



# ***Beacon Lakes Community Development District***

**October 7, 2026**

**Agenda Package**

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Beacon Lakes Community Development District

## Board of Supervisors

Jason Tenenbaum, Chairperson  
Maricela Rodriguez, Vice Chairperson  
Dunia Ramirez, Assistant Secretary  
Barbara Mantecon, Assistant Secretary  
Alex Vargas Villa, Assistant Secretary

## District Staff

Mark Vega, District Manager  
Sergio Inguanzo, District Accountant  
Melinda Gallo, District Administrative  
Liza E. Smoker, District Counsel  
Juan Alvarez, District Engineer

## Regular Meeting Agenda

Wednesday, October 7, 2026, at 9:00 a.m.

The Regular Meeting of the **Beacon Lakes Community Development District** will be held on **Wednesday, October 7, 2026, at 9:00 a.m. located at 8355 NW 12th Street, Doral, Florida 33126**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. APPROVAL OF AGENDA

#### 3. PUBLIC COMMENTS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

#### 4. STAFF REPORTS

##### A. District Accountant

- i. Acceptance of July 2026 Financial Statements .....P. 4
- ii. Acceptance of August 2026 Financial Statements .....P. 19

##### B. District Counsel

- i. Consideration of Resolution 2026-12, Declaring Certain Public Improvements .....P. 34
- ii. Update on Termination of the Hydrologic Associates USA Contract

##### C. District Engineer

- i. Update on Status of the CRB Proposals for Environmental Sampling.....P. 38
- ii. Update on Status of the Railroad Crossing at NW 17 St and 127 Ave.....P. 54
- iii. Update on Landscaping Agreement Amendment.....P. 57
- iv. Mitigation Monitoring Agreement with Kleinfelder Amendment.....P. 60

##### D. District Manager

#### 5. BUSINESS ITEMS

- A. Consideration of Resolution 2026-13, Designating Officers to the District .....P. 69

**6. CONSENT AGENDA**

A. Consideration of Minutes from the Meeting held August 5, 2026.....P. 70

**7. NEW BUSINESS AND SUPERVISORS’ REQUESTS**

**8. ADJOURNMENT**

*The next Board Public Hearing and regular meeting is scheduled for Wednesday, November 4, 2026, at 9:00 a.m.*

## MEMORANDUM

**TO:** Board of Supervisors  
**FROM:** Sergio Inguanzo, District Accountant  
**CC:** Camille Berloune, District Manager  
**DATE:** September 2, 2026  
**SUBJECT:** July 2026 Financial Report

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Please find enclosed the July 2026 financials for Beacon Lakes CDD. To assist with your review, below is information on each of the District's major funds. Should you have any other questions or require additional information, please do not hesitate to contact me at [Sergio.Inguanzo@inframark.com](mailto:Sergio.Inguanzo@inframark.com).

### **Finance Report**

#### **General Fund**

- At a current target budget of 83.33%, total expenditure through July was approximately 72% of the annual budget with the following notes for the fiscal year:
  - o ProfServ-Trustee Fees – U.S. Bank fees thru 4/30/26
  - o Auditing Services – McDirmit Davis FY 2025 audit paid in full
  - o Insurance – General Liability – Public Risk Insurance Agency paid in full
  - o Legal Advertising – The McClatchy Co December 2025 ad
  - o Misc-Web Hosting – Innersync Studios paid in full
  - o Contracts-Other Services – CSX Transportation annual fee paid in full
  - o Contracts-Water Analysis – Hydrologic Associates quarterly water analysis
  - o Electricity-General – FPL to-date
  - o R&M-Mulch – Greenscape Landscape Maintenance mulch installation
  - o R&M-Railroad Crossing – American Track Generations LLC repairs to-date

# ***Beacon Lakes Community Development District***

## ***Financial Report***

***July 31, 2026***

### **CLEAR PARTNERSHIPS**



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Beacon Lakes  
Community Development District

**Financial Statements**

**(Unaudited)**

**July 31, 2026**

**Balance Sheet**  
July 31, 2026

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2003 DEBT<br>SERVICE FUND | SERIES 2007 DEBT<br>SERVICE FUND | SERIES 2007<br>CAPITAL<br>PROJECTS FUND | TOTAL               |
|----------------------------------------------|---------------------|----------------------------------|----------------------------------|-----------------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                  |                                  |                                         |                     |
| Cash - Checking Account                      | \$ 1,052,000        | \$ -                             | \$ -                             | \$ -                                    | \$ 1,052,000        |
| Due From Other Funds                         | -                   | 264,130                          | 34,598                           | -                                       | 298,728             |
| Investments:                                 |                     |                                  |                                  |                                         |                     |
| Money Market Account                         | 605,675             | -                                | -                                | -                                       | 605,675             |
| Acquisition & Construction Account           | -                   | -                                | -                                | 7,405                                   | 7,405               |
| Prepayment Account B                         | -                   | -                                | 2,774                            | -                                       | 2,774               |
| Reserve Fund B                               | -                   | -                                | 3,100                            | -                                       | 3,100               |
| Revenue Fund                                 | -                   | -                                | 92                               | -                                       | 92                  |
| Prepaid Items                                | 5,609               | -                                | -                                | -                                       | 5,609               |
| Deposits                                     | 539                 | -                                | -                                | -                                       | 539                 |
| <b>TOTAL ASSETS</b>                          | <b>\$ 1,663,823</b> | <b>\$ 264,130</b>                | <b>\$ 40,564</b>                 | <b>\$ 7,405</b>                         | <b>\$ 1,975,922</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                  |                                  |                                         |                     |
| Accounts Payable                             | \$ 1,719            | \$ -                             | \$ -                             | \$ -                                    | \$ 1,719            |
| Accrued Expenses                             | 50,296              | -                                | -                                | -                                       | 50,296              |
| Due To Other Funds                           | 298,728             | -                                | -                                | -                                       | 298,728             |
| <b>TOTAL LIABILITIES</b>                     | <b>350,743</b>      | <b>-</b>                         | <b>-</b>                         | <b>-</b>                                | <b>350,743</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                                  |                                  |                                         |                     |
| <b>Nonspendable:</b>                         |                     |                                  |                                  |                                         |                     |
| Prepaid Items                                | 5,609               | -                                | -                                | -                                       | 5,609               |
| Deposits                                     | 539                 | -                                | -                                | -                                       | 539                 |
| <b>Restricted for:</b>                       |                     |                                  |                                  |                                         |                     |
| Debt Service                                 | -                   | 264,130                          | 40,564                           | -                                       | 304,694             |
| Capital Projects                             | -                   | -                                | -                                | 7,405                                   | 7,405               |
| <b>Assigned to:</b>                          |                     |                                  |                                  |                                         |                     |
| Operating Reserves                           | 215,630             | -                                | -                                | -                                       | 215,630             |
| Reserves - Irrigation System                 | 72,277              | -                                | -                                | -                                       | 72,277              |
| <b>Unassigned:</b>                           | <b>1,019,025</b>    | <b>-</b>                         | <b>-</b>                         | <b>-</b>                                | <b>1,019,025</b>    |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 1,313,080</b> | <b>\$ 264,130</b>                | <b>\$ 40,564</b>                 | <b>\$ 7,405</b>                         | <b>\$ 1,625,179</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,663,823</b> | <b>\$ 264,130</b>                | <b>\$ 40,564</b>                 | <b>\$ 7,405</b>                         | <b>\$ 1,975,922</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|--------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b>REVENUES</b>                |                             |                        |                                        |                  |
| Interest - Investments         | \$ 25,000                   | \$ 53,002              | 212.01%                                | \$ 4,928         |
| Interest - Tax Collector       | -                           | 1,029                  | 0.00%                                  | -                |
| Special Assmnts- Tax Collector | 964,399                     | 964,401                | 100.00%                                | -                |
| Special Assmnts- Discounts     | (38,576)                    | (37,403)               | 96.96%                                 | -                |
| <b>TOTAL REVENUES</b>          | <b>950,823</b>              | <b>981,029</b>         | <b>103.18%</b>                         | <b>4,928</b>     |

**EXPENDITURES**

**Administration**

|                                 |                |                |               |               |
|---------------------------------|----------------|----------------|---------------|---------------|
| ProfServ-Dissemination Agent    | 2,000          | -              | 0.00%         | -             |
| ProfServ-Engineering            | 25,000         | 13,877         | 55.51%        | 2,800         |
| ProfServ-Legal Services         | 27,000         | 14,895         | 55.17%        | 3,380         |
| ProfServ-Mgmt Consulting        | 69,300         | 57,750         | 83.33%        | 5,775         |
| ProfServ-Special Assessment     | 10,875         | 10,875         | 100.00%       | -             |
| ProfServ-Trustee Fees           | 9,616          | 9,616          | 100.00%       | -             |
| Auditing Services               | 5,000          | 3,900          | 78.00%        | -             |
| Postage and Freight             | 400            | 36             | 9.00%         | -             |
| Insurance - General Liability   | 15,368         | 13,531         | 88.05%        | -             |
| Legal Advertising               | 1,000          | 5,726          | 572.60%       | -             |
| Misc-Assessment Collection Cost | 9,644          | 9,270          | 96.12%        | -             |
| Misc-Contingency                | 331            | 60             | 18.13%        | -             |
| Misc-Web Hosting                | 1,570          | 1,626          | 103.57%       | -             |
| Office Supplies                 | 350            | -              | 0.00%         | -             |
| Annual District Filing Fee      | 175            | 175            | 100.00%       | -             |
| <b>Total Administration</b>     | <b>177,629</b> | <b>141,337</b> | <b>79.57%</b> | <b>11,955</b> |

**Field**

|                                |         |         |         |        |
|--------------------------------|---------|---------|---------|--------|
| ProfServ-Field Management      | 48,000  | 40,000  | 83.33%  | 4,000  |
| Contracts-Janitorial Services  | 78,498  | 65,214  | 83.08%  | 6,435  |
| Contracts-Other Services       | 1,967   | 1,967   | 100.00% | -      |
| Contracts-Water Analysis       | 19,300  | 7,200   | 37.31%  | -      |
| Contracts-Wetland Mitigation   | 26,672  | 22,460  | 84.21%  | 2,456  |
| Contracts-Landscape            | 191,652 | 159,710 | 83.33%  | 15,971 |
| Contracts-Canal Maint/Cleaning | 86,148  | 73,614  | 85.45%  | 9,002  |
| Contracts-Railroad Crossing    | 18,552  | 15,460  | 83.33%  | 1,546  |
| Electricity - General          | 13,149  | 11,967  | 91.01%  | 1,161  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|----------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| R&M-General                                  | 3,000                       | -                      | 0.00%                                  | -                |
| R&M-Grounds                                  | 82,953                      | 6,538                  | 7.88%                                  | -                |
| R&M-Irrigation                               | 48,000                      | 27,715                 | 57.74%                                 | 4,444            |
| R&M-Mulch                                    | -                           | 51,040                 | 0.00%                                  | -                |
| R&M-Trees and Trimming                       | 36,900                      | -                      | 0.00%                                  | -                |
| R&M-Mitigation                               | 10,950                      | 7,250                  | 66.21%                                 | -                |
| R&M-Railroad Crossing                        | 21,000                      | 28,406                 | 135.27%                                | -                |
| Misc-Contingency                             | 48,066                      | -                      | 0.00%                                  | -                |
| <b>Total Field</b>                           | <b>734,807</b>              | <b>518,541</b>         | <b>70.57%</b>                          | <b>45,015</b>    |
| <br>                                         |                             |                        |                                        |                  |
| <b>TOTAL EXPENDITURES</b>                    | <b>912,436</b>              | <b>659,878</b>         | <b>72.32%</b>                          | <b>56,970</b>    |
| <br>                                         |                             |                        |                                        |                  |
| Excess (deficiency) of revenues              |                             |                        |                                        |                  |
| Over (under) expenditures                    | 38,387                      | 321,151                | n/a                                    | (52,042)         |
| Net change in fund balance                   | \$ 38,387                   | \$ 321,151             | n/a                                    | \$ (52,042)      |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> | <b>991,929</b>              | <b>991,929</b>         |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 1,030,316</b>         | <b>\$ 1,313,080</b>    |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ -                   | 0.00%                                  | \$ -             |
| Special Assmnts- Tax Collector                               | 113,887                     | 113,887                | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (4,556)                     | (4,417)                | 96.95%                                 | -                |
| <b>TOTAL REVENUES</b>                                        | <b>109,331</b>              | <b>109,470</b>         | <b>100.13%</b>                         | <b>-</b>         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                                        |                  |
| <b><u>Administration</u></b>                                 |                             |                        |                                        |                  |
| Misc-Assessment Collection Cost                              | 1,139                       | 1,095                  | 96.14%                                 | -                |
| <b>Total Administration</b>                                  | <b>1,139</b>                | <b>1,095</b>           | <b>96.14%</b>                          | <b>-</b>         |
| <b><u>Debt Service</u></b>                                   |                             |                        |                                        |                  |
| Debt Retirement - Other                                      | 108,192                     | -                      | 0.00%                                  | -                |
| <b>Total Debt Service</b>                                    | <b>108,192</b>              | <b>-</b>               | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>109,331</b>              | <b>1,095</b>           | <b>1.00%</b>                           | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 108,375                | 0.00%                                  | -                |
| Net change in fund balance                                   | \$ -                        | \$ 108,375             | 0.00%                                  | \$ -             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 | <b>155,755</b>              | <b>155,755</b>         |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 155,755</b>           | <b>\$ 264,130</b>      |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ 272                 | 0.00%                                  | \$ 17            |
| Special Assmnts- Tax Collector                               | 50,630                      | 50,630                 | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (2,025)                     | (1,964)                | 96.99%                                 | -                |
| <b>TOTAL REVENUES</b>                                        | <b>48,605</b>               | <b>48,938</b>          | <b>100.69%</b>                         | <b>17</b>        |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                                        |                  |
| <b><u>Administration</u></b>                                 |                             |                        |                                        |                  |
| Misc-Assessment Collection Cost                              | 506                         | 487                    | 96.25%                                 | -                |
| <b>Total Administration</b>                                  | <b>506</b>                  | <b>487</b>             | <b>96.25%</b>                          | <b>-</b>         |
| <b><u>Debt Service</u></b>                                   |                             |                        |                                        |                  |
| Debt Retirement Series B                                     | 5,000                       | 5,000                  | 100.00%                                | -                |
| Debt Retirement - Other                                      | 39,999                      | -                      | 0.00%                                  | -                |
| Interest Expense Series B                                    | 2,790                       | 2,790                  | 100.00%                                | -                |
| <b>Total Debt Service</b>                                    | <b>47,789</b>               | <b>7,790</b>           | <b>16.30%</b>                          | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>48,295</b>               | <b>8,277</b>           | <b>17.14%</b>                          | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 310                         | 40,661                 | n/a                                    | 17               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                                        |                  |
| Operating Transfers-Out                                      | -                           | (98)                   | 0.00%                                  | (9)              |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>-</b>                    | <b>(98)</b>            | <b>0.00%</b>                           | <b>(9)</b>       |
| Net change in fund balance                                   | \$ 310                      | \$ 40,563              | n/a                                    | \$ 8             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 | <b>1</b>                    | <b>1</b>               |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 311</b>               | <b>\$ 40,564</b>       |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|----------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                       |                             |                        |                                        |                  |
| Interest - Investments                       | \$ -                        | \$ 265                 | 0.00%                                  | \$ 21            |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>265</b>             | <b>0.00%</b>                           | <b>21</b>        |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                                        |                  |
| <b><u>Construction In Progress</u></b>       |                             |                        |                                        |                  |
| Construction in Progress B                   | -                           | 1,500                  | 0.00%                                  | -                |
| <b>Total Construction In Progress</b>        | <b>-</b>                    | <b>1,500</b>           | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                    | <b>-</b>                    | <b>1,500</b>           | <b>0.00%</b>                           | <b>-</b>         |
| Excess (deficiency) of revenues              |                             |                        |                                        |                  |
| Over (under) expenditures                    | -                           | (1,235)                | 0.00%                                  | 21               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b> |                             |                        |                                        |                  |
| Interfund Transfer - In                      | -                           | 98                     | 0.00%                                  | 9                |
| <b>TOTAL FINANCING SOURCES (USES)</b>        | <b>-</b>                    | <b>98</b>              | <b>0.00%</b>                           | <b>9</b>         |
| Net change in fund balance                   | \$ -                        | \$ (1,137)             | 0.00%                                  | \$ 30            |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> | <b>-</b>                    | <b>8,542</b>           |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ -</b>                 | <b>\$ 7,405</b>        |                                        |                  |

