Single Family	Special Revenue Fund - Town Home	Debt Service Fund Series 2019	Debt Service Fund Series 2019A-1	Capital Projects Fund Series 2019A-1	Total Governmental Funds
ASSETS							
Cash	$ 413,486	$ -	$ -	$ -	$ -	$ -	$ 413,486
Debit card	1,266	-	-	-	-	-	1,266
Investments							
Revenue	-	-	-	211,174	279,160	-	490,334
Reserve	-	-	-	252,628	205,025	-	457,653
Prepayment	-	-	-	1,793	17,199	-	18,992
Construction	-	-	-	-	-	438	438
Interest	-	-	-	95,603	143,836	-	239,439
Sinking	-	-	-	34	67	-	101
Bond redemption	-	-	-	1,110	125	-	1,235
Undeposited funds	-	-	-	-	14,544	-	14,544
Accounts receivable	618	4,055	849	-	-	-	5,522
Due from other	1,447	-	-	-	-	-	1,447
Due from general fund	-	148,093	168,158	1,890	2,980	-	321,121
Utility deposit	3,557	1,790	-	-	-	-	5,347
Prepaid expense	-	915	79	-	-	-	994
Total assets	$ 420,374	$ 154,853	$ 169,086	$ 564,232	$ 662,936	$ 438	$ 1,971,919
LIABILITIES							
Liabilities:							
Accounts payable	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 1,000
Due to SRF - single family	148,093	-	-	-	-	-	148,093
Due to SRF - town home	168,158	-	-	-	-	-	168,158
Due to debt service fund 2019 area two	1,890	-	-	-	-	-	1,890
Due to debt service fund 2019-A1	2,980	-	-	-	-	-	2,980
Tax payable	214	-	-	-	-	-	214
Total liabilities	322,335	-	-	-	-	-	322,335
FUND BALANCES							
Assigned:							
Restricted for							
Debt service	-	-	-	564,232	662,936	-	1,227,168
Capital projects	-	-	-	-	-	438	438
Unassigned	98,039	154,853	169,086	-	-	-	421,978
Total fund balances	98,039	154,853	169,086	564,232	662,936	438	1,649,584
Total liabilities and fund balances	$ 420,374	$ 154,853	$ 169,086	$ 564,232	$ 662,936	$ 438	$ 1,971,919

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 3,959	$ 536,153	$ 536,175	100%
Interest and miscellaneous	-	1,977	-	N/A
Total revenues	3,959	538,130	536,175	100%
Professional & administrative				
Supervisor fees	861	7,966	12,600	63%
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	4,619	33,809	25,000	135%
Engineering	-	-	2,500	0%
Audit	-	7,600	3,100	245%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	667	1,000	67%
Trustee	-	7,000	10,500	67%
Telephone	16	133	200	67%
Postage	181	1,216	1,000	122%
Printing & binding	42	333	500	67%
Legal advertising	236	1,362	1,500	91%
Annual special district fee	-	175	175	100%
Insurance	-	14,537	15,000	97%
Contingencies/bank charges	182	1,063	2,000	53%
Website				
Hosting & maintenance	-	-	705	0%
ADA site compliance	-	-	210	0%
Recovery fund	-	-	60,000	0%
Tax collector	79	10,718	11,170	96%
Supplies	159	159	300	53%
Total professional & administrative	10,458	119,738	196,210	61%