Beacon Lakes  
Community Development District

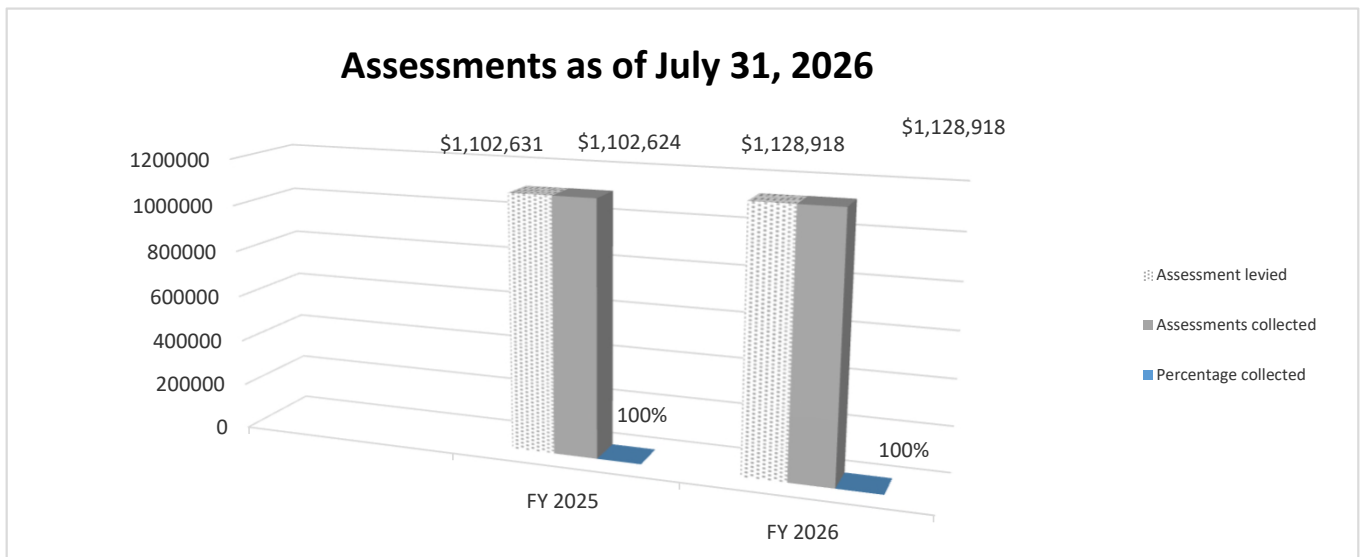
**Supporting Schedules**

**July 31, 2026**

**Non-Ad Valorem Special Assessments  
(Miami-Dade County - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

| Date Received      | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | ALLOCATION BY FUND |                        |                        |
|--------------------|---------------------|-------------------------------|------------------|-----------------------|--------------------|------------------------|------------------------|
|                    |                     |                               |                  |                       | General Fund       | 2003 Debt Service Fund | 2007 Debt Service Fund |
| Assessments Levied |                     |                               |                  | \$ 1,128,918          | \$ 964,401         | \$ 113,887             | \$ 50,630              |
| Allocation %       |                     |                               |                  | 100%                  | 85.43%             | 10.09%                 | 4.48%                  |
| 11/17/25           | \$ 86,524           | \$ 3,642                      | \$ 874           | \$ 91,040             | \$ 77,773          | \$ 9,184               | \$ 4,083               |
| 11/25/25           | 3,542               | 198                           | 36               | 3,776                 | 3,226              | 381                    | 169                    |
| 11/28/25           | 632,794             | 26,633                        | 6,392            | 665,819               | 568,789            | 67,169                 | 29,861                 |
| 12/05/25           | 180,157             | 7,582                         | 1,820            | 189,559               | 161,934            | 19,123                 | 8,501                  |
| 12/24/25           | 139,477             | 5,796                         | 1,409            | 146,682               | 125,306            | 14,797                 | 6,578                  |
| 01/09/26           | 1,949               | 61                            | 20               | 2,030                 | 1,734              | 205                    | 91                     |
| 02/11/26           | 5,646               | 116                           | 57               | 5,820                 | 4,972              | 587                    | 261                    |
| 03/11/26           | 7,680               | 78                            | 78               | 7,836                 | 6,694              | 790                    | 351                    |
| 04/17/26           | 9,102               | 0                             | 92               | 9,194                 | 7,854              | 927                    | 412                    |
| 06/29/26           | 7,411               | (322)                         | 75               | 7,164                 | 6,120              | 723                    | 321                    |
| <b>TOTAL</b>       | <b>\$ 1,074,283</b> | <b>\$ 43,784</b>              | <b>\$ 10,851</b> | <b>\$ 1,128,918</b>   | <b>\$ 964,401</b>  | <b>\$ 113,887</b>      | <b>\$ 50,630</b>       |

% COLLECTED 100.0% 100.0% 100.0% 100.0%



**Cash & Investment Report**  
**July 31, 2026**

| <u>ACCOUNT NAME</u>                           | <u>BANK NAME</u>     | <u>YIELD</u> | <u>BALANCE</u>             |
|-----------------------------------------------|----------------------|--------------|----------------------------|
| <b>OPERATING FUND</b>                         |                      |              |                            |
| Government Checking                           | Valley National Bank | 3.56%        | \$ 1,052,000               |
| Public Funds Money Market Account             | BankUnited           | 3.37%        | 605,675                    |
| <b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b> |                      |              |                            |
| Series 2007B Prepayment Account               | U.S. Bank            | 3.50%        | 2,774                      |
| Series 2007B Reserve Account                  | U.S. Bank            | 3.50%        | 3,100                      |
| Series 2007B Revenue Acct                     | U.S. Bank            | 3.50%        | 92                         |
| Series 2007B Acquisition & Construction Acct  | U.S. Bank            | 3.50%        | 7,405                      |
| <b>Subtotal</b>                               |                      |              | <u>13,372</u> (1)          |
| <b>Total</b>                                  |                      |              | <u><u>\$ 1,671,047</u></u> |

NOTE 1 - U.S. BANK OPEN ENDED MONTHLY COMMERCIAL PAPER MANUAL SWEEP.

# Bank Account Statement

Beacon Lakes CDD

Thursday, August 13, 2026  
Page 1  
SINGUANZO2 1

**Bank Account No.** 0300  
**Statement No.** 07-26

**Statement Date** 07/31/2026

|                                       |              |                             |              |
|---------------------------------------|--------------|-----------------------------|--------------|
| <b>G/L Account No. 101003 Balance</b> | 1,051,999.91 | <b>Statement Balance</b>    | 1,060,953.24 |
|                                       |              | <b>Outstanding Deposits</b> | 0.00         |
| <b>Positive Adjustments</b>           | 0.00         |                             |              |
| <b>Subtotal</b>                       | 1,051,999.91 | <b>Subtotal</b>             | 1,060,953.24 |
| <b>Negative Adjustments</b>           | 0.00         | <b>Outstanding Checks</b>   | -8,953.33    |
| <b>Ending G/L Balance</b>             | 1,051,999.91 | <b>Ending Balance</b>       | 1,051,999.91 |

| Posting Date                    | Document Type | Document No. | Vendor                          | Description                        | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|---------------------------------|------------------------------------|--------|----------------|------------|
| <b>Outstanding Checks</b>       |               |              |                                 |                                    |        |                |            |
| 07/10/2026                      | Payment       | 100265       | PROLOGIS                        | Inv: 070126                        |        |                | -4,000.00  |
| 07/17/2026                      | Payment       | 100267       | BILLING COCHRAN, P.A.           | Inv: 199539                        |        |                | -1,930.00  |
| 07/29/2026                      | Payment       | 100271       | GREENSCAPE LANDSCAPE MAINT CORP | Inv: 34400, Inv: 34412, Inv: 34420 |        |                | -1,862.74  |
| 07/27/2026                      | Payment       | 300093       | FLORIDA POWER AND LIGHT- ACH    | Inv: 072726-1012-ACH               |        |                | -134.29    |
| 07/27/2026                      | Payment       | 300094       | FLORIDA POWER AND LIGHT- ACH    | Inv: 072726-9141-ACH               |        |                | -119.47    |
| 07/27/2026                      | Payment       | 300095       | FLORIDA POWER AND LIGHT- ACH    | Inv: 072726-5229-ACH               |        |                | -405.57    |
| 07/27/2026                      | Payment       | 300096       | FLORIDA POWER AND LIGHT- ACH    | Inv: 072726-6545-ACH               |        |                | -465.97    |
| 07/27/2026                      | Payment       | 300097       | FLORIDA POWER AND LIGHT- ACH    | Inv: 072726-6312-ACH               |        |                | -35.29     |
| <b>Total Outstanding Checks</b> |               |              |                                 |                                    |        |                | -8,953.33  |

**Series 2007 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Thru July 31, 2026**

|                                                                 |                  |           |                     |
|-----------------------------------------------------------------|------------------|-----------|---------------------|
| Opening Balance in Construction Account 8/20/2007               |                  | \$        | 22,835,770          |
| Source of Funds: Interest Earned                                |                  |           | 869,732             |
| Transfer from Series 2003 Redemption Fund 08/20/07              |                  |           | 142,159             |
| Developer construction reimbursement to CDD                     | 10/10/2008       |           | 53,369              |
| Mitigation Credit fr Codina Development                         | 8/27/2009        |           | 233,750             |
| Transfer to Series 2007A (FPL Broker Commission)                | 8/27/2013        |           | (142,159)           |
| CSX material credit                                             | 9/4/2014         |           | 731                 |
| Transfer from 2003 Construction Account                         |                  |           | 1,355,213           |
| Transfer from 2007 A Reserve Account                            |                  |           | 134,514             |
| Transfer from 2007 B Reserve Account                            |                  |           | 62,368              |
| Disbursements:                                                  |                  |           |                     |
|                                                                 | To Vendors       |           | 25,348,237          |
|                                                                 | Cost of Issuance |           | 188,904             |
| <b>Adjusted Balance in Construction Account @ July 31, 2026</b> |                  | <b>\$</b> | <b><u>7,405</u></b> |

## MEMORANDUM

**TO:** Board of Supervisors  
**FROM:** Sergio Inguanzo, District Accountant  
**CC:** District Manager  
**DATE:** October 7, 2026  
**SUBJECT:** August 2026 Financial Report

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Please find enclosed the August 2026 financials for Beacon Lakes CDD. To assist with your review, below is information on each of the District's major funds. Should you have any other questions or require additional information, please do not hesitate to contact me at [Sergio.Inguanzo@inframark.com](mailto:Sergio.Inguanzo@inframark.com).