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	5,550	39,930	42,000	95%
Stormwater management				
Lake maintenance	850	6,650	10,000	67%
Preserve maintenance	-	-	3,500	0%
Streetlighting				
Maintenance contract	5,250	5,250	2,000	263%
Irrigation supply				
Maintenance contract	-	219	3,000	7%
Repairs and maintenance	-	-	2,500	0%
Electricity	2,228	26,133	36,000	73%
Monuments and street signage				
Repairs and maintenance	-	-	1,500	0%
Landscape maint. entries/buffers				
Maintenance contract	15,000	119,997	184,864	65%
Mulch	-	-	40,000	0%
Plant replacement	-	980	5,000	20%
Tree treatment	-	370	5,000	7%
Irrigation repairs	2,395	7,365	2,000	368%
Roadway maintenance	-	-	2,500	0%
Contingencies	-	3,986	100	3986%
Uncoded debit card transactions	98	1,089	-	N/A
Total field operations	31,371	211,969	339,964	62%
Total expenditures	41,829	331,707	536,174	62%
Excess/(deficiency) of revenues over/(under) expenditures	(37,870)	206,423	1	
Fund balances - beginning	135,909	(108,384)	29,786	
Fund balances - ending				
Committed				
Working capital	29,787	29,787	29,787	
Unassigned	68,252	68,252	-	
Fund balances - ending	$ 98,039	$ 98,039	$ 29,787	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SINGLE FAMILY PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 2,098	$ 284,116	$ 284,128	100%
Interest and miscellaneous	-	-	100	0%
Total revenues	2,098	284,116	284,228	100%
EXPENDITURES				
Single Family Program				
Management	-	-	31,500	0%
Lifestyles events	-	-	2,000	0%
Accounting	125	1,000	1,500	67%
Streetlighting electric	1,012	8,469	12,500	68%
Streetlighting maintenance	-	-	2,000	0%
Landscape maintenance	1,829	15,284	23,108	66%
Tree treatment	-	-	3,150	0%
Plant replacement	-	1,999	5,000	40%
Irrigation repairs	-	1,438	2,500	58%
Pool maintenance	4,229	19,509	24,300	80%
Gym equipment- PM	-	1,085	1,000	109%
Repairs and maintenance	2,259	5,142	10,000	51%
Electricity	-	4,461	15,000	30%
Gate electricity	-	681	1,500	45%
Insurance	-	29,199	32,000	91%
Phone/cable/internet	910	7,113	8,000	89%
Sewer/water/propane	439	4,409	6,000	73%
Janitorial	2,405	16,175	28,000	58%
Pressure washing	-	-	5,000	0%
Security monitoring/gates	915	7,320	11,000	67%
Gate repairs and maintenance	-	345	3,500	10%
Pest control	670	2,010	2,000	101%
Permits/licenses	275	275	750	37%
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	15,068	125,914	278,308	45%
Other fees & charges				
Tax collector	42	5,680	5,919	96%
Total other fees & charges	42	5,680	5,919	96%
Total expenditures	15,110	131,594	284,227	46%
Excess/(deficiency) of revenues over/(under) expenditures	(13,012)	152,522	1	
Fund balances - beginning	167,865	2,331	42,802	
Fund balances - ending				
Committed				
Working capital	42,803	42,803	42,803	
Unassigned	112,050	112,050	-	
Fund balances - ending	$ 154,853	$ 154,853	$ 42,803	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 685	$ 92,815	$ 92,819	100%
Interest and miscellaneous	-	-	100	0%
Total revenues	685	92,815	92,919	100%
EXPENDITURES				
Town Home Program				
Accounting	62	500	750	67%
Streetlighting electricity	-	-	4,000	0%
Streetlighting maintenance	-	-	750	0%
Landscape maintenance	1,463	11,707	18,486	63%
Plant replacement	-	125	1,000	13%
Irrigation repairs	-	219	1,000	22%
Pool maintenance	2,208	10,293	15,000	69%
Repairs and maintenance	-	-	2,000	0%
Electricity	-	4,678	6,000	78%
Insurance	-	6,844	7,500	91%
Phone/cable/internet	291	1,122	1,500	75%
Water/sewer	203	1,567	2,000	78%
Janitorial	1,125	6,975	10,000	70%
Pressure washing	-	-	2,000	0%
Security amenity center	1,333	2,125	1,000	213%
Pest control	120	705	1,500	47%
Permits/licenses	275	275	500	55%
Supplies	-	-	500	0%
Contingencies	-	-	250	0%
Capital outlay	-	-	15,000	0%
Reserve study	-	-	250	0%
Total town home program	7,080	47,135	90,986	52%
Other fees & charges				
Tax collector	13	1,855	1,934	96%
Total other fees & charges	13	1,855	1,934	96%
Total expenditures	7,093	48,990	92,920	53%
Excess/(deficiency) of revenues over/(under) expenditures	(6,408)	43,825	(1)	
Fund balances - beginning	175,494	125,261	107,435	
Fund balances - ending				
Committed				
Working capital	28,855	28,855	28,855	
Unassigned	140,231	140,231	78,579	
Fund balances - ending	$ 169,086	$ 169,086	$ 107,434	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 1,929	$ 261,253	$ 261,264	100%
Interest	1,735	12,610	-	N/A
Total revenues	3,664	273,863	261,264	105%
EXPENDITURES				
Debt service				
Principal	-	55,000	55,000	100%
Interest	95,466	192,684	192,684	100%
Total debt service	95,466	247,684	247,684	100%
Other fees & charges				
Tax collector	39	5,224	5,443	96%
Total other fees and charges	39	5,224	5,443	96%
Total expenditures	95,505	252,908	253,127	100%
Excess/(deficiency) of revenues over/(under) expenditures	(91,841)	20,955	8,137	
Fund balances - beginning	656,073	543,277	527,902	
Fund balances - ending	$ 564,232	$ 564,232	$ 536,039	

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED MAY 31, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 3,041	$ 411,820	$ 413,771	100%
Assessment prepayments	14,545	29,089	-	N/A
Interest	2,064	14,069	-	N/A
Total revenues	19,650	454,978	413,771	110%
EXPENDITURES				
Debt service				
Principal	-	110,000	110,000	100%
Interest	143,734	290,081	291,769	99%
Total debt service	143,734	400,081	401,769	100%
Other fees & charges				
Tax collector	64	8,235	8,620	96%
Total other fees and charges	64	8,235	8,620	96%
Total expenditures	143,798	408,316	410,389	99%
Excess/(deficiency) of revenues over/(under) expenditures	(124,148)	46,662	3,382	
Fund balances - beginning	787,084	616,274	612,761	
Fund balances - ending	$ 662,936	$ 662,936	$ 616,143	

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 MAY 31, 2026

	Current Month	Year To Date
REVENUES		
Interest	$ 1	$ 10
Total revenues	1	10
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	10
Fund balances - beginning	437	428
Fund balances - ending	$ 438	$ 438

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 June 8, 2026 at 1:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

Present:

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

Also present:

Antonio Shaw	District Manager
Patrick O'Bryant (via Teams)	District Counsel
Tammy Collins	Operations Manager
Pierre Rene	RealManage
Brooke Klovensky	Streetleaf
Sepco Representative (via Teams)	
Natalie Nahid	Resident
Kathy Scheve	Resident
George Michael	Resident
Randall Garner	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Shaw called the meeting to order at 1:34 p.m.

Supervisors Judy, Smith and Vitalo were present. Supervisor Michaels attended via Teams. One seat was vacant.

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

Resident Kathy Scheve voiced her concern about home values potentially decreasing and CDD assessments increasing. She noted the amount of commercial infrastructure being constructed and asked if there is a recent Engineer's Report to recalculate the ERU Methodology. She voiced her opinion that, in comparing commercial taxable amounts and acreage versus residential assessments, it seems like homeowners are being overcharged. Mr. Shaw explained that, when the CDD was established, the commercial versus residential parameters were set and cannot be challenged. He urged Ms. Scheve to email her questions to his attention, and he will investigate and provide answers at the next meeting.

- **Consideration of Solar Power Streetlighting**

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

Mr. Shaw stated this item is related to the CDD streetlights that are down. The Board previously asked Staff to investigate solar power lighting. Mr. Rene obtained quotes from two vendors who will respond to the Board's question and/or make a presentation.

Ms. Michaels joined the meeting via Teams.

Ms. Judy asked if Streetleaf will use the existing poles, if hired, or replace them and, if so, will the CDD be responsible for removing its existing poles. Mr. Rene stated the quote that Streetleaf provided states that Streetleaf will supply the poles. Ms. Klovensky is also working on providing a quote to remove and recycle the existing poles. Mr. Shaw stated, since the streetlights were part of the CDD's initial infrastructure plans, they cannot simply be disposed of after removal. They must be stored pending advertisements, in local publications, that allow interested individuals to bid to purchase them.