### **Finance Report**

#### **General Fund**

- At a current target budget of 91.67%, total expenditure through August was approximately 78% of the annual budget with the following notes for the fiscal year:
  - o ProfServ-Trustee Fees – U.S. Bank fees thru 4/30/26
  - o Auditing Services – McDirmit Davis FY 2025 audit paid in full
  - o Insurance – General Liability – Public Risk Insurance Agency paid in full
  - o Legal Advertising – The McClatchy Co December 2025 ad
  - o Misc-Web Hosting – Innersync Studios paid in full
  - o Contracts-Other Services – CSX Transportation annual fee paid in full
  - o Contracts-Water Analysis – Hydrologic Associates quarterly water analysis
  - o Electricity-General – FPL to-date
  - o R&M-Mulch – Greenscape Landscape Maintenance mulch installation
  - o R&M-Railroad Crossing – American Track Generations LLC repairs to-date

***Beacon Lakes  
Community  
Development  
District***

***Financial Report***

***August 31, 2026***

**CLEAR PARTNERSHIPS**



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**SUPPORTING SCHEDULES**

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Beacon Lakes  
Community Development District

**Financial Statements**

**(Unaudited)**

**August 31, 2026**

**Balance Sheet**  
August 31, 2026

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND     | SERIES 2003<br>DEBT<br>SERVICE<br>FUND | SERIES 2007<br>DEBT<br>SERVICE<br>FUND | SERIES 2007<br>CAPITAL<br>PROJECTS<br>FUND | TOTAL               |
|----------------------------------------------|---------------------|----------------------------------------|----------------------------------------|--------------------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                        |                                        |                                            |                     |
| Cash - Checking Account                      | \$ 987,955          | \$ -                                   | \$ -                                   | \$ -                                       | \$ 987,955          |
| Due From Other Funds                         | -                   | 264,130                                | 27,211                                 | -                                          | 291,341             |
| Investments:                                 |                     |                                        |                                        |                                            |                     |
| Money Market Account                         | 607,382             | -                                      | -                                      | -                                          | 607,382             |
| Acquisition & Construction Account           | -                   | -                                      | -                                      | 7,436                                      | 7,436               |
| Prepayment Account B                         | -                   | -                                      | 2,783                                  | -                                          | 2,783               |
| Reserve Fund B                               | -                   | -                                      | 3,100                                  | -                                          | 3,100               |
| Revenue Fund                                 | -                   | -                                      | 7,480                                  | -                                          | 7,480               |
| Prepaid Items                                | 5,609               | -                                      | -                                      | -                                          | 5,609               |
| Deposits                                     | 539                 | -                                      | -                                      | -                                          | 539                 |
| <b>TOTAL ASSETS</b>                          | <b>\$ 1,601,485</b> | <b>\$ 264,130</b>                      | <b>\$ 40,574</b>                       | <b>\$ 7,436</b>                            | <b>\$ 1,913,625</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                        |                                        |                                            |                     |
| Accounts Payable                             | \$ 70               | \$ -                                   | \$ -                                   | \$ -                                       | \$ 70               |
| Accrued Expenses                             | 48,356              | -                                      | -                                      | -                                          | 48,356              |
| Due To Other Funds                           | 291,341             | -                                      | -                                      | -                                          | 291,341             |
| <b>TOTAL LIABILITIES</b>                     | <b>339,767</b>      | <b>-</b>                               | <b>-</b>                               | <b>-</b>                                   | <b>339,767</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                                        |                                        |                                            |                     |
| <b>Nonspendable:</b>                         |                     |                                        |                                        |                                            |                     |
| Prepaid Items                                | 5,609               | -                                      | -                                      | -                                          | 5,609               |
| Deposits                                     | 539                 | -                                      | -                                      | -                                          | 539                 |
| <b>Restricted for:</b>                       |                     |                                        |                                        |                                            |                     |
| Debt Service                                 | -                   | 264,130                                | 40,574                                 | -                                          | 304,704             |
| Capital Projects                             | -                   | -                                      | -                                      | 7,436                                      | 7,436               |
| <b>Assigned to:</b>                          |                     |                                        |                                        |                                            |                     |
| Operating Reserves                           | 215,630             | -                                      | -                                      | -                                          | 215,630             |
| Reserves - Irrigation System                 | 72,277              | -                                      | -                                      | -                                          | 72,277              |
| <b>Unassigned:</b>                           | <b>967,663</b>      | <b>-</b>                               | <b>-</b>                               | <b>-</b>                                   | <b>967,663</b>      |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 1,261,718</b> | <b>\$ 264,130</b>                      | <b>\$ 40,574</b>                       | <b>\$ 7,436</b>                            | <b>\$ 1,573,858</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,601,485</b> | <b>\$ 264,130</b>                      | <b>\$ 40,574</b>                       | <b>\$ 7,436</b>                            | <b>\$ 1,913,625</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2026

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | AUG-26<br>ACTUAL |
|--------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>         |                             |                        |                                        |                  |
| Interest - Investments         | \$ 25,000                   | \$ 57,830              | 231.32%                                | \$ 4,829         |
| Interest - Tax Collector       | -                           | 1,029                  | 0.00%                                  | -                |
| Special Assmnts- Tax Collector | 964,399                     | 964,401                | 100.00%                                | -                |
| Special Assmnts- Discounts     | (38,576)                    | (37,403)               | 96.96%                                 | -                |
| Other Miscellaneous Revenues   | -                           | 58                     | 0.00%                                  | 58               |
| <b>TOTAL REVENUES</b>          | <b>950,823</b>              | <b>985,915</b>         | <b>103.69%</b>                         | <b>4,887</b>     |

**EXPENDITURES**

**Administration**

|                                 |                |                |               |               |
|---------------------------------|----------------|----------------|---------------|---------------|
| ProfServ-Dissemination Agent    | 2,000          | -              | 0.00%         | -             |
| ProfServ-Engineering            | 25,000         | 18,201         | 72.80%        | 4,324         |
| ProfServ-Legal Services         | 27,000         | 17,205         | 63.72%        | 2,310         |
| ProfServ-Mgmt Consulting        | 69,300         | 63,525         | 91.67%        | 5,775         |
| ProfServ-Special Assessment     | 10,875         | 10,875         | 100.00%       | -             |
| ProfServ-Trustee Fees           | 9,616          | 9,616          | 100.00%       | -             |
| Auditing Services               | 5,000          | 3,900          | 78.00%        | -             |
| Postage and Freight             | 400            | 36             | 9.00%         | -             |
| Insurance - General Liability   | 15,368         | 13,531         | 88.05%        | -             |
| Legal Advertising               | 1,000          | 7,714          | 771.40%       | 1,988         |
| Misc-Assessment Collection Cost | 9,644          | 9,270          | 96.12%        | -             |
| Misc-Contingency                | 331            | 60             | 18.13%        | -             |
| Misc-Web Hosting                | 1,570          | 1,626          | 103.57%       | -             |
| Office Supplies                 | 350            | -              | 0.00%         | -             |
| Annual District Filing Fee      | 175            | 175            | 100.00%       | -             |
| <b>Total Administration</b>     | <b>177,629</b> | <b>155,734</b> | <b>87.67%</b> | <b>14,397</b> |

**Field**

|                                |         |         |         |        |
|--------------------------------|---------|---------|---------|--------|
| ProfServ-Field Management      | 48,000  | 44,000  | 91.67%  | 4,000  |
| Contracts-Janitorial Services  | 78,498  | 71,649  | 91.27%  | 6,435  |
| Contracts-Other Services       | 1,967   | 1,967   | 100.00% | -      |
| Contracts-Water Analysis       | 19,300  | 7,200   | 37.31%  | -      |
| Contracts-Wetland Mitigation   | 26,672  | 24,566  | 92.10%  | -      |
| Contracts-Landscape            | 191,652 | 174,581 | 91.09%  | 14,871 |
| Contracts-Canal Maint/Cleaning | 86,148  | 82,616  | 95.90%  | 9,002  |
| Contracts-Railroad Crossing    | 18,552  | 17,006  | 91.67%  | 1,546  |
| Electricity - General          | 13,149  | 13,072  | 99.41%  | 1,105  |
| R&M-General                    | 3,000   | -       | 0.00%   | -      |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2026

| ACCOUNT DESCRIPTION    | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | AUG-26<br>ACTUAL |
|------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| R&M-Grounds            | 82,953                      | 8,945                  | 10.78%                                 | 2,408            |
| R&M-Irrigation         | 48,000                      | 28,016                 | 58.37%                                 | 301              |
| R&M-Mulch              | -                           | 51,040                 | 0.00%                                  | -                |
| R&M-Trees and Trimming | 36,900                      | -                      | 0.00%                                  | -                |
| R&M-Mitigation         | 10,950                      | 7,250                  | 66.21%                                 | -                |
| R&M-Railroad Crossing  | 21,000                      | 28,484                 | 135.64%                                | 78               |
| Misc-Contingency       | 48,066                      | -                      | 0.00%                                  | -                |
| <b>Total Field</b>     | <b>734,807</b>              | <b>560,392</b>         | <b>76.26%</b>                          | <b>39,746</b>    |

|                           |                |                |               |               |
|---------------------------|----------------|----------------|---------------|---------------|
| <b>TOTAL EXPENDITURES</b> | <b>912,436</b> | <b>716,126</b> | <b>78.49%</b> | <b>54,143</b> |
|---------------------------|----------------|----------------|---------------|---------------|

|                                              |                     |                     |     |             |
|----------------------------------------------|---------------------|---------------------|-----|-------------|
| Excess (deficiency) of revenues              |                     |                     |     |             |
| Over (under) expenditures                    | 38,387              | 269,789             | n/a | (49,256)    |
| Net change in fund balance                   | \$ 38,387           | \$ 269,789          | n/a | \$ (49,256) |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> | <b>991,929</b>      | <b>991,929</b>      |     |             |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 1,030,316</b> | <b>\$ 1,261,718</b> |     |             |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2026

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | AUG-26<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ -                   | 0.00%                                  | \$ -             |
| Special Assmnts- Tax Collector                               | 113,887                     | 113,887                | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (4,556)                     | (4,417)                | 96.95%                                 | -                |
| <b>TOTAL REVENUES</b>                                        | <b>109,331</b>              | <b>109,470</b>         | <b>100.13%</b>                         | <b>-</b>         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                                        |                  |
| <b><u>Administration</u></b>                                 |                             |                        |                                        |                  |
| Misc-Assessment Collection Cost                              | 1,139                       | 1,095                  | 96.14%                                 | -                |
| <b>Total Administration</b>                                  | <b>1,139</b>                | <b>1,095</b>           | <b>96.14%</b>                          | <b>-</b>         |
| <b><u>Debt Service</u></b>                                   |                             |                        |                                        |                  |
| Debt Retirement - Other                                      | 108,192                     | -                      | 0.00%                                  | -                |
| <b>Total Debt Service</b>                                    | <b>108,192</b>              | <b>-</b>               | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>109,331</b>              | <b>1,095</b>           | <b>1.00%</b>                           | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 108,375                | 0.00%                                  | -                |
| Net change in fund balance                                   | \$ -                        | \$ 108,375             | 0.00%                                  | \$ -             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 | <b>155,755</b>              | <b>155,755</b>         |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 155,755</b>           | <b>\$ 264,130</b>      |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2026

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | AUG-26<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ 292                 | 0.00%                                  | \$ 18            |
| Special Assmnts- Tax Collector                               | 50,630                      | 50,630                 | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (2,025)                     | (1,964)                | 96.99%                                 | -                |
| <b>TOTAL REVENUES</b>                                        | <b>48,605</b>               | <b>48,958</b>          | <b>100.73%</b>                         | <b>18</b>        |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                                        |                  |
| <b><u>Administration</u></b>                                 |                             |                        |                                        |                  |
| Misc-Assessment Collection Cost                              | 506                         | 487                    | 96.25%                                 | -                |
| <b>Total Administration</b>                                  | <b>506</b>                  | <b>487</b>             | <b>96.25%</b>                          | <b>-</b>         |
| <b><u>Debt Service</u></b>                                   |                             |                        |                                        |                  |
| Debt Retirement Series B                                     | 5,000                       | 5,000                  | 100.00%                                | -                |
| Debt Retirement - Other                                      | 39,999                      | -                      | 0.00%                                  | -                |
| Interest Expense Series B                                    | 2,790                       | 2,790                  | 100.00%                                | -                |
| <b>Total Debt Service</b>                                    | <b>47,789</b>               | <b>7,790</b>           | <b>16.30%</b>                          | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>48,295</b>               | <b>8,277</b>           | <b>17.14%</b>                          | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 310                         | 40,681                 | n/a                                    | 18               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                                        |                  |
| Operating Transfers-Out                                      | -                           | (108)                  | 0.00%                                  | (9)              |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>-</b>                    | <b>(108)</b>           | <b>0.00%</b>                           | <b>(9)</b>       |
| Net change in fund balance                                   | \$ 310                      | \$ 40,573              | n/a                                    | \$ 9             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 | <b>1</b>                    | <b>1</b>               |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 311</b>               | <b>\$ 40,574</b>       |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2026

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | AUG-26<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ 286                 | 0.00%                                  | \$ 22            |
| <b>TOTAL REVENUES</b>                                        | <b>-</b>                    | <b>286</b>             | <b>0.00%</b>                           | <b>22</b>        |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                                        |                  |
| <b><u>Construction In Progress</u></b>                       |                             |                        |                                        |                  |
| Construction in Progress B                                   | -                           | 1,500                  | 0.00%                                  | -                |
| <b>Total Construction In Progress</b>                        | <b>-</b>                    | <b>1,500</b>           | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>-</b>                    | <b>1,500</b>           | <b>0.00%</b>                           | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | (1,214)                | 0.00%                                  | 22               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                                        |                  |
| Interfund Transfer - In                                      | -                           | 108                    | 0.00%                                  | 9                |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>-</b>                    | <b>108</b>             | <b>0.00%</b>                           | <b>9</b>         |
| Net change in fund balance                                   | \$ -                        | \$ (1,106)             | 0.00%                                  | \$ 31            |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 | <b>-</b>                    | <b>8,542</b>           |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ -</b>                 | <b>\$ 7,436</b>        |                                        |                  |