Discussion ensued regarding area storage facilities, whether to sell the existing poles via surplus sale or to auction them off and advertising costs.

A. Sepco

This item was addressed after item 5B.

B. Streetleaf

Brooke Klovensky, of Streetleaf, discussed whether the existing light poles must be removed prior to the start of the project, if the poles will be retrofitted, the contract length, breach of contract scenarios, the wind requirement, if Streetleaf can remove and transport the existing poles to the CDD's storage facility, the proximity of a service team to the CDD, the response time for a downed pole, whether dedicated crews/technicians will be assigned to service the CDD, if the same crewmembers will be used for the entire installation, the proposed pricing, security deposit, how rate increases will be determined over the term of the contract, if there is a cap on the inflationary rate, and Streetleaf's clientele.

Ms. Judy noted that if there is no cap on a 20-year contract, the CDD could end up paying $10,000 per month. She asked if Streetleaf would be willing to discuss a cap. Ms. Klovensky stated she would have to confer with leadership. Mr. Vitalo asked when Streetleaf started doing business in Florida and how long they have been servicing other governmental entities in Florida. Ms. Klovensky stated Streetleaf has been in business in Florida since 2019 and has serviced its current Florida clients for approximately four years.

Ms. Klovensky left the call.

▪ **Sepco**

This item, previously Item 5A, was presented out of order.

The Board and Staff discussed Sepco being amenable to using the existing poles and an upcoming tour of the property.

Asked to confirm that a Sepco team will be on site in the coming week to view the CDD's infrastructure, a Sepco representative stated he was unsure and must check with his colleagues. Mr. Shaw stated that is what Operations has reported to the Board. He asked the Sepco representative to confirm the Sepco visit with Mr. Rene who will, in turn, update the Board.

The Sepco representative left the call.

Discussion ensued regarding if the CDD can enter into a 20-year agreement without a cap, how Staff learned about Streetleaf, the need for a quote for disposal of the poles, Streetleaf's pricing, potential storage places for the poles, whether to hire another company to cap wires and remove the poles, and if a shade session or special meeting can be scheduled to discuss the streetlighting project.

Mr. Smith and Mr. Rene will explore storage facilities options for the poles, research pole removal costs, and provide an update at the next meeting.

District Counsel will research and advise on whether the CDD can enter into an agreement that has fluctuations without a cap.

This item was tabled.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-07, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was tabled to the next meeting.

- **District Counsel: Kutak Rock LLP**
  - **Pillars Group Lawsuit**

This item, previously Item 8A, was presented out of order.

Mr. O'Bryant reported that the CDD was dismissed from the Pillars Group litigation on May 15, 2026. The ruling is without prejudice so, in theory, the vendor could bring the claims against the CDD again but it would require new facts to come to light. Staff is confident that will not happen because there is no written contract with the Pillars Group. Staff believes the matter has been settled.

Asked if the Pillars Group could re-litigate the claim many years from now, Mr. Bryant stated the statute of limitations on this case is four years. Asked if the CDD could file a lawsuit against the Pillars Group for damages if they try to bring a claim without a contract, Mr. O'Bryant stated if they try to come back, District Counsel will immediately file a 57-105 Motion for Sanctions. Asked about the total legal cost of the lawsuit, Mr. Shaw stated he will contact Kutak Rock and apprise the Board.

Mr. O'Bryant left the call.