Beacon Lakes  
Community Development District

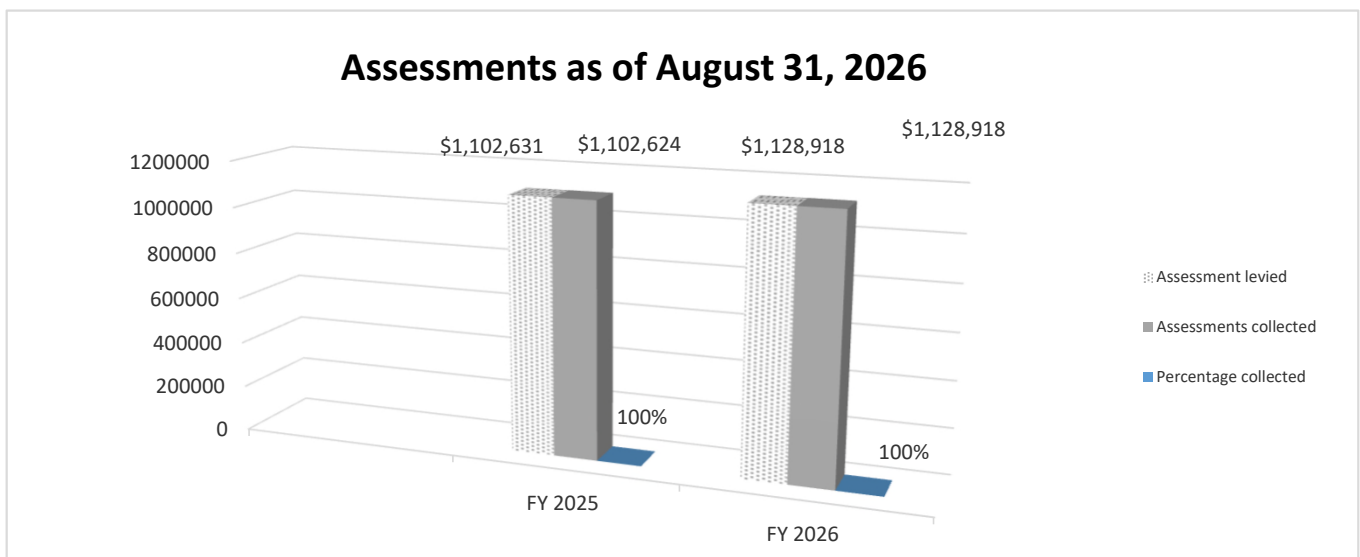
**Supporting Schedules**

**August 31, 2026**

**Non-Ad Valorem Special Assessments  
(Miami-Dade County - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

| Date Received      | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | ALLOCATION BY FUND |                        |                        |
|--------------------|---------------------|-------------------------------|------------------|-----------------------|--------------------|------------------------|------------------------|
|                    |                     |                               |                  |                       | General Fund       | 2003 Debt Service Fund | 2007 Debt Service Fund |
| Assessments Levied |                     |                               |                  | \$ 1,128,918          | \$ 964,401         | \$ 113,887             | \$ 50,630              |
| Allocation %       |                     |                               |                  | 100%                  | 85.43%             | 10.09%                 | 4.48%                  |
| 11/17/25           | \$ 86,524           | \$ 3,642                      | \$ 874           | \$ 91,040             | \$ 77,773          | \$ 9,184               | \$ 4,083               |
| 11/25/25           | 3,542               | 198                           | 36               | 3,776                 | 3,226              | 381                    | 169                    |
| 11/28/25           | 632,794             | 26,633                        | 6,392            | 665,819               | 568,789            | 67,169                 | 29,861                 |
| 12/05/25           | 180,157             | 7,582                         | 1,820            | 189,559               | 161,934            | 19,123                 | 8,501                  |
| 12/24/25           | 139,477             | 5,796                         | 1,409            | 146,682               | 125,306            | 14,797                 | 6,578                  |
| 01/09/26           | 1,949               | 61                            | 20               | 2,030                 | 1,734              | 205                    | 91                     |
| 02/11/26           | 5,646               | 116                           | 57               | 5,820                 | 4,972              | 587                    | 261                    |
| 03/11/26           | 7,680               | 78                            | 78               | 7,836                 | 6,694              | 790                    | 351                    |
| 04/17/26           | 9,102               | 0                             | 92               | 9,194                 | 7,854              | 927                    | 412                    |
| 06/29/26           | 7,411               | (322)                         | 75               | 7,164                 | 6,120              | 723                    | 321                    |
| <b>TOTAL</b>       | <b>\$ 1,074,283</b> | <b>\$ 43,784</b>              | <b>\$ 10,851</b> | <b>\$ 1,128,918</b>   | <b>\$ 964,401</b>  | <b>\$ 113,887</b>      | <b>\$ 50,630</b>       |

% COLLECTED 100.0% 100.0% 100.0% 100.0%



**Cash & Investment Report**  
**August 31, 2026**

| <u>ACCOUNT NAME</u>                           | <u>BANK NAME</u>     | <u>YIELD</u> | <u>BALANCE</u>             |
|-----------------------------------------------|----------------------|--------------|----------------------------|
| <b>OPERATING FUND</b>                         |                      |              |                            |
| Government Checking                           | Valley National Bank | 3.56%        | \$ 987,955                 |
| Public Funds Money Market Account             | BankUnited           | 3.37%        | 607,382                    |
| <b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b> |                      |              |                            |
| Series 2007B Prepayment Account               | U.S. Bank            | 3.50%        | 2,783                      |
| Series 2007B Reserve Account                  | U.S. Bank            | 3.50%        | 3,100                      |
| Series 2007B Revenue Acct                     | U.S. Bank            | 3.50%        | 7,480                      |
| Series 2007B Acquisition & Construction Acct  | U.S. Bank            | 3.50%        | 7,436                      |
| <b>Subtotal</b>                               |                      |              | <u>20,799</u> (1)          |
| <b>Total</b>                                  |                      |              | <u><u>\$ 1,616,135</u></u> |

NOTE 1 - U.S. BANK OPEN ENDED MONTHLY COMMERCIAL PAPER MANUAL SWEEP.

# Bank Account Statement

Beacon Lakes CDD

Wednesday, September 9, 2026

Page 1  
SINGUANZO2 1

**Bank Account No.** 0300  
**Statement No.** 08-26

**Statement Date** 08/31/2026

|                                       |            |                             |              |
|---------------------------------------|------------|-----------------------------|--------------|
| <b>G/L Account No. 101003 Balance</b> | 987,954.69 | <b>Statement Balance</b>    | 1,035,954.36 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00         |
| <b>Positive Adjustments</b>           | 0.00       |                             |              |
| <b>Subtotal</b>                       | 987,954.69 | <b>Subtotal</b>             | 1,035,954.36 |
| <b>Negative Adjustments</b>           | 0.00       | <b>Outstanding Checks</b>   | -47,999.67   |
| <b>Ending G/L Balance</b>             | 987,954.69 | <b>Ending Balance</b>       | 987,954.69   |

| Posting Date                    | Document Type | Document No. | Vendor                          | Description                                    | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|---------------------------------|------------------------------------------------|--------|----------------|------------|
| <b>Outstanding Checks</b>       |               |              |                                 |                                                |        |                |            |
| 07/10/2026                      | Payment       | 100265       | PROLOGIS                        | Inv: 070126                                    |        |                | -4,000.00  |
| 08/18/2026                      | Payment       | 100276       | GREENSCAPE LANDSCAPE MAINT CORP | Inv: 34563                                     |        |                | -275.00    |
| 08/24/2026                      | Payment       | 100278       | GREENSCAPE LANDSCAPE MAINT CORP | Inv: 34471, Inv: 34496, Inv: 34497, Inv: 34527 |        |                | -25,935.50 |
| 08/24/2026                      | Payment       | 100280       | AMERICAN TRACK GENERATIONS LLC  | Inv: ATS2604843, Inv: ATS2604845               |        |                | -1,624.00  |
| 08/24/2026                      | Payment       | 100281       | USA SWEEPING INC                | Inv: 53997, Inv: 53996                         |        |                | -6,435.00  |
| 08/24/2026                      | Payment       | 100282       | PROLOGIS                        | Inv: 080126                                    |        |                | -4,000.00  |
| 08/25/2026                      | Payment       | 100283       | ALVAREZ ENGINEERS,INC.          | Inv: 9386, Inv: 9280                           |        |                | -4,323.75  |
| 08/25/2026                      | Payment       | 100284       | GREENSCAPE LANDSCAPE MAINT CORP | Inv: 34580                                     |        |                | -301.06    |
| 08/26/2026                      | Payment       | 300098       | FLORIDA POWER AND LIGHT- ACH    | Inv: 082626-1012-ACH                           |        |                | -110.54    |
| 08/26/2026                      | Payment       | 300099       | FLORIDA POWER AND LIGHT- ACH    | Inv: 082626-5229-ACH                           |        |                | -360.94    |
| 08/26/2026                      | Payment       | 300100       | FLORIDA POWER AND LIGHT- ACH    | Inv: 082626-6312-ACH                           |        |                | -35.13     |
| 08/26/2026                      | Payment       | 300101       | FLORIDA POWER AND LIGHT- ACH    | Inv: 082626-6545-ACH                           |        |                | -486.99    |
| 08/26/2026                      | Payment       | 300102       | FLORIDA POWER AND LIGHT- ACH    | Inv: 082626-9141-ACH                           |        |                | -111.76    |
| <b>Total Outstanding Checks</b> |               |              |                                 |                                                |        |                | -47,999.67 |

**Series 2007 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Thru August 31, 2026**

|                                                                   |                  |           |                     |
|-------------------------------------------------------------------|------------------|-----------|---------------------|
| Opening Balance in Construction Account 8/20/2007                 |                  | \$        | 22,835,770          |
| Source of Funds: Interest Earned                                  |                  |           | 869,754             |
| Transfer from Series 2003 Redemption Fund 08/20/07                |                  |           | 142,159             |
| Developer construction reimbursement to CDD                       | 10/10/2008       |           | 53,369              |
| Mitigation Credit fr Codina Development                           | 8/27/2009        |           | 233,750             |
| Transfer to Series 2007A (FPL Broker Commission)                  | 8/27/2013        |           | (142,159)           |
| CSX material credit                                               | 9/4/2014         |           | 731                 |
| Transfer from 2003 Construction Account                           |                  |           | 1,355,213           |
| Transfer from 2007 A Reserve Account                              |                  |           | 134,514             |
| Transfer from 2007 B Reserve Account                              |                  |           | 62,377              |
| Disbursements:                                                    |                  |           |                     |
|                                                                   | To Vendors       |           | 25,348,237          |
|                                                                   | Cost of Issuance |           | 188,904             |
| <b>Adjusted Balance in Construction Account @ August 31, 2026</b> |                  | <b>\$</b> | <b><u>7,436</u></b> |

**RESOLUTION NO. 2026-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE SERIES 2003A PROJECT AND THE SERIES 2007 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES* (“*F.S.*”), WITHIN WHICH PROPERTY OWNERS WITHIN THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the Beacon Lakes Community Development District (the “District”) was established on May 16, 2003, by Ordinance No. 03-105 of the Board of County Commissioners (“BOCC”) of Miami-Dade County, Florida (the “County”); and

**WHEREAS**, Section 190.012, *F.S.*, authorized the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit, including, but not limited to, certain water management, water distribution and wastewater collection and transmission facilities and systems, and certain roadway improvements, and related soft and incidental costs and other related improvements (the “Series 2003A Project”), which public infrastructure systems, facilities and improvements constituting the Series 2003A Project is more specifically described in the Engineer’s Report, dated May 19, 2003, Amended June 23, 2003, prepared by Alvarez Engineers, Inc. (the “Engineer”), as further amended or supplemented from time to time (collectively, the “2003 Engineer’s Report”); and

**WHEREAS**, Section 190.012, *F.S.*, authorized the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit, including, but not limited to, certain water and wastewater facilities, stormwater management systems, roadway improvements, and other related soft and incidental costs and other related improvements (the “Series 2007 Project, together with the Series 2003A Project,” the “Project”), which public infrastructure systems, facilities and improvements constituting the Series 2007 Project is more specifically described in the Engineer’s Report, dated May 18, 2007, prepared by the Engineer, as further amended or supplemented from time to time (the “2007 Engineer’s Report,” together with the 2003 Engineer’s Report, the “Engineer’s Report”); and

**WHEREAS**, in order to provide funding for such public infrastructure improvements constituting the Project serving the development of the lands located within the District, the District issued its \$53,570,000 Special Assessment Bonds, Series 2003A and its \$17,640,000 Special Assessment Bonds, Series 2007 (collectively, the “Bonds”); and

**WHEREAS**, the specific public infrastructure improvements funded by the District through the issuance of the Bonds are collectively identified as the Project; and

**WHEREAS**, in order to provide the revenue necessary to pay the debt service on the Bonds, the District’s Board of Supervisors adopted Resolution No. 2003-18 on June 23, 2003 and Resolution No. 2007-03 on May 18, 2007, pursuant to Section 170.05, *F.S.*, levying debt special assessments on the lands located in the District’s boundaries benefitted by the Project; and

**WHEREAS**, Section 170.09, *F.S.* provides that the owners of parcels of non-exempt real property within the District's boundaries, that are subject to such a debt special assessment may pay his/her/its pro rata share of the special assessment without interest at any time within thirty (30) days after the Project is completed and a resolution accepting same has been adopted by the governing authority of the District; and

**WHEREAS**, the Engineer has submitted to the District a certificate dated September 8, 2026 certifying to the District that the Project has been completed, a copy of which certificate is attached hereto as Exhibit "A";

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

1. The Project, funded through the issuance of the Bonds and benefitting the lands within the District are hereby declared to be complete and, by adoption of this Resolution, are accepted by the District.
2. Unless otherwise waived by a property owner expressly or by operation of law, the 30-day period provided in Section 170.09, *F.S.*, shall run from the date of adoption of this Resolution, within which period the owners of non-exempt real property within the District's boundaries shall have the right to pre-pay without interest the debt special assessment allocated to their non-exempt real property.
3. This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT**, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**BEACON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson  
Board of Supervisors

**EXHIBIT "A"**

**DISTRICT ENGINEER'S CERTIFICATE**



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
 Tel (305) 640-1345  
 Email [juan.alvarez@alvarezeng.com](mailto:juan.alvarez@alvarezeng.com)

September 8, 2026

Attention: District Manager  
 Beacon Lakes Community Development District  
 Inframark Community Management  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

**Reference: Beacon Lakes Community Development District  
 Certificate of Consulting Engineer Regarding the Completion of the  
 District's Public Infrastructure Project Related to the  
 Special Assessment Bonds, Series 2003A,  
 the Senior Special Assessment Completion Bonds, Series 2007A, and  
 the Subordinate Special Assessment Bonds, Series 2007B.**

**Via Email Only:** [mavega@azuria.com](mailto:mavega@azuria.com)

Dear District Manager:

This certificate is furnished in accordance with Section 5.01(c) of the Master Indenture between Beacon Lakes Community Development District ("District") and Wachovia Bank, National Association dated as of October 1, 2003 and Section 4.01 of the Second Supplemental Trust Indenture between the District and U.S. Bank National Association (as successor in trust to Wachovia Bank) ("Trustee") dated as of August 1, 2007, and is intended to evidence the completion of the referenced Public Infrastructure Project (the "Project") undertaken by the District.

As of the date of this certificate, the Project described in the District Engineer's Reports dated June 23, 2003, May 18, 2007 and subsequent Yearly Engineer's Reports, the last of which is dated July 1, 2026, has been completed. The Project was completed in substantial compliance with the specifications thereof and all labor, services, materials, and supplies used in the Project have been paid for and acknowledgement of such payment has either been obtained from the contractor, or the Developer provided reasonable assurances of past payment for such labor, services, materials, and supplies.

There are no amounts that need to be retained by the Trustee for costs of the Project not then due and payable. This certificate is given without prejudice to any rights against third parties which exist as of the date of this certificate, or which may subsequently come into being.

**Alvarez Engineers, Inc.**

Juan R Alvarez  
 Digitally signed by Juan R Alvarez  
 Date: 2026.09.08 12:03:21 -04'00'  
 President

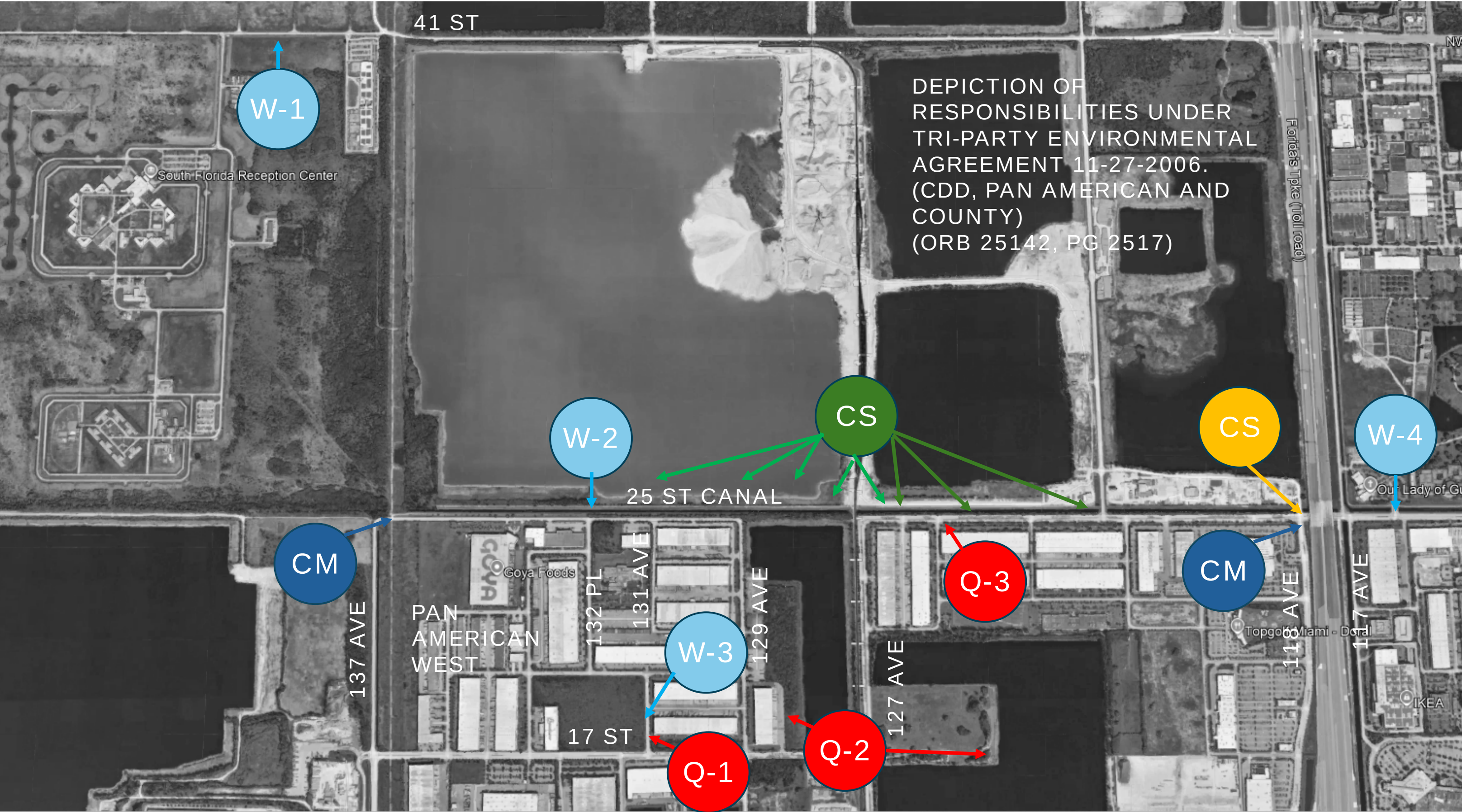
Cc Mr. Michael Pawelczyk,  
 District Legal Counsel  
[mjp@bclmr.com](mailto:mjp@bclmr.com)



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the adjacent to the seal.

Signature must be verified on any electronic copies.

September 8, 2026



-  4 WATER LEVEL STATIONS (Read Quarterly)
-  3 GROUND WATER QUALITY (Annual Sampling)
-  8 CANAL SEDIMENTS (Annual Random Sampling)
-  CANAL STRUCTURE (Sluice Gate Maintenance)
-  CANAL MAINTENANCE (Harvesting, Herbicide, Grass and Brush)



W-1



W-2



W-3



W-4



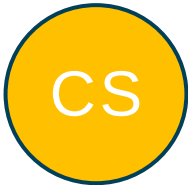
Q-1



Q-3



Q-2





CM



September 24, 2026

Mr. Mark Vega, Senior District Manager  
Inframark, an Azuria Water Solutions Company  
c/o Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

Re: CRB Proposal No. 6623; Proposal to Conduct the Annual Canal Sediment Sampling for the Beacon Lakes Property, located at or near N.W. 25<sup>th</sup> Street and N.W. 132<sup>nd</sup> Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

Dear Mr. Vega:

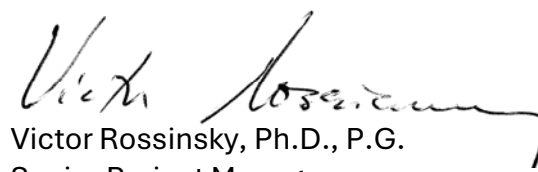
CRB Geological & Environmental Services (CRB) is pleased to provide you with this proposal to conduct the annual canal sediment sampling for the above-referenced Site. Upon your approval, this letter and attachments will confirm your engagement of CRB and the basis upon which we will represent you in connection with the environmental issues at the above referenced property. A detailed scope of services and the estimated cost are presented in Attachment A. Terms and conditions of this contract are included in Attachment B.

If you have any questions or comments regarding the attached proposal please let us know as soon as possible. Please indicate your agreement with these terms and conditions by returning a signed copy of the attached Project Work Order form to us. We look forward to working with you on this important matter.

Sincerely,  
CRB Geological & Environmental Services, Inc.



Bradley Compton  
Project Manager



Victor Rossinsky, Ph.D., P.G.  
Senior Project Manager

Attachments

**Attachment A**

**CRB Geological & Environmental Services, Inc.**

**8744 S.W. 133rd Street**

**Miami, Florida 33176**

**Project Work Order**

**Date:** 9/24/26 **CRB Client Number:** BLC 994-01  
**Proposal Number:** 6623

**Client:** Mr. Mark Vega, Senior District Manager  
 Inframark, an Azuria Water Solutions Company  
 c/o Beacon Lakes Community Development District  
 11555 Heron Bay Boulevard, Suite 201  
 Coral Springs, Florida 33076

**Project:** Annual Canal Sediment Sampling for the Beacon Lakes Property, located at or near N.W. 25th Street and N.W. 132nd Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

**Authorized Scope:** 1) Collect sediment samples from eight (8) locations in the canal;  
 2) Laboratory analyze six (6) sediment samples for Polycyclic Aromatic Hydrocarbons (PAHs), Total Recoverable Petroleum Hydrocarbons (TRPH), 8RCRA metals, aluminum, and iron; and two (2) sediment samples for TRPH;  
 3) Collect GPS locations of the samples using a handheld GPS;  
 4) Using the FDEP Interpretive Tool for the Assessment of Metals Enrichment, normalize metals against aluminum and iron;  
 5) Prepare a sampling report for submission to DERM.

Notes:

a) DERM review fees not included.

b) Based on the results of this testing, additional analysis and/or testing may be required.

c) Groundwater testing and groundwater level testing are required by Environmental Quality Control Board (EQCB) Order 03-07 and are not included herein.

**Schedule:** Report to be submitted to DERM within thirty (30) days of sample collection.

**Authorized fees:** \$7,350.00

**Terms & Conditions:** ☐ Attachment B  
☒ Existing Contract

**Proposed by:**

**Accepted by:**

CRB Geological & Environmental Services, Inc.

Company Name: \_\_\_\_\_

|                                     |                  |
|-------------------------------------|------------------|
| Signature: _____                    | Signature: _____ |
| Name: Victor Rossinsky, Ph.D., P.G. | Name: _____      |
| Title: Senior Project Manager       | Title: _____     |
| Date: September 24, 2026            | Date: _____      |

This proposal is valid for thirty days (30) days from the above posted date.



September 24, 2026

Mr. Mark Vega, Senior District Manager  
Inframark, an Azuria Water Solutions Company  
c/o Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

Re: CRB Proposal No. 6641; Proposal to Conduct Quarterly Water Level Monitoring for the Beacon Lakes Property located at N.W. 25th Street and N.W. 132nd Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

Dear Mr. Vega:

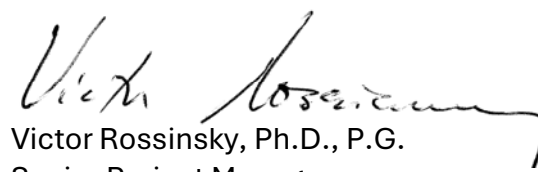
CRB Geological & Environmental Services (CRB) is pleased to provide you with this proposal to conduct the quarterly water level monitoring for the above-referenced Site. Upon your approval, this letter and attachments will confirm your engagement of CRB and the basis upon which we will represent you in connection with the environmental issues at the above referenced property. A detailed scope of services and the estimated cost are presented in Attachment A. Terms and conditions of this contract remain the same as those governing our previous contract.

If you have any questions or comments regarding the attached proposal please let us know as soon as possible. Please indicate your agreement with these terms and conditions by returning a signed copy of the attached Project Work Order form to us. We look forward to working with you on this important matter.

Sincerely,  
CRB Geological & Environmental Services, Inc.



Bradley Compton  
Project Manager



Victor Rossinsky, Ph.D., P.G.  
Senior Project Manager

Attachments

**CRB Geological & Environmental Services, Inc.**  
**8744 S.W. 133rd Street**  
**Miami, Florida 33176**  
**Project Work Order**

**Date:** 9/24/26 **CRB Client Number:** BLC 994-01  
**Proposal Number:** 6641

**Client:** Mr. Mark Vega, Senior District Manager  
Inframark, an Azuria Water Solutions Company  
c/o Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

**Project:** Quarterly Water Level Monitoring for the Beacon Lakes Property located at N.W. 25th Street and N.W. 132nd Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

**Authorized Scope:** 1) Program and install four (4) water level indicators, and one (1) barometric pressure indicator, into previously constructed monitoring locations.  
2) On a quarterly basis:  
a) Download data from water level indicators;  
b) Process the data to document the water level; and  
c) Prepare quarterly water level report for submission to DERM.

**Notes:**

- A) Any required DERM fees are not included herein.  
B) Datalogger programming and installation will not be required on an annual basis. The dataloggers will need to have batteries changed every 3-5 years, which will require battery replacement, re-programming, and re-installation.  
C) One of the wooden access walks is in poor condition. If the walkway becomes unsafe, it will need to be repaired/replaced, and the cost for this is not included herein.

**Schedule:** To be completed in accordance with DERM schedule.

**Authorized fees:** \$6,995.00 Data Logger Programming & Installation  
\$13,125.00 4 Quarterly Reports

**Terms & Conditions:** ☐ Attachment B  
☒ Existing Contract

**Proposed by:**

**Accepted by:**

CRB Geological & Environmental Services, Inc.

Company Name: \_\_\_\_\_

Signature:

Name: Victor Rossinsky, Ph.D., P.G.

Title: Senior Project Manager

Date: September 24, 2026

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



September 24, 2026

Mr. Mark Vega, Senior District Manager  
Inframark, an Azuria Water Solutions Company  
c/o Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

Re: CRB Proposal No. 6624; Proposal to Conduct the Annual Groundwater Sampling for the Beacon Lakes Property, located at or near N.W. 25<sup>th</sup> Street and N.W. 132<sup>nd</sup> Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

Dear Mr. Vega:

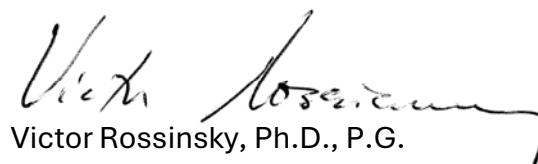
CRB Geological & Environmental Services (CRB) is pleased to provide you with this proposal to prepare Groundwater Sampling for the above-referenced Site. Upon your approval, this letter and attachments will confirm your engagement of CRB and the basis upon which we will represent you in connection with the environmental issues at the above referenced property. A detailed scope of services and the estimated cost are presented in Attachment A. Terms and conditions of this contract are included in Attachment B.

If you have any questions or comments regarding the attached proposal please let us know as soon as possible. Please indicate your agreement with these terms and conditions by returning a signed copy of the attached Project Work Order form to us. We look forward to working with you on this important matter.

Sincerely,  
CRB Geological & Environmental Services, Inc.



Bradley Compton  
Project Manager



Victor Rossinsky, Ph.D., P.G.  
Senior Project Manager

Attachments

## Attachment A

### CRB Geological & Environmental Services, Inc. 8744 S.W. 133rd Street Miami, Florida 33176 Project Work Order

**Date:** 9/24/26 **CRB Client Number:** BLC 994-01  
**Proposal Number:** 6624

**Client:** Mr. Mark Vega, Senior District Manager  
Inframark, an Azuria Water Solutions Company  
c/o Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

**Project:** Annual Groundwater Sampling for the Beacon Lakes Property located at N.W. 25th Street and N.W. 132nd Avenue, Miami, Miami-Dade County, Florida (HWR-569/File-10101)

**Authorized Scope:** 1) Collect groundwater samples from three (3) existing monitoring wells;  
2) Laboratory analyze three (3) groundwater samples for oil & grease (O&G), Total Recoverable Petroleum Hydrocarbons (TRPH), Volatile Organic Compounds (VOCs), arsenic, chromium, copper, iron, lead, and zinc; and  
3) Prepare Annual Groundwater Monitoring Report for submission to DERM.