FOURTH ORDER OF BUSINESS **Consideration of Element Service Solutions, Inc. Proposals**

Mr. Rene presented and the Board considered the following proposals:

A. #12334 Clubhouse Doors

B. #12335 Clubhouse Paint Touch-Up

On MOTION by Ms. Judy and seconded by Ms. Michaels, with Ms. Judy, Ms. Michaels and Mr. Smith in favor and Mr. Vitalo dissenting, Proposal #12335 for Clubhouse Paint Touch-Up, in the amount of $571, was approved. (Motion passed 3-1)

C. #12336 Townhome Pool Gate: Hinge Replacement

D. #12337 Concrete Grinding

> **On MOTION by Ms. Judy and seconded by Mr. Smith, with all in favor, Proposal #12334 for Clubhouse Doors, in the amount of $350; Proposal #12336 for Townhome Pool Gate Hinge Replacement, in the amount of $1,167; and Proposal #12337 for Concrete Grinding, in the amount of $355; were approved.**

FIFTH ORDER OF BUSINESS **Consideration of Solar Power Streetlighting**

This item was addressed following the Second Order of Business.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

Mr. Shaw discussed the $31,500 under the “Management” line item in the Special Revenue Fund – Single Family Program, which is the Lifestyle cost; how RealManage itemizes the billing; if all the Operations line items can be placed in the General Fund; and the General Fund “Irrigation supply” line item.

Discussion ensued regarding the breakout of the “Management” and “Lifestyle events” line items, the townhomes and single-family percentages, moving all the Operations billing to the General Fund, and irrigation repairs.

Mr. Shaw will make the adjustments and research the possibility of placing all RealManage billing in the General Fund in the proposed Fiscal Year 2027 budget.

> **On MOTION by Ms. Judy and seconded by Mr. Vitalo, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.**

SEVENTH ORDER OF BUSINESS **Approval of May 11, 2026 Regular Meeting Minutes**

> **On MOTION by Ms. Michaels and seconded by Mr. Vitalo, with all in favor, the May 11, 2026 Regular Meeting Minutes, as presented, were approved.**

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Pillars Group Lawsuit**

This item was presented following the Third Order of Business.

B. Field Operations Manager: RealManage, LLC

- **Status Report**

Mr. Rene presented the June Field Operations Status Report, which was included for informational purposes.

Discussion ensued regarding Juniper, the pool, the ducks, and the dry detention and retention ponds.

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

- **NEXT MEETING DATE: July 13, 2026 at 1:30 PM**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

Mr. Vitalo requested holding a Shade Session to discuss security concerns and inconsistencies in the Single-Family and Townhome areas before the next regular meeting.

Mr. Shaw will inquire about venue availability for 1:00 p.m., alert District Counsel, and follow up with the Board for confirmation.

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

Resident Randall Garner voiced his opinion that most of the proposed Fiscal Year 2027 budget is accurate; however, he thinks the $15,000 assessment for the Series 2019 bonds does not make sense. Mr. Shaw stated he will confer with Mr. Adams and follow up with Mr. Garner outside of the meeting.

Ms. Scheve voiced her concerns about signage, particularly the two bright red “No Parking” signs at the entrance to the amenities. She asked if they can be moved back and if they can be audited for non-compliance with the MUTCB requirements. She thinks there are too many signs. Mr. Shaw stated Staff worked with the City of Wildwood regarding parking requirements and followed the City's directives and the "No Parking" signs are required to be at the front.

Discussion ensued regarding parking enforcement, compliance, the City, liability, and the insurance carrier.

Resident Natalie Nahid asked if the percentage increase for the single-family homes is set. Mr. Shaw stated the proposed Fiscal Year 2027 budget is still being finalized; the assessment increases are not set until the August public hearing.

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

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Vitalo and seconded by Ms. Judy, with all in favor, the meeting adjourned at 3:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

______________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

B

RealManage

TO: Beaumont CDD Board of Supervisors
FROM: Pierre Rene – LCAM
DATE: June 08, 2026
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- Juniper cutting every week. I meet with them every other Wednesday to go over concerns with Detail Team.
- Flowers rotation date: TBD
- Trees: There are three oak trees in common areas on townhome side that need to be trimmed back and/or removed- received two bids and waiting for one more to come in. Waiting On Juniper to Update me

IRRIGATION:

- Irrigation pump at Beaumont North entrance – Controller box needs repairs – Juniper to provide quote
- Juniper is working on a few irrigation tickets
- At CR 462A AT&T broke irrigation line while digging. James with Juniper fixed it but looking for contact to have AT&T pay for Repair. Payment is yet to be received.

GATES:

- Walking gates need repair- Element to provide Bid- On hold due to funding-asked Element to send updated bid
- Penrose Entrance Gate was damaged on 4.2.26. Guardian onsite on 4.3.26 waiting for indication of the damage and the cost to repair. Gates are locked open. Followed up with Guardian for bid.

CLUBHOUSE:

- Cleaning company- CSS continues to clean Mon, Wed and Friday
- Bathroom soap dispensers – proposal is attached
- Need to get bid for pool deck and roof power washing- Vendor will update previous bid to include roof.
- Ordered lightbulbs for chandeliers – CAM to get Bids to fix them
- Grout at the bottom of North pool needs to be fixed bids provided- On hold until 11.2026
- Clubhouse's main entrance doors are some adjustments - Element Services to schedule repairs

- Bathroom doors' lock system is malfunctioning, Envera said it and hardware issue. I will ask Element Services to do a diagnostic. Doors do lock at dusk but stay unlock during the day.
- Envera fixed non-working camera by the pool
- Proposals from Butterfly for access control and cameras – Clubhouse & Townhomes
- North pool – 3 of 4 heaters need replace/repair bids provided- On hold due to funding
- Pool cleaning has improved since a new tech was assigned
- Pool desk and furniture power wash was completed on 6.24.2026
- ADA pool chair controller was ordered, vendor to schedule repair soon
- Pool light replacement was completed on 6.26.2026.

Townhomes:

- Pool – Entry gate and ladies' bathroom door need adjustment to close. Element Services to schedule repairs.
- Service call is scheduled for July 8, 2026 for cameras with Everon

SIGNS:

- N/A

LIGHTS:

- Three Bids for Solar Streetlamps was provided for review. CAM is working with Vendors to get quote remove, transport non-working poles to GG Auctions. Updated Streel Leaf proposal & MidFlorida proposal attached

TOWING

- Towing on going

Hurricane Preparedness:

- CAM contacted the City of Wildwood – Drain storms are blocked and need cleaning – response from the City is attached bellow.
- Juniper sent Storm Readiness Plan Service Price for review

Good morning, Pierre,

Thank you for contacting the City of Wildwood with your inquiry. The inlet protection installed along CR 462 is a Be
Practice (BMP) that has been implemented to ensure the stormwater inlet is not significantly impacted by construct
on Inspiration Drive. Typically, inlet protection is installed so that no dust or debris from construction falls into the st
causing any blockages. While the project is under construction, City of Wildwood Public Works will inspect the site
stormwater structures are impacted by construction. The on-site contractor and applicant are notified if any BMPs a
reinstallation or repair. Additional inspections are required if the City experiences a storm event. Because CR 462 i
County may also complete inspections on the stormwater structures.

It does appear that some debris has accumulated around the BMPs, so I can reach out to the applicant on the Insp
make them aware of this. If you'd like to keep an eye on this area aside from the inspections to be completed by th
to reach out to our office if you have any additional concerns or notice any significant flooding that does not recede
passed.

Thank you,

EST. 1877 WILDWOOD FLORIDA

McKenna Page
Planner I
City of Wildwood
100 N Main Street
Wildwood FL 34785
Ph: 352-330-1334
www.wildwood-fl.gov

From: BEAUCDD@CiraMail.com <BEAUCDD@CiraMail.com>
Sent: Wednesday, June 24, 2026 10:45 AM
To: Derk Kruis <dkruis@wildwood-fl.gov>; McKenna Page <mpage@wildwood-fl.gov>
Subject: Beaumont CDD - Storm drains on Spanish Harbor & CR 462

Dear Mr. Kruis and Mrs. Page,

I hope this email finds you well.

On behalf of Beaumont Community Development District (CDD), I am reaching out regarding several storm drains located near th
and Spanish Harbor Drive that are blocked. I have attached a few pictures.

With **Hurricane Season** now underway, the District is concerned that these obstructed storm drains may reduce the area's ability
stormwater runoff, potentially increasing the risk of localized flooding during heavy rain events.