**Notes:**

A) Proposal assumes that all monitoring wells are in samplable condition, and access must be provided by the client. One (1) monitoring well was located in a locked area, and it is unknown if it remains. In the event that any wells are damaged, destroyed, or not samplable, additional costs will be incurred.

B) DERM review fees not included.

C) Canal testing and groundwater level testing are required by Environmental Quality Control Board (EQCB) Order 03-07 and are not included herein.

**Schedule:** Report to be submitted to DERM within thirty (30) days of sample collection.

**Authorized fees:** \$4,250.00

**Terms & Conditions:** ☐ Attachment B  
☒ Existing Contract

**Proposed by:**

**Accepted by:**

CRB Geological & Environmental Services, Inc.

Company Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: Victor Rossinsky, Ph.D., P.G.

Title: Senior Project Manager

Date: September 24, 2026

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

This proposal is valid for thirty days (30) days from the above posted date.

**ATTACHMENT B**  
**STATEMENT OF TERMS AND CONDITIONS**

- A. **EXCLUSIVE USE:** Inframark, an Azuria Water Solutions Company (Client) agrees that services provided by CRB Geological & Environmental Services, Inc. (CRB) hereunder are for the Client for the purposes set forth in the Proposal. Reports will be prepared for the exclusive benefit of and use by Client, under the Terms and Conditions of this Contract. The information provided to Client hereunder may not be relied upon by any other person or entity without authorization from the Client and CRB, and any dissemination or use of this information by or to any other person or entity, without our expressed written authorization, is prohibited.
- B. **CLIENT CONFIDENTIALITY:** CRB will perform its services in a confidential manner for the Client. CRB will not disclose any information relative to this Project, including its report, except to the Client and parties designated by the Client. Information which is in the public domain or which is provided to CRB by a third party is the exception from the above. The Client must authorize CRB, in writing, to release any information provided by Client to CRB, or generated by CRB hereunder, except if required by law or an imminent hazard is suspected or present.
- C. **COMPENSATION AND PAYMENT TERMS:** The attached proposal is valid for thirty (30) days from date of receipt by Client. Payment is due for services performed and materials and equipment provided and other costs incurred, with payment in full due upon completion of the agreed scope of services. Invoices are due and payable in full upon receipt of the final report. In the event Client fails to pay any invoice due, CRB may, without waiving any other claim or right, and without liability whatsoever to the Client, terminate its performance hereunder. Client shall reimburse CRB for all reasonable attorney fees and court costs related to the collection of overdue invoices. An interest charge of one and one-half percent (1.5%) per month (the "Default Rate") or the maximum rate of interest permitted under applicable law, if the Default Rate is not permitted under applicable law, shall automatically accrue and be payable by Client, on any balance that remains unpaid thirty (30) days after the date of the invoice.
- D. **RIGHT-OF-ENTRY:** Client grants to CRB the right, exercisable by CRB as it deems necessary in the performance of its services hereunder, of entry to the property upon which the agreed scope of services is to be performed (the "Site") by CRB, its agents, employees, consultants, contractors and subcontractors, for the purpose of performing services hereunder; including without limitation, the making of surveys, advancing of test borings, collection of samples, maintenance of equipment and other services described in the Proposal. Should the Client not own the Site, or services to be provided hereunder are to be performed on other properties in addition to the Site, the Client warrants and represents, by acceptance of this Proposal, that it has authority and permission of the owner(s) and occupant(s) of the Site and any such properties, to grant CRB this right of entry.
- E. **INSURANCE:** CRB shall maintain workers compensation, professional liability, and commercial liability insurance policies. Certificates of insurance evidencing these coverages will be provided to the Client upon written request. CRB shall not be responsible for any loss, damage, cost, or expense beyond the amounts, limits, exclusions, and conditions of such insurance.
- F. **LIABILITY:** Client agrees that the liability of CRB to Client and all other claimants for any and all claims, losses, expenses or damages arising out of, or in any way, related to this Contract or the services provided hereunder shall be limited to an aggregate sum not to exceed the total fee for CRB's services or \$50,000.00, whichever amount is greater.
- G. **THIRD PARTY INDEMNITY:** For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) of the Purchase Price and other good and valuable consideration, in hand paid, the receipt and adequacy of which are hereby acknowledged, and without limitation of any other right or remedy available to CRB hereunder, at law or in equity, Client shall protect, defend, indemnify and hold CRB, and its employees,

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**Initials**  
 September 24, 2026

**CRB Geological & Environmental Services, Inc.**

officers, directors, shareholders, representatives, agents, servants, and all persons acting for any of them, harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, costs and expenses (including reasonable attorneys' fees and costs in arbitration and at pre-trial, trial and appellate levels) directly or indirectly arising out of or resulting from: (a) Client's refusal or failure to perform or observe any of Client's agreements, undertakings, warranties or obligations referenced herein, including, without limitation, the delivery, furnishing or utilization of any non-conforming Work; (b) any actual or alleged injury or death to any person or damage to any property in any manner arising out of, or incident to, or claimed to arise out of, or to be incident to, the performance required under this Agreement, including without limitation, any injury or damage relating to or arising from any release or threatened release of any toxic or hazardous substances or materials, contaminants, pollutants, petroleum products; (c) any claim made or brought against CRB based on CRB's presence or performance of services at or around the Site and not related to matters within the scope of work performed by CRB at the Site. This indemnity shall survive the expiration, termination and complete performance of the Work under this Agreement.

- H. **SEVERABILITY:** The provisions of these terms and conditions are severable. The invalidity of any part of these Terms and Conditions or any portion thereof shall not invalidate the remainder of these Terms and Conditions nor the remainder of any portion hereof.
- I. **TERMINATION:** Either the Client or CRB may terminate this Contract by giving thirty (30) days written notice to the other party. In the event that the Client terminates this Contract, for cause or without cause, the Client shall pay CRB the costs that CRB has paid, incurred or become obligated for prior to the effective date of termination, including any obligations, commitments and unsettled claims, plus any amounts due and owed by the Client as of the date of termination to include reasonable termination expenses.
- J. **FORCE MAJEURE:** CRB will not have any liability for any failure to perform, or delay in performance, due to any circumstances beyond its reasonable control, including but not limited to, strikes, riots, wars, fire, flood, explosion, acts of nature, acts of government, acts of utilities, labor disputes, delays in transportation or inability to obtain material or equipment. In the event of any failure to perform or delay in performance, due to any such circumstances, the time for performance shall be extended by a period of time reasonably necessary to overcome the effect of such circumstances or such delay, and the Client will not be entitled to refuse performance or otherwise be relieved of any obligations hereunder.
- K. **CLAIMS:** Client agrees that it shall bring any and all claims against CRB no later than the earlier of (i) Thirty (30) days of the completion of services to be provided hereunder or (ii) one (1) year after the date of this Contract. The Client waives all such claims if not brought in accordance with this Paragraph. In the event that the Client makes a claim against CRB and the Client fails to prevail on such claim upon final adjudication, the Client shall pay all costs incurred by CRB in defending itself against the claim, including without limitation court costs, attorneys' fees and costs, and expenses for experts.
- L. **HAZARDOUS MATERIALS INDEMNIFICATION:** The Client agrees that CRB has not caused or contributed to the presence of any Hazardous Materials that may exist or be discovered at or about the Site, and that CRB does not assume any liability for such Hazardous Materials. Client hereby releases and agrees to defend, indemnify and hold harmless CRB, its consultants, subcontractors, agents, officers, directors, and employees from and against all claims, damages, costs, liability, losses, and expenses, including without limitation reasonable attorneys' fees and costs, arising out of or in any way connected with (i) the failure or alleged failure to detect any Hazardous Materials at or about the Site and (ii) the actual, alleged, or threatened discharge, dispersal, release, or escape of any Hazardous Materials.
- M. **SUBSURFACE EXPLORATION:**

1. **Normal Disturbance:**

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Initials  
September 24, 2026

**CRB Geological & Environmental Services, Inc.**

The Client acknowledges that the use of exploration equipment may affect, alter or damage the terrain, vegetation and buildings, structures and improvements at, in, or upon the property. The Client accepts such risks. CRB shall not be liable for any effect, alteration or damage arising out of such explorations. CRB will exercise efforts to limit damage to the property. The cost of restoration of the property because of any such damage has not been calculated nor included in CRB's fees. The Client acknowledges that testing for asbestos and lead-based paint will require the removal of small portions of building materials. The Client accepts such risks. CRB shall not be liable for any effect, alteration or damage arising out of such collection. CRB will exercise efforts to limit damage to the property. If roofing samples are collected, the cores in the roof from where the samples were collected shall be repaired in accordance with generally accepted roofing practice immediately after the collection of the roofing samples. The cost of restoration of the property because of any such damage has not been calculated nor included in CRB's fees.

2. Subterranean Structures and Utilities:

CRB will exercise care in seeking to locate subterranean structures in the vicinity of proposed subsurface explorations at the property. CRB will contact public underground clearance agencies and examine plans and information about the property provided by the Client. So long as CRB observes such standards of care, CRB will not be responsible for any damage, injury or interference with any subterranean structure, pipe, tank, utilities, cable or any other element or condition if not called to CRB's attention prior to commencement of work or which is not shown, or accurately located, on any plans furnished to CRB by the Client or by any others, public or private.

3. Well Abandonment and Cutting Disposal:

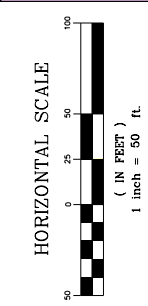
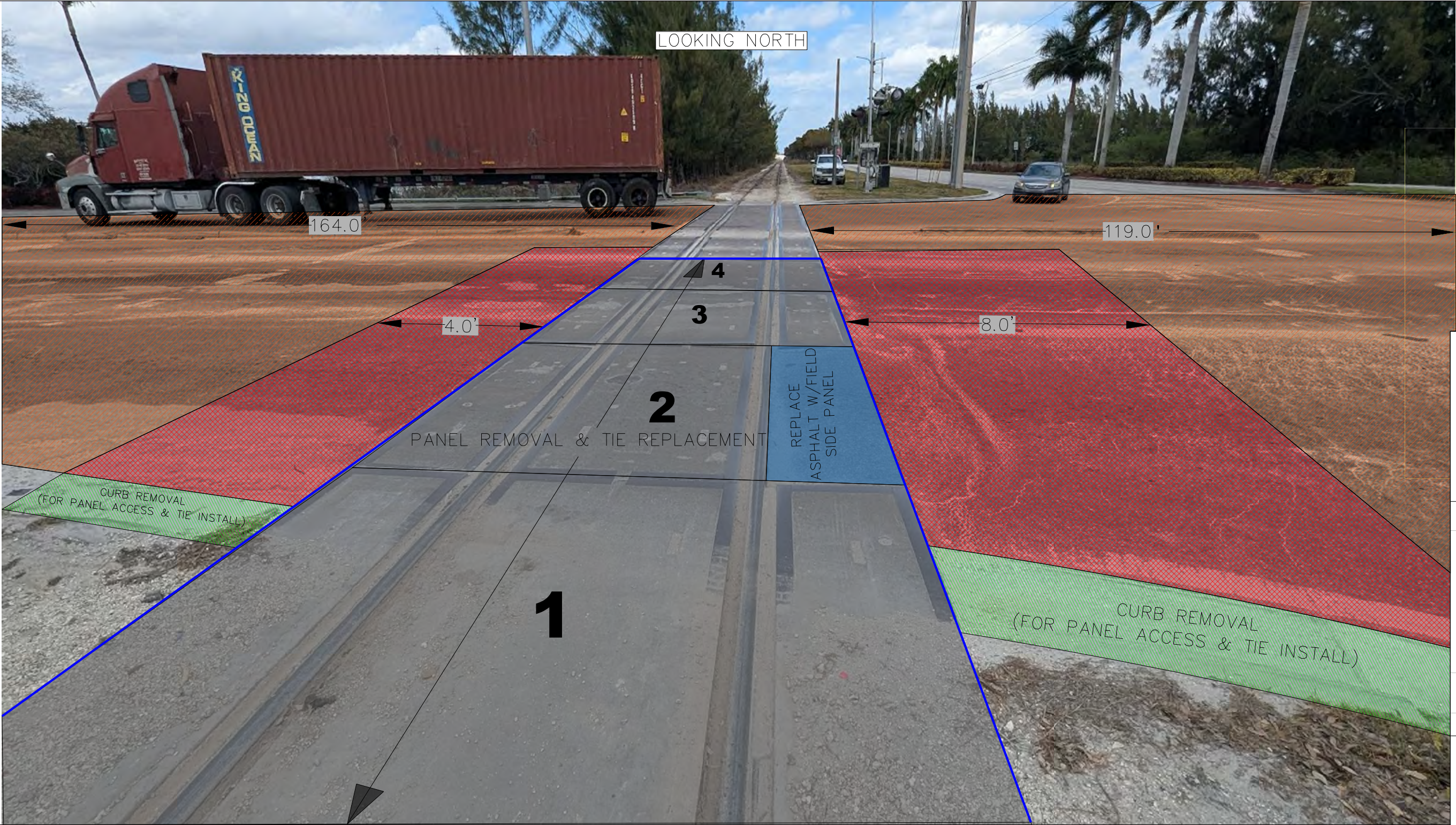
The Scope of Work and budget in the proposal do not include abandonment (or plugging) of the wells after they are not longer needed. No costs for disposal of development water or drill cuttings are included. The wells, in some circumstances, may represent a potential pathway of soil or groundwater contamination. CRB is in no way responsible or liable should contamination of soil or groundwater occur by this means. The Client may contract with CRB to abandon the wells for a mutually agreed upon fee.