We respectfully request that the City of Wildwood evaluate these storm drains and, if necessary, schedule the appropriate cleanin
ensure they are functioning as intended.

Thank you for your attention to this matter and for your continued support of our community.

Sincerely,

Pierre Rene | Community Association Manager | LCAM | Central Florida

270 W. Plant Street, Suite 340, Winter Garden, FL 34787
866-473-2573 EXT - 5325 | Office Hours: Mon - Thur (9:00 A.M. - 5:00 P.M. EST)

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Juniper

DESIGN | BUILD | MAINTAIN

Juniper CARES | www.junipercares.com

Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **$85.00/hour (All non-arborist functions)**
- **$385.00/truck for debris hauling***
- **$125.00/hour for all Juniper owned equipment**Includes operator.**
- **$68.00/tree staking kit (Standard)**
- **$98.00/tree staking kit (Large)*****
- **$4,200/day for arbor crew (3-person crew) Not including heavy equipment (Chipper, Chip Truck, Grapple Truck, Stump Grinder or Aerial Lift) - Listed equipment will be priced on a separate hourly basis.**

**Debris hauling based on a Juniper service truck. With larger cleanup efforts, we can deploy larger debris hauling trucks to reduce expenses. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. ***In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint Juniper first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving.
2. Clearing debris off homes or property.
3. Saving, re-standing and staking downed trees starting with the highest value specimens.
4. Loss assessment, restoration planning and budgeting.

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Juniper CARES | www.junipercares.com

Authorization & Agreement

By signing below, you acknowledge and agree to the pricing and procedures outlined above for storm response. You authorize Juniper to proceed with storm-related efforts when conditions are deemed safe, without requiring further approval.

You also agree that a Juniper representative, along with any affiliated storm response personnel, will have full access to the community to perform necessary operations.

Please note that storm-related billing will be issued on a weekly basis, as outlined below, not exceeding NTE amount, rather than upon the full completion of storm cleanup. Weekly invoices will be due NET 30 upon receipt.

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:			
Not to Exceed Amount:	$		
Minimum Equipment Allocation:			
Minimum Labor Allocation:			
Management Company Name:			
Billing Address:			
Phone Number:			
Authorized Representative Name:		**Date:**	
Authorized Signature:			
Juniper Representative Name:		**Date:**	
Juniper Signature:			

Weekly Log: EXAMPLE

Date	*Hrs $85*	*Debris $385*	*Equipment $125*	*Sm Tree Stake $68*	*Lg Tree Stake $98*	*Arbor Crew Rate $4,200*	*Completed Value*	*Owner Initials*	*Juniper Initials*

BEAUMONT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

C

BEAUMONT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *7764 Penrose Place, Wildwood, Florida, 34785*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 13, 2025	**Regular Meeting and Attorney-Client Session**	**1:30 PM**
November 17, 2025	**Regular Meeting**	**1:30 PM**
December 8, 2025 *rescheduled to December 15, 2025*	~~**Regular Meeting**~~	~~**1:30 PM**~~
December 15, 2025	**Regular Meeting and Audit Committee 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 1, 2026	**Public Meeting for Proposal Opening** *Landscape and Irrigation Maintenance Services*	**10:00 AM**
April 13, 2026	**Regular Meeting**	**1:30 PM**
May 11, 2026	**Regular Meeting** *Presentation of FY2027 Proposed Budget*	**1:30 PM**
June 8, 2026	**Regular Meeting**	**1:30 PM**
July 13, 2026 CANCELED **NO QUORUM**	~~**Regular Meeting**~~	~~**1:30 PM**~~
July 23, 2026	**Special Meeting**	**1:00 PM**

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 10, 2026	**Public Hearings and Regular Meeting** *Adoption of FY2027 Budget and Revised Rules of Procedure*	**1:30 PM**
September 14, 2026	**Regular Meeting**	**1:30 PM**

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.4 Communications

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

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

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

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida

Auditor General Website, for which a corresponding link is published on the CDD website.

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

Achieved: Yes ☐ No ☐