- N. DOCUMENTS: All reports, field data and notes, laboratory test data, calculations, estimates and other documents which CRB prepares as instruments of service shall be utilized by the Client solely for the project for which the study was made. CRB will retain all pertinent records relating to the services performed hereunder by CRB for a period of two (2) years following the performance of such services. Records will be reproduced at the Client's expense.
- O. LIMITATIONS: Services provided by CRB hereunder shall be performed in accordance with generally accepted practices of environmental consultants providing similar services at the same time, in the same geographical area, and under similar circumstances and conditions as the services provided hereunder. CRB's findings and conclusions shall be considered not as scientific certainties, but rather as professional opinions based upon, and concerning the significance of, the limited data gathered during the course of this Project. No other warranty, expressed or implied, is made. CRB does not and cannot represent that the Site does not contain any Hazardous Materials, or any other latent conditions beyond that observed by CRB during the course of this Project.

|                                                                                     |                                               |
|-------------------------------------------------------------------------------------|-----------------------------------------------|
|  | MILL & OVERLAY ASPHALT (~24,000 SF)           |
|  | FULL DEPTH REMOVAL & REPAVE (~325 SQ. FT)     |
|  | CROSSING PANELS REMOVED/REINSTALLED (4 SETS)  |
|  | REPLACE ASPHALT W/NEW FIELD SIDE PANEL (1 EA) |
|  | CURB REMOVAL (AS REQUIRED FOR ACCESS)         |

1. Sawcut and remove asphalt along the crossing limits, including:
  - 1.1. Approximately 4' along the west side of track, and
  - 1.2. Approximately 8' from the east edge of panels, including the ~8' section where a panel was previously paved over.
2. Sawcut and remove Miami curb/sidewalk as required on both the east and west sides of the crossing to accommodate the work.
3. Remove Omni crossing panels from the first four (4) panel sections (starting at the south end) and set aside for reinstallation.
4. Replace existing timber ties beneath the panel area, including 21 EA. 10' timbers.
5. Reinstall existing panels and furnish and install one (1) new field-side panel (27"x 8.125') to replace the missing section.
6. Grade and recompact subgrade/base in all areas where asphalt was removed to prepare for paving.
7. Mill asphalt approaches and repave, including:
  - 7.1. Approximately 164 LF on the west approach, and
  - 7.2. Approximately 119 LF on the east approach,
  - 7.3. As well as all areas where full-depth asphalt removal occurred.
8. Repaint roadway markings. Add any necessary dynamic envelope markings for railroad crossing.
9. Remove/replace outdated railroad crossing signs.

|                                             |      |                      |    |                       |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |
|---------------------------------------------|------|----------------------|----|-----------------------|--|-----------------------------------|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Beacon Lakes CDD</b><br><b>MIAMI, FL</b> |      |                      |    |                       |  |                                   |  |  |  |  |  |  |  |  <p>HORIZONTAL SCALE<br/>( IN FEET )<br/>1 inch = 50 ft.</p> |  |
| NW 17TH STREET CROSSING REHAB               |      |                      |    |                       |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |
| DESIGNED / DRAWN BY:<br>R. FORR             |      |                      |    |                       |  | ORIGINAL DWG.<br>DATE: 06/30/2026 |  |  |  |  |  |  |  |                                                                                                                                                 |  |
| PROJ. MGR.<br>R. FORR                       |      |                      |    |                       |  | DRAWING ID.: N/A                  |  |  |  |  |  |  |  |                                                                                                                                                 |  |
| PROJECT #:                                  |      |                      |    |                       |  | SHEET 1 OF 2                      |  |  |  |  |  |  |  |                                                                                                                                                 |  |
|                                             |      |                      |    |                       |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |
|                                             |      |                      |    |                       |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |
| #                                           | DATE | REVISION DESCRIPTION | BY |                       |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |
|                                             |      |                      |    | www.AmericanTrack.com |  |                                   |  |  |  |  |  |  |  |                                                                                                                                                 |  |



| # | DATE | REVISION DESCRIPTION | BY |
|---|------|----------------------|----|
|   |      |                      |    |
|   |      |                      |    |
|   |      |                      |    |
|   |      |                      |    |

www.AmericanTrack.com

LEGEND

|  |                                               |
|--|-----------------------------------------------|
|  | MILL & OVERLAY ASPHALT (~24,000 SF)           |
|  | FULL DEPTH REMOVAL & REPAVE (~325 SF)         |
|  | CROSSING PANELS REMOVED/REINSTALLED (4 SETS)  |
|  | REPLACE ASPHALT W/NEW FIELD SIDE PANEL (1 EA) |
|  | CURB REMOVAL (AS REQUIRED FOR ACCESS)         |

PROJECT SCOPE

1. Sawcut and remove asphalt along the crossing limits, including:
  - 1.1. Approximately 4' along the west side of track, and
  - 1.2. Approximately 8' from the east edge of panels, including the ~8' section where a panel was previously paved over.
2. Sawcut and remove Miami curb/sidewalk as required on both the east and west sides of the crossing to accommodate the work.
3. Remove Omni crossing panels from the first four (4) panel sections (starting at the south end) and set aside for reinstallation.
4. Replace existing timber ties beneath the panel area, including 21 EA. 10' timbers.
5. Reinstall existing panels and furnish and install one (1) new field-side panel (27"x 8.125') to replace the missing section.
6. Grade and recompact subgrade/base in all areas where asphalt was removed to prepare for paving.
7. Mill asphalt approaches and repave, including:
  - 7.1. Approximately 164 LF on the west approach, and
  - 7.2. Approximately 119 LF on the east approach,
  - 7.3. As well as all areas where full-depth asphalt removal occurred.
8. Repaint roadway markings. Add any necessary dynamic envelope markings for railroad crossing.
9. Remove/replace outdated railroad signs.

|                                 |                     |            |         |
|---------------------------------|---------------------|------------|---------|
| Beacon Lakes CDD<br>MIAMI, FL   |                     |            |         |
| NW 17TH STREET CROSSING REHAB   |                     |            |         |
| DESIGNED / DRAWN BY:<br>R. FORR | DATE:<br>06/30/2026 |            |         |
| PROJ. MGR:<br>R. FORR           | DRAWING ID.:<br>N/A |            |         |
| PROJECT #:                      | N/A                 | SHEET<br>2 | OF<br>2 |

**EXHIBIT 1**  
**NW 17th Street Crossing Rehab Project**  
**Beacon Lakes CDD**  
**Engineer's Opinion of Construction Cost**

| ITEM                             | PAY ITEM  | DESCRIPTION                                                   | UNITS | AVERAGE UNIT COST | QUANTITY | TOTAL AMOUNT       |
|----------------------------------|-----------|---------------------------------------------------------------|-------|-------------------|----------|--------------------|
| <b>ROADWAY PAY ITEMS</b>         |           |                                                               |       |                   |          |                    |
| 1                                | 0110 1 1  | CLEARING & GRUBBING                                           | AC    | \$220,000.00      | 0.01     | \$2,200.00         |
| 2                                | 0110 4 10 | REMOVAL OF EXISTING CONCRETE                                  | SY    | \$25.00           | 1        | \$13.89            |
| 3                                | 0160 4    | TYPE B STABILIZATION                                          | SY    | \$30.00           | 24       | \$713.33           |
| 4                                | 0285709   | OPTIONAL BASE, BASE GROUP 09                                  | SY    | \$60.00           | 24       | \$1,426.67         |
| 5                                | 0327 70 6 | MILLING EXISTING ASPHALT PAVEMENT, 1 1/2" AVG DEPTH           | SY    | \$10.00           | 2722     | \$27,222.22        |
| 6                                | 0337 7 82 | ASPHALT CONCRETE FRICTION COURSE, TRAFFIC C, FC-9.5, PG 76-22 | TN    | \$300.00          | 225.0    | \$67,500.00        |
| 7                                | 0520 1 10 | CONCRETE CURB & GUTTER, TYPE F                                | LF    | \$50.00           | 12       | \$600.00           |
|                                  |           |                                                               |       |                   |          |                    |
| <b>TOTAL ROADWAY PAY ITEMS =</b> |           |                                                               |       |                   |          | <b>\$99,676.11</b> |

| ITEM                                   | PAY ITEM  | DESCRIPTION                | UNITS | AVERAGE UNIT COST | QUANTITY | TOTAL AMOUNT       |
|----------------------------------------|-----------|----------------------------|-------|-------------------|----------|--------------------|
| <b>SIGNALIZATION PAY ITEMS</b>         |           |                            |       |                   |          |                    |
| 8                                      | 0660 2106 | LOOP ASSEMBLY, F&I, TYPE F | AS    | \$3,800.00        | 4.00     | \$15,200.00        |
|                                        |           |                            |       |                   |          |                    |
| <b>TOTAL SIGNALIZATION PAY ITEMS =</b> |           |                            |       |                   |          | <b>\$15,200.00</b> |

| ITEM                                                  | PAY ITEM   | DESCRIPTION                                                                          | UNITS | AVERAGE UNIT COST | QUANTITY | TOTAL AMOUNT       |
|-------------------------------------------------------|------------|--------------------------------------------------------------------------------------|-------|-------------------|----------|--------------------|
| <b>SIGNING AND PAVEMENT MARKING PAY ITEMS</b>         |            |                                                                                      |       |                   |          |                    |
| 9                                                     | 0700 1111  | SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF                | EA    | \$900.00          | 4        | \$3,600.00         |
| 10                                                    | 0700 1600  | SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE                                           | EA    | \$300.00          | 3        | \$900.00           |
| 11                                                    | 0706 1 3   | RAISED PAVEMENT MARKER, TYPE B                                                       | EA    | \$5.00            | 70       | \$350.00           |
| 12                                                    | 0710 90    | PAINTED PAVEMENT MARKINGS, FINAL SURFACE                                             | LS    | \$2,500.00        | 1        | \$2,500.00         |
| 12                                                    | 0711 11123 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT              | LF    | \$8.00            | 166      | \$1,328.00         |
| 13                                                    | 0711 11124 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS                | LF    | \$11.00           | 106      | \$1,166.00         |
| 14                                                    | 0711 11125 | THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK               | LF    | \$15.00           | 205      | \$3,075.00         |
| 15                                                    | 0711 11141 | THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"         | GM    | \$6,000.00        | 0.04     | \$226.14           |
| 16                                                    | 0711 11160 | THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL                                    | EA    | \$500.00          | 5        | \$2,500.00         |
| 17                                                    | 0711 11170 | THERMOPLASTIC, STANDARD, WHITE, ARROW                                                | EA    | \$200.00          | 6        | \$1,200.00         |
| 18                                                    | 0711 14125 | THERMOPLASTIC, PREFORMED, WHITE, SOLID, 24" FOR CROSSWALK                            | LF    | \$35.00           | 150      | \$5,250.00         |
| 19                                                    | 0711 14160 | THERMOPLASTIC, PREFORMED, WHITE, MESSAGE                                             | EA    | \$800.00          | 2        | \$1,600.00         |
| 20                                                    | 0711 14170 | THERMOPLASTIC, PREFORMED, WHITE, ARROW                                               | EA    | \$350.00          | 2        | \$700.00           |
| 21                                                    | 0711 14191 | THERMOPLASTIC, PREFORMED, 6" WHITE, RAILROAD DYNAMIC ENVELOPE                        | LF    | \$0.00            | 130      | \$0.00             |
| 22                                                    | 0711 16101 | THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"                             | GM    | \$12,000.00       | 0.23     | \$2,790.91         |
| 23                                                    | 0711 16102 | THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 8"                             | GM    | \$15,000.00       | 0.04     | \$625.00           |
| 24                                                    | 0711 16131 | THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SKIP, 6", 10-30 SKIP OR 3-9 LANE DROP | GM    | \$5,000.00        | 0.03     | \$136.36           |
| 25                                                    | 0711 16201 | THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"                            | GM    | \$12,000.00       | 0.09     | \$1,095.45         |
| 26                                                    | 0711 16231 | THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SKIP, 6"                             | GM    | \$4,000.00        | 0.01     | \$39.39            |
|                                                       |            |                                                                                      |       |                   |          |                    |
| <b>TOTAL SIGNING AND PAVEMENT MARKING PAY ITEMS =</b> |            |                                                                                      |       |                   |          | <b>\$29,082.26</b> |

|    |        |                                                         |  |  |  |                     |
|----|--------|---------------------------------------------------------|--|--|--|---------------------|
|    |        | <b>SUBTOTAL</b>                                         |  |  |  | \$143,958.37        |
| 27 | 102-1  | MAINTENANCE OF TRAFFIC (10%)                            |  |  |  | \$14,395.84         |
|    |        | <b>SUBTOTAL ALL AREAS</b>                               |  |  |  | \$158,354.21        |
| 28 | 101-1  | MOBILIZATION (10%)                                      |  |  |  | \$15,835.42         |
|    |        | <b>PROJECT TOTAL</b>                                    |  |  |  | \$174,189.63        |
| 29 | 999-25 | CONTINGENCY (15%)                                       |  |  |  | \$26,128.44         |
| 30 |        | ENGINEERING PLANS PRODUCTION / PERMITTING               |  |  |  | \$20,000.00         |
|    |        | <b>ENGINEER'S OPINION OF CONSTRUCTION COST</b>          |  |  |  | <b>\$220,318.07</b> |
| 30 |        | AMERICAN TRACK RAILROAD RECONSTRUCTION (VULCAN PORTION) |  |  |  | \$30,000.00         |
|    |        | <b>GRAND TOTAL</b>                                      |  |  |  | <b>\$250,318.07</b> |







**THIRD AMENDMENT TO SERVICE AGREEMENT  
(Mitigation Monitoring)**

**THIS THIRD AMENDMENT TO SERVICE AGREEMENT** (the “Third Amendment” or the “Amendment”) is entered into as of the 25 day of September, 2026, by and between:

**BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, having an address of 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076 (the “District”);

and

**KLEINFELDER, INC.**, a California corporation authorized to do business in the State of Florida, whose local business address is 1907 N. U.S. Highway 301, Suite 100, Tampa, Florida 33619 (the “Consultant”).

**WHEREAS**, Consultant and District entered into a Service Agreement (Mitigation Monitoring), dated January 5, 2023, as amended by the First Amendment to Service Agreement (Mitigation Monitoring), dated February 6, 2024, and as further amended by the Second Amendment to Service Agreement (Mitigation Monitoring), dated April 5, 2025, with respect to the provision of mitigation monitoring and reporting services throughout the District (collectively, the “Agreement”); and

**WHEREAS**, Consultant and District have agreed to replace Exhibit B-2 to the Agreement with a new proposal of Consultant, dated January 19, 2026 (the “2026 Proposal”) describing the Services to be performed by Consultant during calendar year 2026, which 2026 Proposal is attached hereto and made a part hereof as Exhibit B-3.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**SECTION 1.** The parties agree that the foregoing recitals are true and correct and are hereby incorporated into this Third Amendment.

**SECTION 2.** The Services to be performed under the Agreement for calendar year 2026 are hereby supplemented with those services and work more particularly described in the 2026

Proposal, which 2026 Proposal replaces Exhibit B of the Agreement in its entirety. Compensation for said services and work shall be as is more particularly set forth in the 2026 Services Proposal, which shall not exceed **FOURTEEN THOUSAND AND 00/100 (\$14,000.00) DOLLARS** (as described in and to be paid in accordance with the Proposal) for services provided during calendar year 2026.

**SECTION 3.** That Section 7.0, entitled "Notices" is hereby amended as follows:

7.0 **Notices.** Whenever any party desires to give notice to the other, such notice must be in writing, sent by certified United States Mail, postage prepaid, return receipt requested, or by overnight courier, or hand-delivery with a receipt for written receipt of acknowledgement of delivery, addressed to the party for whom it is intended at the place last specified. The place for giving notice shall remain the same as set forth herein until changed in writing in the manner provided in this section. For the present, the parties designate the following:

DISTRICT: Beacon Lakes Community Development District  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: Kleinfelder, Inc.  
1907 N. U.S. Highway 301  
Tampa, Florida 33619  
Attention: Edward Murawski, Client Account Manager

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**SECTION 4.** That Section 17.3.C, is hereby amended as follows:

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**INFRAMARK  
11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076  
TELEPHONE: (954) 753-5841 (954) 603-0033  
EMAIL: SANDRA.DEMARCO@INFRAMARK.COM  
PUBLICRECORDS@INFRAMARK.COM**

**SECTION 5.** Section 18.22, entitled "Scrutinized Company or Other Entity Certification" is hereby added to the Agreement, as follows:

**18.22. Scrutinized Company or Other Entity Certification.** Consultant hereby certifies that as of the date below Consultant is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Consultant further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Consultant is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
  - 1. Consultant does not appear on the Scrutinized Companies with Activities in Sudan List.

2. Consultant does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Consultant is not engaged in business operations in Cuba or Syria.

Consultant understands that this Agreement may be terminated at the option of the District if Consultant is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 6.** Section 18.23, entitled “Anti-Human Trafficking Affidavit” is hereby added to the Agreement, as follows:

**18.23. Anti-Human Trafficking Affidavit.** Consultant shall provide the District with an affidavit executed by an officer or a representative of the Consultant under penalty of perjury attesting that the Consultant does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

**SECTION 7.** Section 18.24, entitled “Convicted Vendor List” is hereby added to the Agreement, as follows:

**18.24 Convicted Vendor List.** Consultant hereby certifies that neither Consultant nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 8.** Section 18.25, entitled “Responsible Vendor Determination” is hereby added to the Agreement, as follows:

**18.25. Responsible Vendor Determination.** Consultant is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a

contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**SECTION 9.** Except as otherwise set forth in this Third Amendment, all other terms of the original Agreement between the parties, as amended, are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

**IN WITNESS WHEREOF**, the parties execute this Third Amendment to Service Agreement and further agree that it shall take effect as of the date first above written.

Attest:

**BEACON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Jason Tenenbaum, Chairman  
Board of Supervisors

\_\_\_\_\_ day of \_\_\_\_\_, 2026

**KLEINFELDER, INC., a California corporation**

\_\_\_\_\_  
Print Name

By:   
Print: Edward Murwaski  
Title: Program Manager

25 day of September, 2026

\_\_\_\_\_  
Print Name

(CORPORATE SEAL)

**Exhibit B-3**

**2026 Proposal**



January 19, 2026

Via E-mail: [juan.alvarez@alvarezenq.com](mailto:juan.alvarez@alvarezenq.com)

Beacon Lakes Community Development District  
 Attention: District engineer Juan R. Alvarez, PE  
 Alvarez Engineers, Inc.  
 10305 NW 41 St., Suite 103  
 Doral, Florida 33178

**SUBJECT: CY 2026 Mitigation Services  
 Beacon Lakes Mitigation Areas  
 Miami-Dade County, Florida**

Dear Mr. Alvarez:

Kleinfelder is pleased to present this proposal to assist the District Engineer for the Beacon Lakes Community Development District (CDD) with additional mitigation monitoring services for the referenced project. The following discusses our understanding of the project, our proposed scope, and estimated fees.

#### **PROJECT UNDERSTANDING**

Since 2009, Kleinfelder has performed the Beacon Lakes mitigation monitoring and reporting requirements for the South Florida Water Management District (District) and the Miami-Dade County Department of Environmental Resources (DERM). As of CY 2026, the current project needs for the mitigation areas include:

- Continued DERM quarterly inspections and DERM/District Annual Monitoring and Reporting.

#### **SCOPE OF SERVICES**

##### **Task 1 – DERM QUARTERLY INSPECTIONS**

Pursuant to the DERM Class IV permit, quarterly qualitative vegetation monitoring inspections to identify nuisance/exotic vegetation encroachment are required. This task includes four quarterly inspections during 2026. As a portion of these inspections, Kleinfelder will coordinate with the Maintenance Contractor under contract by the CDD to ensure that the mitigation areas are maintained in a condition to enable release (<5% coverage by nuisance vegetation).

##### **Task 2 – 2026 ANNUAL MONITORING AND REPORTING**

This task includes the 2026 annual monitoring events and reports required to be completed by DERM and the District for the remaining Beacon Lakes mitigation area, Mitigation Area #3. The revised DERM monitoring plan was previously approved by DERM and the revised monitoring plan was approved in association with the ERP Modification request. Upon release of obligations from the DERM and the District, proposed fee will be adjusted accordingly.

## FEES

Kleinfelder proposes to complete the scope of services discussed herein on a lump sum fee basis as summarized below:

| Task                        | Description                          | Estimated Fee   |
|-----------------------------|--------------------------------------|-----------------|
| 1                           | DERM Quarterly Inspections           | \$9,000         |
| 2                           | 2025 Annual Monitoring and Reporting | \$5,000         |
| <b>Total Estimated Fees</b> |                                      | <b>\$14,000</b> |

## SAFETY

Kleinfelder will hold confidential business or technical information obtained or generated during the performance of our scope of services. We will not disclose such information without the written authorization of Client, except to the extent required for: performance of services proposed herein; compliance with professional standards of conduct for the preservation of public health, safety, and welfare; compliance with court order or government directive; and protection of Kleinfelder against claims arising from performance of the services proposed herein.

## LIMITATIONS

Our work will be performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions and recommendations will be based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This proposal is valid for a period of 45 days from the date of this proposal, unless a longer period is specifically required by the RFP in which case that time frame will apply. This proposal was prepared specifically for the client and its designated representatives and may not be provided to others without Kleinfelder's express permission.

## AUTHORIZATION/CLOSING

This proposal is an agreement for our services as defined herein. If the proposed scope of services and estimated fee meet your needs, it is anticipated that we will be authorized to begin work upon receipt of a Service Agreement.

If there is a need for any modification of the scope of services contemplated herein, please contact us. Changes may require revision for the proposed fee, which will be communicated to you upon assessment of the requested changes. If additional work is determined to be necessary, it will be provided as authorized through additional work order.

We thank you again for the opportunity to submit this proposal and look forward to working on this project with you.

Sincerely,

**KLEINFELDER**



Riley Lund  
Project Professional



Edward Murawski  
Program Manager

cc: File

**RESOLUTION 2026-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF BEACON LAKES  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Beacon Lakes 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 Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

|                           |                     |
|---------------------------|---------------------|
| <u>Jason Tenenbaum</u>    | Chair               |
| <u>Maricela Rodriguez</u> | Vice-Chair          |
| <u>Jennifer Goldyn</u>    | Secretary           |
| <u>Stephen Bloom</u>      | Treasurer           |
| <u>Angel Montagna</u>     | Assistant Treasurer |
| <u>Mark Vega</u>          | Assistant Secretary |
| <u>Dunia Ramirez</u>      | Assistant Secretary |
| <u>Barbara Mantecon</u>   | Assistant Secretary |
| <u>Alex Vargas Villa</u>  | Assistant Secretary |

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF OCTOBER 2026.**

**ATTEST:**

**BEACON LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**MINUTES OF MEETING  
BEACON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Beacon Lakes Community Development District was held on Wednesday, August 5, 2026, and called to order at 9:00 a.m. at 8355 NW 12<sup>th</sup> Street, Doral, Florida 33126.

Present and constituting a quorum were:

Jason Tenenbaum  
Maricela Rodriguez  
Barbara Mantecon

Chairperson  
Vice Chairperson  
Assistant Secretary

Also present were:

Camille Berloune  
Liza Smoker  
Juan Alvarez

District Manager  
District Counsel  
District Engineer (via Teams)

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Berloune called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

Ms. Berloune requested a motion to approve the agenda.

On MOTION by Mr. Tenenbaum, seconded by Ms. Mantecon, with all in favor, the agenda was approved. (3-0)

**THIRD ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing for Fiscal Year 2027 Budget**

**A. Open the Public Hearing**

On MOTION by Mr. Tenenbaum, seconded by Ms. Mantecon, with all in favor, the public hearing was opened. (3-0)

**B. Close the Public Hearing**

On MOTION by Mr. Tenenbaum, seconded by Ms. Mantecon, with all in favor, the public hearing was closed. (3-0)

Beacon Lakes CDD

August 5, 2026

The Board discussed the proposed additional work associated with the railroad crossing and the District's potential financial responsibility. It was clarified that the District would be responsible for certain portions of the crossing, including the concrete surrounding the rails. Staff is working to obtain final pricing for the various components of the work to determine the District's exact financial responsibility. The Board discussed the possibility of the District initially funding the work and seeking reimbursement from the County. However, it was noted that this approach may not be consistent with the existing three-party agreement and would require further evaluation.

**C. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Budget**

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, Resolution 2026-08, Adopting Fiscal Year 2027 Budget, was adopted. (3-0)

**D. Consideration of Resolution 2026-09, Levying Assessments for Fiscal Year 2027**

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, Resolution 2026-09, Levying Assessments for Fiscal Year 2027, was adopted. (3-0)

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

**i. Acceptance of May 2026 Financial Statements**

**ii. Acceptance of June 2026 Financial Statements**

The Board reviewed the May and June 2026 financial statements. No additional questions or concerns were raised.

**B. District Counsel**

**i. Discussion of 2026 Legislative Update**

Ms. Smoker provided the annual legislative update and reviewed legislation affecting community development districts.

**C. District Engineer**

There was nothing to report at this time.

**D. District Manager**

There was nothing to report at this time.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-10, Goals and Objectives for Fiscal Year 2027**

On MOTION by Ms. Mantecon, seconded by Ms. Rodriguez, with all in favor, Resolution 2026-10, Goals and Objectives for Fiscal Year 2027, was adopted. (3-0)

**B. Consideration of Resolution 2026-11, Meeting Schedule for Fiscal Year 2027**

The proposed meeting schedule mirrors the prior fiscal year's schedule. Meetings may be canceled as necessary, with Ms. Berloune coordinating any changes.

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, Resolution 2026-11, Meeting Schedule for Fiscal Year 2027, was adopted. (3-0)

**C. Consideration of McDirmit Davis Audit Services Engagement Letter for FY 2026, 2027, and 2028**

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, the McDirmit Davis Audit Services Engagement Letter for FY 2026, 2027, and 2028 was approved. (3-0)

**D. Discussion of Recorded Right-of-Way Deed to Miami-Dade County**

The Board discussed the recording of a right-of-way deed conveying a small parcel of property to Miami-Dade County. Since the property is no longer owned by the District, the Board discussed removing the area from the District's landscaping contract.

The Board discussed potential liability concerns associated with continuing to maintain property owned by the County. It was determined that the District is not required to maintain the property following the conveyance. The District may continue maintenance in the future only if an appropriate agreement or authorization is established with the County.

On MOTION by Mr. Tenenbaum, seconded by Ms. Mantecon, with all in favor, the amendment to the District's landscaping agreement to remove the property no longer owned by the District was approved. (3-0)

**E. Discussion Regarding Termination of the Hydrologic Associates USA Contract and Consideration of a Replacement Proposal**

On MOTION by Ms. Rodriguez, seconded by Mr. Tenenbaum, with all in favor, termination of the Hydrologic Associates USA contract as soon as possible was approved due to the contractor's lack of response and failure to perform required services. (3-0)

Beacon Lakes CDD  
August 5, 2026

Consideration of a replacement proposal was tabled to the next meeting. It was explained that Hydrologic Associates USA had been responsible for measuring water elevations in the canal and reporting those elevations to the County. The Board discussed proposals received from CRB to continue environmental monitoring services. Two proposals were presented: one for annual groundwater sampling and another for sediment sampling in the canal. Mr. Alvarez clarified that these two proposals do not replace the water-level monitoring services previously performed by Hydrologic Associates USA. A third proposal is needed from CRB for measuring and reporting canal water elevations.

Because the scope of the additional work was not sufficiently clear, the Board agreed not to approve the two CRB proposals at this time. Staff and Mr. Alvarez will coordinate a call with CRB to clarify the scope of work and obtain a separate proposal for the canal water-level monitoring services. The matter will be brought back to the Board for consideration following clarification.

On MOTION by Ms. Rodriguez, seconded by Mr. Tenenbaum, with all in favor, the amendment to the Kleinfelder agreement for CY 2026 Mitigation Services for an additional year was approved. (3-0)

## **SEVENTH ORDER OF BUSINESS**

### **Consent Agenda**

#### **A. Consideration of Minutes from the Meeting held June 3, 2026**

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, the minutes from the meeting held June 3, 2026, were approved. (3-0)

## **EIGHTH ORDER OF BUSINESS**

### **New Business and Supervisor Requests**

There being none, the next item followed.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

On MOTION by Ms. Rodriguez, seconded by Ms. Mantecon, with all in favor, the meeting was adjourned. (3-0)

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson