



***BEACH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting & Budget Public Hearing***

***Monday  
July 18, 2022  
6:00 p.m.***

***Location:  
12788 Meritage Blvd.,  
Jacksonville, FL 32246***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Beach

## Community Development District

---

### Development Planning and Financing Group

[X] 250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132 x193

Board of Supervisors  
**Beach Community Development District**

Dear Board Members:

The Regular Meeting & Budget Public Hearing of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, July 18, 2022, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, July 18, 2022

Time: 6:00 PM

Location: 12788 Meritage Blvd.,  
Jacksonville, FL 32246

Call-in Number: +1 (929) 205-6099

Meeting ID: 2043596216#

### *Agenda*

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**IV. Financial Task Force Report**

A. Discussion of Bond Rebate Reports [Exhibit 1](#)

B. Discussion of RFPs

1. Fiscal Year 2022 Audit
2. Landscaping Maintenance
3. Security

C. Neighborhood Asks to Be Considered

1. Library at Clubhouse to Exchange Books
2. Coffee Machine/Social Area
3. Lifeguard Rotation & Duties Checklist

**V. Consideration of District Engineer’s Work Authorization No. 34** [Exhibit 2](#)

**VI. Budget Public Hearing**

A. **Fiscal Year 2022-2023 Budget Public Hearing**

1. Open the Public Hearing
2. Presentation of the FY 2022-2023 Budget [Exhibit 3](#)
3. Public Comments
4. Close the Public Hearing

B. Consideration & Adoption of **Resolution 2022-16**, Adopting the Fiscal Year 2022-2023 Budget [Exhibit 4](#)

C. Consideration & Adoption of **Resolution 2022-17**, Annual Assessment [Exhibit 5](#)

**VII. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting Held June 20, 2022 [Exhibit 6](#)
- B. Consideration for Acceptance – The June 2022 Unaudited Financial Statements [Exhibit 7](#)

**VIII. Business Items**

- A. Consideration & Adoption of **Resolution 2022-18**, Designating Meeting Dates, Times, & Location [Exhibit 8](#)
- B. Discussion of Towing within Community
- C. Discussion of Amenity Policy Revisions [Exhibit 9](#)

**IX. Staff Reports**

- A. Lifestyle & Field Management Report [Exhibit 10](#)
  - 1. Landscaping
  - 2. Security
- B. District Counsel
- C. District Manager
  - 1. Qualified Electors
    - Seat 2 – No Qualifiers
    - Seat 4 – Sheila Papelbon
    - Seat 5 – Matthew Calderaro
- D. District Engineer

**X. Audience Comments** *(limited to 3 minutes per individual for non-agenda items)*

**XI. Supervisors' Requests**

**XII. Action Items Summary**

**XIII. Next Month's Agenda Items**

**XIV. Next Meeting Quorum Check: August 15<sup>th</sup>, 6:00 PM**

Stephen Kounoupas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Andrew Hagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Sheila S. Papelbon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Matt Calderaro	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Robert Renn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**XV. Adjournment**

# EXHIBIT 1

## REBATE REPORT PRICING

Firm	2018 Price	2023 Price	Total
PFM	\$3,000	\$3,000	<b>\$6,000</b>
Arbitrage Compliance Specialist	\$2,000	\$1,500	<b>\$3,500</b>
GNP	\$3,500	\$2,500	<b>\$6,000</b>
Integrity	\$2,500	\$2,000	<b>\$4,500</b>
Ice Miller	No Quote	\$4,500	
Bingham	?	\$2,450	
LLS Tax Solutions (this is one from our last meeting where they quoted it annually at \$650)	\$3,250	\$3,250	<b>\$6,500</b>

## EXHIBIT 2

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
WORK AUTHORIZATION NO. 34  
2021/2022 GENERAL CONSULTING ENGINEERING SERVICES**

**Scope of Work**

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Beach Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization.

**FEE .....HOURLY**  
**(\$2,500.00 Not-to-Exceed without Board Authorization)**

**Basis of Estimated Fee (12 Months) ENGLAND-THIMS & MILLER, INC.**  
**2021 HOURLY FEE SCHEDULE**

Principal – CEO/CSO/President.....	\$265.00/Hr.
Principal – Vice President .....	\$245.00/Hr.
Senior Engineer.....	\$195.00/Hr.
Engineer.....	\$157.00/Hr.
Project Manager .....	\$180.00/Hr.
Assistant Project Manager .....	\$147.00/Hr.
Senior Planner.....	\$182.00/Hr.
Planner.....	\$149.00/Hr.
CEI Project Manager.....	\$165.00/Hr.
CEI Senior Inspector.....	\$148.00/Hr.
CEI Inspector .....	\$120.00/Hr.
Senior Landscape Architect .....	\$168.00/Hr.
Landscape Architect.....	\$150.00/Hr.
Senior Graphics Technician.....	\$149.00/Hr.
GIS Programmer.....	\$160.00/Hr.
GIS Analyst .....	\$133.00/Hr.
Senior Engineering Designer / Senior LA Designer .....	\$151.00/Hr.
Engineering/Landscape Designer .....	\$131.00/Hr.
CADD/GIS Technician .....	\$121.00/Hr.
Administrative Support .....	\$84.00/Hr.
Accountant.....	\$102.00/Hr.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

**Time of Performance**

Services rendered will commence upon District approval and will be completed on or before September 30, 2022.

**Approval**

Submitted by: Scott A. Wild  
England, Thims & Miller, Inc.

Date: June 24, 2022

Approved by: \_\_\_\_\_  
Beach Community Development District

Date: \_\_\_\_\_, 2022

**ENGLAND-THIMS & MILLER, INC.**  
**HOURLY FEE SCHEDULE – 2022**

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President .....	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager .....	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager .....	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector .....	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst .....	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern .....	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

# EXHIBIT 3

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 3/31/22</b>	<b>FY 2022 REMAINING THROUGH 9/31/22</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE FY 22 ADOPTED &amp; FY 23 PROPOSED</b>
<b>REVENUES</b>					
ASSESSMENTS	1,554,404	1,321,286	233,118	1,619,245	64,841
OTHER ASSESSMENTS	-	-	-	-	-
OTHER INCOME & OTHER FINANCING SOURCES	-	21,476	-	5,000	5,000
CARRYFORWARD	-	-	-	-	-
INTEREST INCOME	-	43	-	-	-
<b>NET REVENUES</b>	<b>1,554,404</b>	<b>1,342,805</b>	<b>233,118</b>	<b>1,624,245</b>	<b>69,841</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>					
TRUSTEE FEES	8,000	14,375	-	8,000	-
SUPERVISOR FEES-REGULAR MEETINGS	4,800	4,000	800	10,000	5,200
SUPERVISOR FEES-WORKSHOPS	-	-	-	2,000	2,000
DISTRICT MANAGEMENT	38,500	19,250	19,250	42,000	3,500
ENGINEERING	2,500	-	2,500	2,500	-
DISSEMINATION AGENT	4,000	2,000	2,000	2,500	(1,500)
DISTRICT COUNSEL	5,000	6,101	-	7,500	2,500
ASSESSMENT ADMINISTRATION	9,000	9,000	-	5,500	(3,500)
REAMORTIZATION SCHEDULE	500	-	500	-	(500)
ARBITRAGE REBATE CALCULATION	-	-	-	5,000	5,000
AUDIT	6,000	2,500	3,500	6,000	-
WEBSITE	2,400	910	1,490	1,515	(885)
LEGAL ADVERTISING	1,750	1,152	598	1,750	-
DUES, LICENSES & FEES	175	175	-	175	-
GENERAL LIABILITY INSURANCE	3,600	3,381	219	4,057	457
PUBLIC OFFICIAL INSURANCE	2,800	2,632	168	2,895	95
OFFICE MISCELLANEOUS	1,000	1,252	-	2,000	1,000
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>90,025</b>	<b>66,728</b>	<b>31,025</b>	<b>103,392</b>	<b>13,367</b>
<b>FIELD EXPENSES</b>					
FIELD MANAGEMENT	16,200	3,375	12,825	133,553	117,353
PROPERTY INSURANCE	75,500	74,212	1,288	89,054	13,554
LAKE MAINTENANCE	19,800	9,668	10,132	21,600	1,800
LANDSCAPING (INCLUDING MATERIALS)	402,792	175,989	226,803	402,792	-
IRRIGATION (REPAIRS)	10,000	2,595	7,405	10,000	-
ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	74,446	114,029	188,475	-
RIGHT OF WAY / LAKE MOWING	2,500	-	2,500	2,500	-
ENTRY WATER FEATURE	7,500	1,488	6,013	7,500	-
CARRYFORWARD REPLENISH	5,000	-	5,000	5,000	-
CONTINGENCY - HURRICANE EXPENSES/STORM CLEAN UP	10,000	-	10,000	8,000	(2,000)
COMMUNITY MAINTENANCE	8,000	6	7,994	8,000	-
CAPITAL IMPROVEMENTS	-	-	-	29,080	29,080
<b>TOTAL FIELD EXPENSES</b>	<b>745,767</b>	<b>341,778</b>	<b>403,989</b>	<b>905,554</b>	<b>159,787</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 3/31/22</b>	<b>FY 2022 REMAINING THROUGH 9/31/22</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE FY 22 ADOPTED &amp; FY 23 PROPOSED</b>
<b>AMENITY EXPENSES</b>					
AMENITY MANAGEMENT	170,000	82,177	87,823	154,556	(15,444)
SWIMMING POOL CHEMICALS	47,500	17,216	30,284	-	(47,500)
SWIMMING POOL INSPECTION	1,500	-	1,500	-	(1,500)
AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	12,801	8,709	21,510	-
AMENITY CLEANING	15,000	7,249	7,751	-	(15,000)
AMENITY ELECTRIC/WATER AND SEWER	60,000	22,979	37,021	60,000	-
AMENITY GATES/CONTROL ACCESS	2,500	3,758	-	5,000	2,500
AMENITY WEBSITE/COMPUTER EQUIPMENT	7,860	3,669	4,191	1,590	(6,270)
AMENITY INTERNET/CABLE	10,000	5,955	4,045	10,000	-
AMENITY DUES & LICENSES	850	-	850	850	-
AMENITY SECURITY	800	-	800	800	-
FITNESS EQUIPMENT MAINTENANCE	10,000	6,617	3,383	10,000	-
LIFESTYLES PROGRAMMING	25,000	8,024	16,976	25,000	-
AMENITY GAS	600	200	400	600	-
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	1,280	13,220	14,500	-
LANDSCAPING MAINTENANCE OF AMENITY CENTER	68,400	38,548	29,852	68,400	-
LANDSCAPE IMPROVEMENT	2,500	2,902	-	2,500	-
AMENITY IRRIGATION (REPAIRS)	1,500	166	1,334	1,500	-
PEST CONTROL	1,200	613	587	1,200	-
AMENITY FIRE SYSTEM MONITORING	1,500	3,020	-	1,500	-
ALARM	500	-	500	500	-
TRASH COLLECTION	2,292	631	1,661	2,292	-
<b>TOTAL AMENITY EXPENSES</b>	<b>465,512</b>	<b>217,807</b>	<b>250,885</b>	<b>382,298</b>	<b>(83,214)</b>
<b>ACCESS CONTROL /GATE HOUSE</b>					
GUARD SERVICE	246,000	93,318	152,683	222,400	(23,600)
GUARD HOUSE SUPPLIES	800	-	800	800	-
GUARD HOUSE UTILITIES	3,800	2,708	1,092	3,800	-
GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	1,000	1,000	-
BAR CODE EXPENSE	1,500	3,641	-	5,000	3,500
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>253,100</b>	<b>99,667</b>	<b>155,574</b>	<b>233,000</b>	<b>(20,100)</b>
<b>TOTAL EXPENSES</b>	<b>1,554,404</b>	<b>725,980</b>	<b>841,473</b>	<b>1,624,245</b>	<b>69,841</b>
<b>TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES</b>	<b>-</b>	<b>616,825</b>	<b>(608,355)</b>	<b>-</b>	<b>-</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE BUDGET**

<b>NET O&amp;M BUDGET</b>	<b>\$1,619,244.80</b>
COUNTY COLLECTION COSTS	\$61,268.72
EARLY PAYMENT DISCOUNT	\$70,021.40
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,750,534.92</b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE <sup>(1)</sup>	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
<b>AA1</b>								
BELLA NINA	178	152		1.00	178.0	18.78%	\$328,686.94	\$1,846.56
BELLA NIKA	406	372		1.00	406.0	42.83%	\$749,701.66	\$1,846.56
BELLA ANA	21	19		1.00	21.0	2.22%	\$38,777.67	\$1,846.56
<b>AA2</b>								
ISABELLA - 50'	78		78	1.00	78.0	8.23%	\$144,031.35	\$1,846.56
ISABELLA - 60'	78		78	1.00	78.0	8.23%	\$144,031.35	\$1,846.56
ISABELLA - 75'	60		60	1.00	60.0	6.33%	\$110,793.35	\$1,846.56
UNDEV. POD F	127		127	1.00	127.0	13.40%	\$234,512.59	\$1,846.56
	<u>948</u>	<u>543</u>	<u>343</u>		<u>948.0</u>	<u>100.00%</u>	<u>\$1,750,534.92</u>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER LOT	SERIES 2013 DEBT SERVICE <sup>(2)</sup>	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	PROPOSED TOTAL PER UNIT <sup>(3)</sup>
<b>AA1</b>				
BELLA NINA	\$1,846.56	\$1,466.66		<b>\$3,313.22</b>
BELLA NIKA	\$1,846.56	\$1,626.02		<b>\$3,472.58</b>
BELLA ANA	\$1,846.56	\$1,931.12		<b>\$3,777.68</b>
<b>AA2</b>				
ISABELLA - 50'	\$1,846.56		\$1,750.00	<b>\$3,596.56</b>
ISABELLA - 60'	\$1,846.56		\$1,850.00	<b>\$3,696.56</b>
ISABELLA - 75'	\$1,846.56		\$1,931.00	<b>\$3,777.56</b>

FY 2022 PER LOT	VARIANCE	
	FY22 VS FY23 PER LOT	% VARIANCE
\$3,239.27	\$73.95	2.3%
\$3,398.63	\$73.95	2.2%
\$3,703.73	\$73.95	2.0%
\$3,522.61	\$73.95	2.1%
\$3,622.61	\$73.95	2.0%
\$3,703.61	\$73.95	2.0%

<sup>(1)</sup> Reflects the total number of lots with Series 2013 and 2015 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2013 & 2015 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2022 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2013 DS</b>	<b>SEREIS 2015 DS</b>	<b>TOTAL DS BUDGET</b>
<b>REVENUES</b>			
NET ASSESSMENTS LEVIED (MADS)	\$ 814,640	\$ 619,930	\$ 1,434,570
<b>TOTAL REVENUES</b>	<b>814,640</b>	<b>619,930</b>	<b>1,434,570</b>
<b>EXPENDITURES</b>			
INTEREST PAYMENTS			
May 1, 2023	319,413	229,363	548,775
November 1, 2023	313,383	224,495	537,878
PRINCIPAL RETIREMENT			
May 1, 2023	180,000	165,000	345,000
<b>TOTAL EXPENDITURES</b>	<b>812,795</b>	<b>618,858</b>	<b>1,431,653</b>
<b>TOTAL REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,845</b>	<b>\$ 1,073</b>	<b>\$ 2,918</b>

TOTAL NET ASSESSMENTS	1,434,570
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	116,316
<b>TOTAL GROSS ASSESSMENTS</b>	<b>\$ 1,550,886</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2013A-1 (AA1)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2021						9,170,000
5/1/2022	170,000	6.70%	325,108	495,108		9,000,000
11/1/2022		6.70%	319,413	319,413	814,520	9,000,000
5/1/2023	180,000	6.70%	319,413	499,413		8,820,000
11/1/2023		6.70%	313,383	313,383	812,795	8,820,000
5/1/2024	190,000	6.70%	313,383	503,383		8,630,000
11/1/2024		6.70%	307,018	307,018	810,400	8,630,000
5/1/2025	205,000	6.70%	307,018	512,018		8,425,000
11/1/2025		6.70%	300,150	300,150	812,168	8,425,000
5/1/2026	220,000	6.70%	300,150	520,150		8,205,000
11/1/2026		6.70%	292,780	292,780	812,930	8,205,000
5/1/2027	235,000	6.70%	292,780	527,780		7,970,000
11/1/2027		6.70%	284,908	284,908	812,688	7,970,000
5/1/2028	250,000	6.70%	284,908	534,908		7,720,000
11/1/2028		6.70%	276,533	276,533	811,440	7,720,000
5/1/2029	270,000	6.70%	276,533	546,533		7,450,000
11/1/2029		6.70%	267,488	267,488	814,020	7,450,000
5/1/2030	285,000	6.70%	267,488	552,488		7,165,000
11/1/2030		6.70%	257,940	257,940	810,428	7,165,000
5/1/2031	305,000	7.20%	257,940	562,940		6,860,000
11/1/2031		7.20%	246,960	246,960	809,900	6,860,000
5/1/2032	330,000	7.20%	246,960	576,960		6,530,000
11/1/2032		7.20%	235,080	235,080	812,040	6,530,000
5/1/2033	355,000	7.20%	235,080	590,080		6,175,000
11/1/2033		7.20%	222,300	222,300	812,380	6,175,000
5/1/2034	380,000	7.20%	222,300	602,300		5,795,000
11/1/2034		7.20%	208,620	208,620	810,920	5,795,000
5/1/2035	410,000	7.20%	208,620	618,620		5,385,000
11/1/2035		7.20%	193,860	193,860	812,480	5,385,000
5/1/2036	440,000	7.20%	193,860	633,860		4,945,000
11/1/2036		7.20%	178,020	178,020	811,880	4,945,000
5/1/2037	475,000	7.20%	178,020	653,020		4,470,000
11/1/2037		7.20%	160,920	160,920	813,940	4,470,000
5/1/2038	510,000	7.20%	160,920	670,920		3,960,000
11/1/2038		7.20%	142,560	142,560	813,480	3,960,000
5/1/2039	545,000	7.20%	142,560	687,560		3,415,000
11/1/2039		7.20%	122,940	122,940	810,500	3,415,000
5/1/2040	590,000	7.20%	122,940	712,940		2,825,000
11/1/2040		7.20%	101,700	101,700	814,640	2,825,000
5/1/2041	630,000	7.20%	101,700	731,700		2,195,000
11/1/2041		7.20%	79,020	79,020	810,720	2,195,000
5/1/2042	680,000	7.20%	79,020	759,020		1,515,000
11/1/2042		7.20%	54,540	54,540	813,560	1,515,000
5/1/2043	730,000	7.20%	54,540	784,540		785,000
11/1/2043		7.20%	28,260	28,260	812,800	785,000
5/1/2044	785,000	7.20%	28,260	813,260		-
<b>Total</b>	<b>9,170,000</b>		<b>9,513,888</b>	<b>18,683,888</b>	<b>17,870,628</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 814,640  
(a) Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1 (AA2)**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
11/1/2021						7,930,000
5/1/2022	155,000	5.90%	233,935	388,935		7,775,000
11/1/2022		5.90%	229,363	229,363	618,298	7,775,000
5/1/2023	165,000	5.90%	229,363	394,363		7,610,000
11/1/2023		5.90%	224,495	224,495	618,858	7,610,000
5/1/2024	175,000	5.90%	224,495	399,495		7,435,000
11/1/2024		5.90%	219,333	219,333	618,828	7,435,000
5/1/2025	185,000	5.90%	219,333	404,333		7,250,000
11/1/2025		5.90%	213,875	213,875	618,208	7,250,000
5/1/2026	195,000	5.90%	213,875	408,875		7,055,000
11/1/2026		5.90%	208,123	208,123	616,998	7,055,000
5/1/2027	205,000	5.90%	208,123	413,123		6,850,000
11/1/2027		5.90%	202,075	202,075	615,198	6,850,000
5/1/2028	220,000	5.90%	202,075	422,075		6,630,000
11/1/2028		5.90%	195,585	195,585	617,660	6,630,000
5/1/2029	235,000	5.90%	195,585	430,585		6,395,000
11/1/2029		5.90%	188,653	188,653	619,238	6,395,000
5/1/2030	250,000	5.90%	188,653	438,653		6,145,000
11/1/2030		5.90%	181,278	181,278	619,930	6,145,000
5/1/2031	265,000	5.90%	181,278	446,278		5,880,000
11/1/2031		5.90%	173,460	173,460	619,738	5,880,000
5/1/2032	280,000	5.90%	173,460	453,460		5,600,000
11/1/2032		5.90%	165,200	165,200	618,660	5,600,000
5/1/2033	295,000	5.90%	165,200	460,200		5,305,000
11/1/2033		5.90%	156,498	156,498	616,698	5,305,000
5/1/2034	315,000	5.90%	156,498	471,498		4,990,000
11/1/2034		5.90%	147,205	147,205	618,703	4,990,000
5/1/2035	330,000	5.90%	147,205	477,205		4,660,000
11/1/2035		5.90%	137,470	137,470	614,675	4,660,000
5/1/2036	355,000	5.90%	137,470	492,470		4,305,000
11/1/2036		5.90%	126,998	126,998	619,468	4,305,000
5/1/2037	375,000	5.90%	126,998	501,998		3,930,000
11/1/2037		5.90%	115,935	115,935	617,933	3,930,000
5/1/2038	395,000	5.90%	115,935	510,935		3,535,000
11/1/2038		5.90%	104,283	104,283	615,218	3,535,000
5/1/2039	420,000	5.90%	104,283	524,283		3,115,000
11/1/2039		5.90%	91,893	91,893	616,175	3,115,000
5/1/2040	445,000	5.90%	91,893	536,893		2,670,000
11/1/2040		5.90%	78,765	78,765	615,658	2,670,000
5/1/2041	475,000	5.90%	78,765	553,765		2,195,000
11/1/2041		5.90%	64,753	64,753	618,518	2,195,000
5/1/2042	500,000	5.90%	64,753	564,753		1,695,000
11/1/2042		5.90%	50,003	50,003	614,755	1,695,000
5/1/2043	530,000	5.90%	50,003	580,003		1,165,000
11/1/2043		5.90%	34,368	34,368	614,370	1,165,000
5/1/2044	565,000	5.90%	34,368	599,368		600,000
11/1/2044		5.90%	17,700	17,700	617,068	600,000
5/1/2045	600,000	5.90%	17,700	617,700		-
<b>Total</b>	<b>7,930,000</b>		<b>6,888,545</b>	<b>14,818,545</b>	<b>14,200,845</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 619,930  
(a) Data herein for the CDD's budgetary process purposes only.

# EXHIBIT 4

## RESOLUTION 2022-16

### THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Beach Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Beach Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$3,058,815 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$1,624,245</u>
DEBT SERVICE FUND – SERIES 2013	<u>\$814,640</u>
DEBT SERVICE FUND – SERIES 2015	<u>\$619,930</u>
TOTAL ALL FUNDS	<u>\$3,058,815</u>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF JULY, 2022.**

ATTEST:

**BEACH COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2022 Budget

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 3/31/22</b>	<b>FY 2022 REMAINING THROUGH 9/31/22</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE FY 22 ADOPTED &amp; FY 23 PROPOSED</b>
<b>REVENUES</b>					
ASSESSMENTS	1,554,404	1,321,286	233,118	1,619,245	64,841
OTHER ASSESSMENTS	-	-	-	-	-
OTHER INCOME & OTHER FINANCING SOURCES	-	21,476	-	5,000	5,000
CARRYFORWARD	-	-	-	-	-
INTEREST INCOME	-	43	-	-	-
<b>NET REVENUES</b>	<b>1,554,404</b>	<b>1,342,805</b>	<b>233,118</b>	<b>1,624,245</b>	<b>69,841</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>					
TRUSTEE FEES	8,000	14,375	-	8,000	-
SUPERVISOR FEES-REGULAR MEETINGS	4,800	4,000	800	10,000	5,200
SUPERVISOR FEES-WORKSHOPS	-	-	-	2,000	2,000
DISTRICT MANAGEMENT	38,500	19,250	19,250	42,000	3,500
ENGINEERING	2,500	-	2,500	2,500	-
DISSEMINATION AGENT	4,000	2,000	2,000	2,500	(1,500)
DISTRICT COUNSEL	5,000	6,101	-	7,500	2,500
ASSESSMENT ADMINISTRATION	9,000	9,000	-	5,500	(3,500)
REAMORTIZATION SCHEDULE	500	-	500	-	(500)
ARBITRAGE REBATE CALCULATION	-	-	-	5,000	5,000
AUDIT	6,000	2,500	3,500	6,000	-
WEBSITE	2,400	910	1,490	1,515	(885)
LEGAL ADVERTISING	1,750	1,152	598	1,750	-
DUES, LICENSES & FEES	175	175	-	175	-
GENERAL LIABILITY INSURANCE	3,600	3,381	219	4,057	457
PUBLIC OFFICIAL INSURANCE	2,800	2,632	168	2,895	95
OFFICE MISCELLANEOUS	1,000	1,252	-	2,000	1,000
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>90,025</b>	<b>66,728</b>	<b>31,025</b>	<b>103,392</b>	<b>13,367</b>
<b>FIELD EXPENSES</b>					
FIELD MANAGEMENT	16,200	3,375	12,825	133,553	117,353
PROPERTY INSURANCE	75,500	74,212	1,288	89,054	13,554
LAKE MAINTENANCE	19,800	9,668	10,132	21,600	1,800
LANDSCAPING (INCLUDING MATERIALS)	402,792	175,989	226,803	402,792	-
IRRIGATION (REPAIRS)	10,000	2,595	7,405	10,000	-
ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	74,446	114,029	188,475	-
RIGHT OF WAY / LAKE MOWING	2,500	-	2,500	2,500	-
ENTRY WATER FEATURE	7,500	1,488	6,013	7,500	-
CARRYFORWARD REPLENISH	5,000	-	5,000	5,000	-
CONTINGENCY - HURRICANE EXPENSES/STORM CLEAN UP	10,000	-	10,000	8,000	(2,000)
COMMUNITY MAINTENANCE	8,000	6	7,994	8,000	-
CAPITAL IMPROVEMENTS	-	-	-	29,080	29,080
<b>TOTAL FIELD EXPENSES</b>	<b>745,767</b>	<b>341,778</b>	<b>403,989</b>	<b>905,554</b>	<b>159,787</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2022 ACTUAL THROUGH 3/31/22</b>	<b>FY 2022 REMAINING THROUGH 9/31/22</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE FY 22 ADOPTED &amp; FY 23 PROPOSED</b>
<b>AMENITY EXPENSES</b>					
AMENITY MANAGEMENT	170,000	82,177	87,823	154,556	(15,444)
SWIMMING POOL CHEMICALS	47,500	17,216	30,284	-	(47,500)
SWIMMING POOL INSPECTION	1,500	-	1,500	-	(1,500)
AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	12,801	8,709	21,510	-
AMENITY CLEANING	15,000	7,249	7,751	-	(15,000)
AMENITY ELECTRIC/WATER AND SEWER	60,000	22,979	37,021	60,000	-
AMENITY GATES/CONTROL ACCESS	2,500	3,758	-	5,000	2,500
AMENITY WEBSITE/COMPUTER EQUIPMENT	7,860	3,669	4,191	1,590	(6,270)
AMENITY INTERNET/CABLE	10,000	5,955	4,045	10,000	-
AMENITY DUES & LICENSES	850	-	850	850	-
AMENITY SECURITY	800	-	800	800	-
FITNESS EQUIPMENT MAINTENANCE	10,000	6,617	3,383	10,000	-
LIFESTYLES PROGRAMMING	25,000	8,024	16,976	25,000	-
AMENITY GAS	600	200	400	600	-
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	1,280	13,220	14,500	-
LANDSCAPING MAINTENANCE OF AMENITY CENTER	68,400	38,548	29,852	68,400	-
LANDSCAPE IMPROVEMENT	2,500	2,902	-	2,500	-
AMENITY IRRIGATION (REPAIRS)	1,500	166	1,334	1,500	-
PEST CONTROL	1,200	613	587	1,200	-
AMENITY FIRE SYSTEM MONITORING	1,500	3,020	-	1,500	-
ALARM	500	-	500	500	-
TRASH COLLECTION	2,292	631	1,661	2,292	-
<b>TOTAL AMENITY EXPENSES</b>	<b>465,512</b>	<b>217,807</b>	<b>250,885</b>	<b>382,298</b>	<b>(83,214)</b>
<b>ACCESS CONTROL /GATE HOUSE</b>					
GUARD SERVICE	246,000	93,318	152,683	222,400	(23,600)
GUARD HOUSE SUPPLIES	800	-	800	800	-
GUARD HOUSE UTILITIES	3,800	2,708	1,092	3,800	-
GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	1,000	1,000	-
BAR CODE EXPENSE	1,500	3,641	-	5,000	3,500
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>253,100</b>	<b>99,667</b>	<b>155,574</b>	<b>233,000</b>	<b>(20,100)</b>
<b>TOTAL EXPENSES</b>	<b>1,554,404</b>	<b>725,980</b>	<b>841,473</b>	<b>1,624,245</b>	<b>69,841</b>
<b>TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES</b>	<b>-</b>	<b>616,825</b>	<b>(608,355)</b>	<b>-</b>	<b>-</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE BUDGET**

<b>NET O&amp;M BUDGET</b>	<b>\$1,619,244.80</b>
COUNTY COLLECTION COSTS	\$61,268.72
EARLY PAYMENT DISCOUNT	\$70,021.40
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,750,534.92</b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE <sup>(1)</sup>	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
<b>AA1</b>								
BELLA NINA	178	152		1.00	178.0	18.78%	\$328,686.94	\$1,846.56
BELLA NIKA	406	372		1.00	406.0	42.83%	\$749,701.66	\$1,846.56
BELLA ANA	21	19		1.00	21.0	2.22%	\$38,777.67	\$1,846.56
<b>AA2</b>								
ISABELLA - 50'	78		78	1.00	78.0	8.23%	\$144,031.35	\$1,846.56
ISABELLA - 60'	78		78	1.00	78.0	8.23%	\$144,031.35	\$1,846.56
ISABELLA - 75'	60		60	1.00	60.0	6.33%	\$110,793.35	\$1,846.56
UNDEV. POD F	127		127	1.00	127.0	13.40%	\$234,512.59	\$1,846.56
	<u>948</u>	<u>543</u>	<u>343</u>		<u>948.0</u>	<u>100.00%</u>	<u><b>\$1,750,534.92</b></u>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M PER LOT	SERIES 2013 DEBT SERVICE <sup>(2)</sup>	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	PROPOSED TOTAL PER UNIT <sup>(3)</sup>
<b>AA1</b>				
BELLA NINA	\$1,846.56	\$1,466.66		<b>\$3,313.22</b>
BELLA NIKA	\$1,846.56	\$1,626.02		<b>\$3,472.58</b>
BELLA ANA	\$1,846.56	\$1,931.12		<b>\$3,777.68</b>
<b>AA2</b>				
ISABELLA - 50'	\$1,846.56		\$1,750.00	<b>\$3,596.56</b>
ISABELLA - 60'	\$1,846.56		\$1,850.00	<b>\$3,696.56</b>
ISABELLA - 75'	\$1,846.56		\$1,931.00	<b>\$3,777.56</b>

FY 2022 PER LOT	VARIANCE	
	FY22 VS FY23 PER LOT	% VARIANCE
\$3,239.27	\$73.95	2.3%
\$3,398.63	\$73.95	2.2%
\$3,703.73	\$73.95	2.0%
\$3,522.61	\$73.95	2.1%
\$3,622.61	\$73.95	2.0%
\$3,703.61	\$73.95	2.0%

<sup>(1)</sup> Reflects the total number of lots with Series 2013 and 2015 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2013 & 2015 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2022 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2013 DS</b>	<b>SEREIS 2015 DS</b>	<b>TOTAL DS BUDGET</b>
<b>REVENUES</b>			
NET ASSESSMENTS LEVIED (MADS)	\$ 814,640	\$ 619,930	\$ 1,434,570
<b>TOTAL REVENUES</b>	<b>814,640</b>	<b>619,930</b>	<b>1,434,570</b>
<b>EXPENDITURES</b>			
INTEREST PAYMENTS			
May 1, 2023	319,413	229,363	548,775
November 1, 2023	313,383	224,495	537,878
PRINCIPAL RETIREMENT			
May 1, 2023	180,000	165,000	345,000
<b>TOTAL EXPENDITURES</b>	<b>812,795</b>	<b>618,858</b>	<b>1,431,653</b>
<b>TOTAL REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,845</b>	<b>\$ 1,073</b>	<b>\$ 2,918</b>

TOTAL NET ASSESSMENTS	1,434,570
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	116,316
<b>TOTAL GROSS ASSESSMENTS</b>	<b>\$ 1,550,886</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2013A-1 (AA1)**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
11/1/2021						9,170,000
5/1/2022	170,000	6.70%	325,108	495,108		9,000,000
11/1/2022		6.70%	319,413	319,413	814,520	9,000,000
5/1/2023	180,000	6.70%	319,413	499,413		8,820,000
11/1/2023		6.70%	313,383	313,383	812,795	8,820,000
5/1/2024	190,000	6.70%	313,383	503,383		8,630,000
11/1/2024		6.70%	307,018	307,018	810,400	8,630,000
5/1/2025	205,000	6.70%	307,018	512,018		8,425,000
11/1/2025		6.70%	300,150	300,150	812,168	8,425,000
5/1/2026	220,000	6.70%	300,150	520,150		8,205,000
11/1/2026		6.70%	292,780	292,780	812,930	8,205,000
5/1/2027	235,000	6.70%	292,780	527,780		7,970,000
11/1/2027		6.70%	284,908	284,908	812,688	7,970,000
5/1/2028	250,000	6.70%	284,908	534,908		7,720,000
11/1/2028		6.70%	276,533	276,533	811,440	7,720,000
5/1/2029	270,000	6.70%	276,533	546,533		7,450,000
11/1/2029		6.70%	267,488	267,488	814,020	7,450,000
5/1/2030	285,000	6.70%	267,488	552,488		7,165,000
11/1/2030		6.70%	257,940	257,940	810,428	7,165,000
5/1/2031	305,000	7.20%	257,940	562,940		6,860,000
11/1/2031		7.20%	246,960	246,960	809,900	6,860,000
5/1/2032	330,000	7.20%	246,960	576,960		6,530,000
11/1/2032		7.20%	235,080	235,080	812,040	6,530,000
5/1/2033	355,000	7.20%	235,080	590,080		6,175,000
11/1/2033		7.20%	222,300	222,300	812,380	6,175,000
5/1/2034	380,000	7.20%	222,300	602,300		5,795,000
11/1/2034		7.20%	208,620	208,620	810,920	5,795,000
5/1/2035	410,000	7.20%	208,620	618,620		5,385,000
11/1/2035		7.20%	193,860	193,860	812,480	5,385,000
5/1/2036	440,000	7.20%	193,860	633,860		4,945,000
11/1/2036		7.20%	178,020	178,020	811,880	4,945,000
5/1/2037	475,000	7.20%	178,020	653,020		4,470,000
11/1/2037		7.20%	160,920	160,920	813,940	4,470,000
5/1/2038	510,000	7.20%	160,920	670,920		3,960,000
11/1/2038		7.20%	142,560	142,560	813,480	3,960,000
5/1/2039	545,000	7.20%	142,560	687,560		3,415,000
11/1/2039		7.20%	122,940	122,940	810,500	3,415,000
5/1/2040	590,000	7.20%	122,940	712,940		2,825,000
11/1/2040		7.20%	101,700	101,700	814,640	2,825,000
5/1/2041	630,000	7.20%	101,700	731,700		2,195,000
11/1/2041		7.20%	79,020	79,020	810,720	2,195,000
5/1/2042	680,000	7.20%	79,020	759,020		1,515,000
11/1/2042		7.20%	54,540	54,540	813,560	1,515,000
5/1/2043	730,000	7.20%	54,540	784,540		785,000
11/1/2043		7.20%	28,260	28,260	812,800	785,000
5/1/2044	785,000	7.20%	28,260	813,260		-
<b>Total</b>	<b>9,170,000</b>		<b>9,513,888</b>	<b>18,683,888</b>	<b>17,870,628</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 814,640  
(a) Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1 (AA2)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2021						7,930,000
5/1/2022	155,000	5.90%	233,935	388,935		7,775,000
11/1/2022		5.90%	229,363	229,363	618,298	7,775,000
5/1/2023	165,000	5.90%	229,363	394,363		7,610,000
11/1/2023		5.90%	224,495	224,495	618,858	7,610,000
5/1/2024	175,000	5.90%	224,495	399,495		7,435,000
11/1/2024		5.90%	219,333	219,333	618,828	7,435,000
5/1/2025	185,000	5.90%	219,333	404,333		7,250,000
11/1/2025		5.90%	213,875	213,875	618,208	7,250,000
5/1/2026	195,000	5.90%	213,875	408,875		7,055,000
11/1/2026		5.90%	208,123	208,123	616,998	7,055,000
5/1/2027	205,000	5.90%	208,123	413,123		6,850,000
11/1/2027		5.90%	202,075	202,075	615,198	6,850,000
5/1/2028	220,000	5.90%	202,075	422,075		6,630,000
11/1/2028		5.90%	195,585	195,585	617,660	6,630,000
5/1/2029	235,000	5.90%	195,585	430,585		6,395,000
11/1/2029		5.90%	188,653	188,653	619,238	6,395,000
5/1/2030	250,000	5.90%	188,653	438,653		6,145,000
11/1/2030		5.90%	181,278	181,278	619,930	6,145,000
5/1/2031	265,000	5.90%	181,278	446,278		5,880,000
11/1/2031		5.90%	173,460	173,460	619,738	5,880,000
5/1/2032	280,000	5.90%	173,460	453,460		5,600,000
11/1/2032		5.90%	165,200	165,200	618,660	5,600,000
5/1/2033	295,000	5.90%	165,200	460,200		5,305,000
11/1/2033		5.90%	156,498	156,498	616,698	5,305,000
5/1/2034	315,000	5.90%	156,498	471,498		4,990,000
11/1/2034		5.90%	147,205	147,205	618,703	4,990,000
5/1/2035	330,000	5.90%	147,205	477,205		4,660,000
11/1/2035		5.90%	137,470	137,470	614,675	4,660,000
5/1/2036	355,000	5.90%	137,470	492,470		4,305,000
11/1/2036		5.90%	126,998	126,998	619,468	4,305,000
5/1/2037	375,000	5.90%	126,998	501,998		3,930,000
11/1/2037		5.90%	115,935	115,935	617,933	3,930,000
5/1/2038	395,000	5.90%	115,935	510,935		3,535,000
11/1/2038		5.90%	104,283	104,283	615,218	3,535,000
5/1/2039	420,000	5.90%	104,283	524,283		3,115,000
11/1/2039		5.90%	91,893	91,893	616,175	3,115,000
5/1/2040	445,000	5.90%	91,893	536,893		2,670,000
11/1/2040		5.90%	78,765	78,765	615,658	2,670,000
5/1/2041	475,000	5.90%	78,765	553,765		2,195,000
11/1/2041		5.90%	64,753	64,753	618,518	2,195,000
5/1/2042	500,000	5.90%	64,753	564,753		1,695,000
11/1/2042		5.90%	50,003	50,003	614,755	1,695,000
5/1/2043	530,000	5.90%	50,003	580,003		1,165,000
11/1/2043		5.90%	34,368	34,368	614,370	1,165,000
5/1/2044	565,000	5.90%	34,368	599,368		600,000
11/1/2044		5.90%	17,700	17,700	617,068	600,000
5/1/2045	600,000	5.90%	17,700	617,700		-
<b>Total</b>	<b>7,930,000</b>		<b>6,888,545</b>	<b>14,818,545</b>	<b>14,200,845</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 619,930  
(a) Data herein for the CDD's budgetary process purposes only.

# EXHIBIT 5

## RESOLUTION 2022-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Duval County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits “A” and “B.”** Operations and maintenance assessments directly collected by the District are due according to the following schedule: 25% due no later than October 15, 2022, 25% due no later than January 15, 2023, 25% due no later than April 12, 2023 and 25% due no later than July 15, 2023. Debt service assessments directly collected by the District are due according to the following schedule: \$\_\_\_\_\_ due no later than April 15, 2023, and \$\_\_\_\_\_ due no later than October 15, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of July, 2022.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)









Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165282-1440	ISABELLA AT TAMAYA PHASE 2 LOT 189	2784 CASSIA LN	AA2	ISABELLA - 60'	\$1,846.56	\$0.00	\$1,850.00	\$3,696.56
R-165282-1445	ISABELLA AT TAMAYA PHASE 2 LOT 190	2790 CASSIA LN	AA2	ISABELLA - 60'	\$1,846.56	\$0.00	\$1,850.00	\$3,696.56
R-165282-1450	ISABELLA AT TAMAYA PHASE 2 LOT 191	2798 CASSIA LN	AA2	ISABELLA - 60'	\$1,846.56	\$0.00	\$1,850.00	\$3,696.56
R-165282-1455	ISABELLA AT TAMAYA PHASE 2 LOT 192	2806 CASSIA LN	AA2	ISABELLA - 60'	\$1,846.56	\$0.00	\$1,850.00	\$3,696.56
R-165282-1460	ISABELLA AT TAMAYA PHASE 2 LOT 193	2812 CASSIA LN	AA2	ISABELLA - 60'	\$1,846.56	\$0.00	\$1,850.00	\$3,696.56
R-165282-1465	ISABELLA AT TAMAYA PHASE 2 LOT 194	2840 CASSIA LN	AA2	ISABELLA - 75'	\$1,846.56	\$0.00	\$1,931.00	\$3,777.56
R-165282-1470	ISABELLA AT TAMAYA PHASE 2 LOT 195	2846 CASSIA LN	AA2	ISABELLA - 75'	\$1,846.56	\$0.00	\$1,931.00	\$3,777.56
R-165282-1475	ISABELLA AT TAMAYA PHASE 2 LOT 196	2852 CASSIA LN	AA2	ISABELLA - 75'	\$1,846.56	\$0.00	\$1,931.00	\$3,777.56
R-165284-3665	BELLA NIKA AT TAMAYA PHASE 1 LOT 1	2842 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3670	BELLA NIKA AT TAMAYA PHASE 1 LOT 2	2836 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3675	BELLA NIKA AT TAMAYA PHASE 1 LOT 3	2830 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3680	BELLA NIKA AT TAMAYA PHASE 1 LOT 4	2824 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3685	BELLA NIKA AT TAMAYA PHASE 1 LOT 5	2818 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3690	BELLA NIKA AT TAMAYA PHASE 1 LOT 6	2812 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3695	BELLA NIKA AT TAMAYA PHASE 1 LOT 7	2806 DANUBE DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3700	BELLA NIKA AT TAMAYA PHASE 1 LOT 8	2794 TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3705	BELLA NIKA AT TAMAYA PHASE 1 LOT 9	2788 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3710	BELLA NIKA AT TAMAYA PHASE 1 LOT 10	2782 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3715	BELLA NIKA AT TAMAYA PHASE 1 LOT 11	2776 TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3720	BELLA NIKA AT TAMAYA PHASE 1 LOT 12	2770 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3725	BELLA NIKA AT TAMAYA PHASE 1 LOT 13	2764 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3730	BELLA NIKA AT TAMAYA PHASE 1 LOT 14	2758 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3735	BELLA NIKA AT TAMAYA PHASE 1 LOT 15	2752 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3740	BELLA NIKA AT TAMAYA PHASE 1 LOT 16	2753 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3745	BELLA NIKA AT TAMAYA PHASE 1 LOT 17	2759 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3750	BELLA NIKA AT TAMAYA PHASE 1 LOT 18	2765 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3755	BELLA NIKA AT TAMAYA PHASE 1 LOT 19	2800 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3760	BELLA NIKA AT TAMAYA PHASE 1 LOT 20	2806 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3765	BELLA NIKA AT TAMAYA PHASE 1 LOT 21	2812 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3770	BELLA NIKA AT TAMAYA PHASE 1 LOT 22	2807 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3775	BELLA NIKA AT TAMAYA PHASE 1 LOT 23	2813 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3780	BELLA NIKA AT TAMAYA PHASE 1 LOT 24	2800 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3785	BELLA NIKA AT TAMAYA PHASE 1 LOT 25	2806 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3790	BELLA NIKA AT TAMAYA PHASE 1 LOT 26	2812 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3795	BELLA NIKA AT TAMAYA PHASE 1 LOT 27	2818 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3800	BELLA NIKA AT TAMAYA PHASE 1 LOT 28	2824 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3805	BELLA NIKA AT TAMAYA PHASE 1 LOT 29	2830 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3810	BELLA NIKA AT TAMAYA PHASE 1 LOT 30	2848 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3815	BELLA NIKA AT TAMAYA PHASE 1 LOT 31	2872 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3820	BELLA NIKA AT TAMAYA PHASE 1 LOT 32	2878 BASTIA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3825	BELLA NIKA AT TAMAYA PHASE 1 LOT 33	2885 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3830	BELLA NIKA AT TAMAYA PHASE 1 LOT 34	2879 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3835	BELLA NIKA AT TAMAYA PHASE 1 LOT 35	2873 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3840	BELLA NIKA AT TAMAYA PHASE 1 LOT 36	2867 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3845	BELLA NIKA AT TAMAYA PHASE 1 LOT 37	2861 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3850	BELLA NIKA AT TAMAYA PHASE 1 LOT 38	2855 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3855	BELLA NIKA AT TAMAYA PHASE 1 LOT 39	2849 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3860	BELLA NIKA AT TAMAYA PHASE 1 LOT 40	2843 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3865	BELLA NIKA AT TAMAYA PHASE 1 LOT 41	2837 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3870	BELLA NIKA AT TAMAYA PHASE 1 LOT 42	2831 BASTIA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3875	BELLA NIKA AT TAMAYA PHASE 1 LOT 43	2825 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3880	BELLA NIKA AT TAMAYA PHASE 1 LOT 44	2819 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-3885	BELLA NIKA AT TAMAYA PHASE 1 LOT 45	2813 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3890	BELLA NIKA AT TAMAYA PHASE 1 LOT 46	2807 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3895	BELLA NIKA AT TAMAYA PHASE 1 LOT 47	2801 BASTIA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3900	BELLA NIKA AT TAMAYA PHASE 1 LOT 48	2800 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3905	BELLA NIKA AT TAMAYA PHASE 1 LOT 49	2806 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3910	BELLA NIKA AT TAMAYA PHASE 1 LOT 50	2812 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3915	BELLA NIKA AT TAMAYA PHASE 1 LOT 51	2818 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3920	BELLA NIKA AT TAMAYA PHASE 1 LOT 52	2824 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3925	BELLA NIKA AT TAMAYA PHASE 1 LOT 53	2830 PREVEZA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-3930	BELLA NIKA AT TAMAYA PHASE 1 LOT 54	2836 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3935	BELLA NIKA AT TAMAYA PHASE 1 LOT 55	2842 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3940	BELLA NIKA AT TAMAYA PHASE 1 LOT 56	2848 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3945	BELLA NIKA AT TAMAYA PHASE 1 LOT 57	2854 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3950	BELLA NIKA AT TAMAYA PHASE 1 LOT 58	2860 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3955	BELLA NIKA AT TAMAYA PHASE 1 LOT 59	2866 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3960	BELLA NIKA AT TAMAYA PHASE 1 LOT 60	2872 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3965	BELLA NIKA AT TAMAYA PHASE 1 LOT 61	2884 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3970	BELLA NIKA AT TAMAYA PHASE 1 LOT 62	2890 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3975	BELLA NIKA AT TAMAYA PHASE 1 LOT 63	2896 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3981	BELLA NIKA AT TAMAYA PHASE 1 LOT 64, PT T	2879 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3985	BELLA NIKA AT TAMAYA PHASE 1 LOT 65	2873 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3990	BELLA NIKA AT TAMAYA PHASE 1 LOT 66	2849 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-3995	BELLA NIKA AT TAMAYA PHASE 1 LOT 67	2837 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4000	BELLA NIKA AT TAMAYA PHASE 1 LOT 68	2831 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4005	BELLA NIKA AT TAMAYA PHASE 1 LOT 69	2825 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4010	BELLA NIKA AT TAMAYA PHASE 1 LOT 70	2819 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4015	BELLA NIKA AT TAMAYA PHASE 1 LOT 71	2813 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4020	BELLA NIKA AT TAMAYA PHASE 1 LOT 72	2807 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4025	BELLA NIKA AT TAMAYA PHASE 1 LOT 73	2801 PREVEZA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4030	BELLA NIKA AT TAMAYA PHASE 1 LOT 74	13000 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4035	BELLA NIKA AT TAMAYA PHASE 1 LOT 75	13006 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4040	BELLA NIKA AT TAMAYA PHASE 1 LOT 76	13012 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4045	BELLA NIKA AT TAMAYA PHASE 1 LOT 77	13018 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4050	BELLA NIKA AT TAMAYA PHASE 1 LOT 78	2824 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4055	BELLA NIKA AT TAMAYA PHASE 1 LOT 79	2830 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4060	BELLA NIKA AT TAMAYA PHASE 1 LOT 80	2836 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4065	BELLA NIKA AT TAMAYA PHASE 1 LOT 81	2842 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4070	BELLA NIKA AT TAMAYA PHASE 1 LOT 82	2848 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4075	BELLA NIKA AT TAMAYA PHASE 1 LOT 83	2854 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4080	BELLA NIKA AT TAMAYA PHASE 1 LOT 84	2860 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4085	BELLA NIKA AT TAMAYA PHASE 1 LOT 85	2866 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4090	BELLA NIKA AT TAMAYA PHASE 1 LOT 86	2872 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4095	BELLA NIKA AT TAMAYA PHASE 1 LOT 87	2878 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4100	BELLA NIKA AT TAMAYA PHASE 1 LOT 88	2884 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4105	BELLA NIKA AT TAMAYA PHASE 1 LOT 89	2890 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4110	BELLA NIKA AT TAMAYA PHASE 1 LOT 90	13108 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4115	BELLA NIKA AT TAMAYA PHASE 1 LOT 91	13102 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4120	BELLA NIKA AT TAMAYA PHASE 1 LOT 92	13096 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4125	BELLA NIKA AT TAMAYA PHASE 1 LOT 93	13090 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4130	BELLA NIKA AT TAMAYA PHASE 1 LOT 94	13084 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4135	BELLA NIKA AT TAMAYA PHASE 1 LOT 95	13078 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4140	BELLA NIKA AT TAMAYA PHASE 1 LOT 96	13072 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-4145	BELLA NIKA AT TAMAYA PHASE 1 LOT 97	13066 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4150	BELLA NIKA AT TAMAYA PHASE 1 LOT 98	13060 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4155	BELLA NIKA AT TAMAYA PHASE 1 LOT 99	13054 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4160	BELLA NIKA AT TAMAYA PHASE 1 LOT 100	13048 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4165	BELLA NIKA AT TAMAYA PHASE 1 LOT 101	13042 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4170	BELLA NIKA AT TAMAYA PHASE 1 LOT 102	13036 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4175	BELLA NIKA AT TAMAYA PHASE 1 LOT 103	13019 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4180	BELLA NIKA AT TAMAYA PHASE 1 LOT 104	13025 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4185	BELLA NIKA AT TAMAYA PHASE 1 LOT 105	13031 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4190	BELLA NIKA AT TAMAYA PHASE 1 LOT 106	13037 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4195	BELLA NIKA AT TAMAYA PHASE 1 LOT 107	13043 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4200	BELLA NIKA AT TAMAYA PHASE 1 LOT 108	13055 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4205	BELLA NIKA AT TAMAYA PHASE 1 LOT 109	13067 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4210	BELLA NIKA AT TAMAYA PHASE 1 LOT 110	13073 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4215	BELLA NIKA AT TAMAYA PHASE 1 LOT 111	13079 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4220	BELLA NIKA AT TAMAYA PHASE 1 LOT 112	13085 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4225	BELLA NIKA AT TAMAYA PHASE 1 LOT 113	13091 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4230	BELLA NIKA AT TAMAYA PHASE 1 LOT 114	13097 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4235	BELLA NIKA AT TAMAYA PHASE 1 LOT 115	13103 AEGEAN DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4240	BELLA NIKA AT TAMAYA PHASE 1 LOT 116	13109 AEGEAN DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4245	BELLA NIKA AT TAMAYA PHASE 1 LOT 117	2930 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4250	BELLA NIKA AT TAMAYA PHASE 1 LOT 118	2936 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4255	BELLA NIKA AT TAMAYA PHASE 1 LOT 119	2942 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4260	BELLA NIKA AT TAMAYA PHASE 1 LOT 120	13090 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4265	BELLA NIKA AT TAMAYA PHASE 1 LOT 121	13084 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4270	BELLA NIKA AT TAMAYA PHASE 1 LOT 122	13078 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4275	BELLA NIKA AT TAMAYA PHASE 01 LOT 123	13072 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4280	BELLA NIKA AT TAMAYA PHASE 1 LOT 124	13067 LAMACA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4285	BELLA NIKA AT TAMAYA PHASE 1 LOT 125	13073 LAMACA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4290	BELLA NIKA AT TAMAYA PHASE 1 LOT 126	13079 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4295	BELLA NIKA AT TAMAYA PHASE 1 LOT 127	13085 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4300	BELLA NIKA AT TAMAYA PHASE 1 LOT 128	13091 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4305	BELLA NIKA AT TAMAYA PHASE 1 LOT 129	13097 LAMACA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4310	BELLA NIKA AT TAMAYA PHASE 1 LOT 130	2961 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4315	BELLA NIKA AT TAMAYA PHASE 1 LOT 131	2955 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4320	BELLA NIKA AT TAMAYA PHASE 1 LOT 132	2949 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4325	BELLA NIKA AT TAMAYA PHASE 1 LOT 133	2943 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4330	BELLA NIKA AT TAMAYA PHASE 1 LOT 134	2937 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4335	BELLA NIKA AT TAMAYA PHASE 1 LOT 135	2931 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4340	BELLA NIKA AT TAMAYA PHASE 1 LOT 136	2925 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4345	BELLA NIKA AT TAMAYA PHASE 1 LOT 137	2919 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4350	BELLA NIKA AT TAMAYA PHASE 1 LOT 138	2913 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4355	BELLA NIKA AT TAMAYA PHASE 1 LOT 139	2907 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4360	BELLA NIKA AT TAMAYA PHASE 1 LOT 140	2901 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4365	BELLA NIKA AT TAMAYA PHASE 1 LOT 141	2809 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4370	BELLA NIKA AT TAMAYA PHASE 1 LOT 142	2815 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4375	BELLA NIKA AT TAMAYA PHASE 1 LOT 143	2821 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4380	BELLA NIKA AT TAMAYA PHASE 1 LOT 144	2827 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4385	BELLA NIKA AT TAMAYA PHASE 1 LOT 145	2833 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4390	BELLA NIKA AT TAMAYA PHASE 1 LOT 146	2839 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4395	BELLA NIKA AT TAMAYA PHASE 1 LOT 147	2845 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4400	BELLA NIKA AT TAMAYA PHASE 1 LOT 148	2851 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-4405	BELLA NIKA AT TAMAYA PHASE 1 LOT 149	13112 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4410	BELLA NIKA AT TAMAYA PHASE 1 LOT 150	13106 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4415	BELLA NIKA AT TAMAYA PHASE 1 LOT 151	13100 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4420	BELLA NIKA AT TAMAYA PHASE 1 LOT 152	13101 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4425	BELLA NIKA AT TAMAYA PHASE 1 LOT 153	13107 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4430	BELLA NIKA AT TAMAYA PHASE 1 LOT 154	13113 KAVAL CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4435	BELLA NIKA AT TAMAYA PHASE 1 LOT 155	2808 MARMARIS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4540	BELLA NIKA AT TAMAYA PHASE 02 LOT 156	2746 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4545	BELLA NIKA AT TAMAYA PHASE 02 LOT 157	2740 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4550	BELLA NIKA AT TAMAYA PHASE 02 LOT 158	2734 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4555	BELLA NIKA AT TAMAYA PHASE 02 LOT 159	2728 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4560	BELLA NIKA AT TAMAYA PHASE 02 LOT 160	2722 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4565	BELLA NIKA AT TAMAYA PHASE 02 LOT 161	2716 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4570	BELLA NIKA AT TAMAYA PHASE 02 LOT 162	2710 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4575	BELLA NIKA AT TAMAYA PHASE 02 LOT 163	2704 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4580	BELLA NIKA AT TAMAYA PHASE 02 LOT 164	2698 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4585	BELLA NIKA AT TAMAYA PHASE 02 LOT 165	2692 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4590	BELLA NIKA AT TAMAYA PHASE 02 LOT 166	2686 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4595	BELLA NIKA AT TAMAYA PHASE 02 LOT 167	2656 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4600	BELLA NIKA AT TAMAYA PHASE 02 LOT 168	2650 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4605	BELLA NIKA AT TAMAYA PHASE 02 LOT 169	2644 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4610	BELLA NIKA AT TAMAYA PHASE 02 LOT 170	2632 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4615	BELLA NIKA AT TAMAYA PHASE 02 LOT 171	2620 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4620	BELLA NIKA AT TAMAYA PHASE 02 LOT 172	2614 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4625	BELLA NIKA AT TAMAYA PHASE 02 LOT 173	2608 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4630	BELLA NIKA AT TAMAYA PHASE 02 LOT 174	2602 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4635	BELLA NIKA AT TAMAYA PHASE 02 LOT 175	2596 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4640	BELLA NIKA AT TAMAYA PHASE 02 LOT 176	2590 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4645	BELLA NIKA AT TAMAYA PHASE 02 LOT 177	2584 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4650	BELLA NIKA AT TAMAYA PHASE 02 LOT 178	2578 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4655	BELLA NIKA AT TAMAYA PHASE 02 LOT 179	2572 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4660	BELLA NIKA AT TAMAYA PHASE 02 LOT 180	2597 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4665	BELLA NIKA AT TAMAYA PHASE 02 LOT 181	2603 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4670	BELLA NIKA AT TAMAYA PHASE 02 LOT 182	2609 TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4675	BELLA NIKA AT TAMAYA PHASE 02 LOT 183	2615 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4680	BELLA NIKA AT TAMAYA PHASE 02 LOT 184	2621 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4685	BELLA NIKA AT TAMAYA PHASE 02 LOT 185	2627 TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4690	BELLA NIKA AT TAMAYA PHASE 02 LOT 186	2633 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4695	BELLA NIKA AT TAMAYA PHASE 02 LOT 187	2639 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4700	BELLA NIKA AT TAMAYA PHASE 02 LOT 188	2645 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4705	BELLA NIKA AT TAMAYA PHASE 02 LOT 189	2603 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4710	BELLA NIKA AT TAMAYA PHASE 02 LOT 190	2609 OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4715	BELLA NIKA AT TAMAYA PHASE 02 LOT 191	2615 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4720	BELLA NIKA AT TAMAYA PHASE 02 LOT 192	2621 OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4725	BELLA NIKA AT TAMAYA PHASE 02 LOT 193	2627 OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4730	BELLA NIKA AT TAMAYA PHASE 02 LOT 194	2633 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4735	BELLA NIKA AT TAMAYA PHASE 02 LOT 195	2639 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4740	BELLA NIKA AT TAMAYA PHASE 02 LOT 196	2645 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4745	BELLA NIKA AT TAMAYA PHASE 02 LOT 197	2651 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4750	BELLA NIKA AT TAMAYA PHASE 02 LOT 198	2657 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4755	BELLA NIKA AT TAMAYA PHASE 02 LOT 199	2671 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4760	BELLA NIKA AT TAMAYA PHASE 02 LOT 200	2677 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-4765	BELLA NIKA AT TAMAYA PHASE 02 LOT 201	2683 OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4770	BELLA NIKA AT TAMAYA PHASE 02 LOT 202	2689 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4775	BELLA NIKA AT TAMAYA PHASE 02 LOT 203	2695 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4780	BELLA NIKA AT TAMAYA PHASE 02 LOT 204	2701 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4785	BELLA NIKA AT TAMAYA PHASE 02 LOT 205	2707 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4790	BELLA NIKA AT TAMAYA PHASE 02 LOT 206	2713 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4795	BELLA NIKA AT TAMAYA PHASE 02 LOT 207	2719 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4800	BELLA NIKA AT TAMAYA PHASE 02 LOT 208	2725 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4805	BELLA NIKA AT TAMAYA PHASE 02 LOT 209	2731 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4810	BELLA NIKA AT TAMAYA PHASE 02 LOT 210	2747 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4815	BELLA NIKA AT TAMAYA PHASE 02 LOT 211	2669 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4820	BELLA NIKA AT TAMAYA PHASE 02 LOT 212	2675 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4825	BELLA NIKA AT TAMAYA PHASE 02 LOT 213	2681 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4830	BELLA NIKA AT TAMAYA PHASE 02 LOT 214	2687 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4835	BELLA NIKA AT TAMAYA PHASE 02 LOT 215	2693 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4840	BELLA NIKA AT TAMAYA PHASE 02 LOT 216	2699 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4845	BELLA NIKA AT TAMAYA PHASE 02 LOT 217	2705 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4850	BELLA NIKA AT TAMAYA PHASE 02 LOT 218	2711 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4855	BELLA NIKA AT TAMAYA PHASE 02 LOT 219	2717 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4860	BELLA NIKA AT TAMAYA PHASE 02 LOT 220	2723 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4865	BELLA NIKA AT TAMAYA PHASE 02 LOT 221	2729 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4870	BELLA NIKA AT TAMAYA PHASE 02 LOT 222	2735 TARTUS DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4875	BELLA NIKA AT TAMAYA PHASE 02 LOT 223	2720 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4880	BELLA NIKA AT TAMAYA PHASE 02 LOT 224	2708 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4885	BELLA NIKA AT TAMAYA PHASE 02 LOT 225	2696 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4890	BELLA NIKA AT TAMAYA PHASE 02 LOT 226	2688 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4895	BELLA NIKA AT TAMAYA PHASE 02 LOT 227	2682 OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-4900	BELLA NIKA AT TAMAYA PHASE 02 LOT 228	2676 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4905	BELLA NIKA AT TAMAYA PHASE 02 LOT 229	2670 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4910	BELLA NIKA AT TAMAYA PHASE 02 LOT 230	2664 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4915	BELLA NIKA AT TAMAYA PHASE 02 LOT 231	2658 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4920	BELLA NIKA AT TAMAYA PHASE 02 LOT 232	2652 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4925	BELLA NIKA AT TAMAYA PHASE 02 LOT 233	2646 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4930	BELLA NIKA AT TAMAYA PHASE 02 LOT 234	2634 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4935	BELLA NIKA AT TAMAYA PHASE 02 LOT 235	2626 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4940	BELLA NIKA AT TAMAYA PHASE 02 LOT 236	2614 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-4945	BELLA NIKA AT TAMAYA PHASE 02 LOT 237	2602 OSTIA CIR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5110	BELLA NIKA AT TAMAYA PHASE 3 LOT 238	2596 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5115	BELLA NIKA AT TAMAYA PHASE 3 LOT 239	2590 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5120	BELLA NIKA AT TAMAYA PHASE 3 LOT 240	2584 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5125	BELLA NIKA AT TAMAYA PHASE 3 LOT 241	2578 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5130	BELLA NIKA AT TAMAYA PHASE 3 LOT 242	2572 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5135	BELLA NIKA AT TAMAYA PHASE 3 LOT 243	2566 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5140	BELLA NIKA AT TAMAYA PHASE 3 LOT 244	2560 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5145	BELLA NIKA AT TAMAYA PHASE 3 LOT 245	2554 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5150	BELLA NIKA AT TAMAYA PHASE 3 LOT 246	2548 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5155	BELLA NIKA AT TAMAYA PHASE 3 LOT 247	2542 KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5160	BELLA NIKA AT TAMAYA PHASE 3 LOT 248	2536 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5165	BELLA NIKA AT TAMAYA PHASE 3 LOT 249	2530 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5170	BELLA NIKA AT TAMAYA PHASE 3 LOT 250	2524 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5175	BELLA NIKA AT TAMAYA PHASE 3 LOT 251	2518 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5180	BELLA NIKA AT TAMAYA PHASE 3 LOT 252	2512 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-5185	BELLA NIKA AT TAMAYA PHASE 3 LOT 253	2506 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5190	BELLA NIKA AT TAMAYA PHASE 3 LOT 254	2500 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5195	BELLA NIKA AT TAMAYA PHASE 3 LOT 255	2494 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5200	BELLA NIKA AT TAMAYA PHASE 3 LOT 256	2488 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5205	BELLA NIKA AT TAMAYA PHASE 3 LOT 257	2482 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5210	BELLA NIKA AT TAMAYA PHASE 3 LOT 258	2476 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5215	BELLA NIKA AT TAMAYA PHASE 3 LOT 259	2441 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5220	BELLA NIKA AT TAMAYA PHASE 3 LOT 260	2447 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5225	BELLA NIKA AT TAMAYA PHASE 3 LOT 261	2453 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5230	BELLA NIKA AT TAMAYA PHASE 3 LOT 262	2459 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5235	BELLA NIKA AT TAMAYA PHASE 3 LOT 263	2465 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5240	BELLA NIKA AT TAMAYA PHASE 3 LOT 264	2477 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5245	BELLA NIKA AT TAMAYA PHASE 3 LOT 265	2489 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5250	BELLA NIKA AT TAMAYA PHASE 3 LOT 266	2495 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5255	BELLA NIKA AT TAMAYA PHASE 3 LOT 267	2501 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5260	BELLA NIKA AT TAMAYA PHASE 3 LOT 268	2507 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5265	BELLA NIKA AT TAMAYA PHASE 3 LOT 269	2519 KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5270	BELLA NIKA AT TAMAYA PHASE 3 LOT 270	2525 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5275	BELLA NIKA AT TAMAYA PHASE 3 LOT 271	2531 KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5280	BELLA NIKA AT TAMAYA PHASE 3 LOT 272	2537 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5285	BELLA NIKA AT TAMAYA PHASE 3 LOT 273	2543 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5290	BELLA NIKA AT TAMAYA PHASE 3 LOT 274	2549 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5295	BELLA NIKA AT TAMAYA PHASE 3 LOT 275	2555 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5300	BELLA NIKA AT TAMAYA PHASE 3 LOT 276	2561 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5305	BELLA NIKA AT TAMAYA PHASE 3 LOT 277	2567 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5310	BELLA NIKA AT TAMAYA PHASE 3 LOT 278	2573 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5315	BELLA NIKA AT TAMAYA PHASE 3 LOT 279	2579 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5320	BELLA NIKA AT TAMAYA PHASE 3 LOT 280	2593 KARATAS CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5325	BELLA NIKA AT TAMAYA PHASE 3 LOT 281	2482 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5330	BELLA NIKA AT TAMAYA PHASE 3 LOT 282	2476 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5335	BELLA NIKA AT TAMAYA PHASE 3 LOT 283	2470 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5340	BELLA NIKA AT TAMAYA PHASE 3 LOT 284	2464 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5345	BELLA NIKA AT TAMAYA PHASE 3 LOT 285	2458 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5350	BELLA NIKA AT TAMAYA PHASE 3 LOT 286	2452 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5355	BELLA NIKA AT TAMAYA PHASE 3 LOT 287	2446 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5360	BELLA NIKA AT TAMAYA PHASE 3 LOT 288	2440 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5365	BELLA NIKA AT TAMAYA PHASE 3 LOT 289	2441 IZOLA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5370	BELLA NIKA AT TAMAYA PHASE 3 LOT 290	2447 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5375	BELLA NIKA AT TAMAYA PHASE 3 LOT 291	2453 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5380	BELLA NIKA AT TAMAYA PHASE 3 LOT 292	2459 IZOLA CT	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5385	BELLA NIKA AT TAMAYA PHASE 3 LOT 293	2467 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5390	BELLA NIKA AT TAMAYA PHASE 3 LOT 294	2473 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5395	BELLA NIKA AT TAMAYA PHASE 3 LOT 295	2479 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5400	BELLA NIKA AT TAMAYA PHASE 3 LOT 296	2485 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5405	BELLA NIKA AT TAMAYA PHASE 3 LOT 297	2491 IZOLA CT	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5410	BELLA NIKA AT TAMAYA PHASE 3 LOT 298	3132 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5415	BELLA NIKA AT TAMAYA PHASE 3 LOT 299	3126 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5420	BELLA NIKA AT TAMAYA PHASE 3 LOT 300	3120 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5425	BELLA NIKA AT TAMAYA PHASE 3 LOT 301	3114 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5430	BELLA NIKA AT TAMAYA PHASE 3 LOT 302	3108 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5435	BELLA NIKA AT TAMAYA PHASE 3 LOT 303	3102 PESCARA DR	AA1	BELLA NIKA	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5440	BELLA NIKA AT TAMAYA PHASE 3 LOT 304	3096 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56



Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-5705	BELLA NIKI AT TAMAYA PHASE 3 LOT 357	2591 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5710	BELLA NIKI AT TAMAYA PHASE 3 LOT 358	2585 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5715	BELLA NIKI AT TAMAYA PHASE 3 LOT 359	2579 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5720	BELLA NIKI AT TAMAYA PHASE 3 LOT 360	2573 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5725	BELLA NIKI AT TAMAYA PHASE 3 LOT 361	2567 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5730	BELLA NIKI AT TAMAYA PHASE 3 LOT 362	2561 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5735	BELLA NIKI AT TAMAYA PHASE 3 LOT 363	2555 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5740	BELLA NIKI AT TAMAYA PHASE 3 LOT 364	2549 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5745	BELLA NIKI AT TAMAYA PHASE 3 LOT 365	2543 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5750	BELLA NIKI AT TAMAYA PHASE 3 LOT 366	2537 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5755	BELLA NIKI AT TAMAYA PHASE 3 LOT 367	2531 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5760	BELLA NIKI AT TAMAYA PHASE 3 LOT 368	2525 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5765	BELLA NIKI AT TAMAYA PHASE 3 LOT 369	2519 CAPRERA CIR	AA1	BELLA NIKI O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5770	BELLA NIKI AT TAMAYA PHASE 3 LOT 370	2513 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5775	BELLA NIKI AT TAMAYA PHASE 3 LOT 371	2507 CAPRERA CIR	AA1	BELLA NIKI O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5780	BELLA NIKI AT TAMAYA PHASE 3 LOT 372	2497 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5785	BELLA NIKI AT TAMAYA PHASE 3 LOT 373	2491 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5790	BELLA NIKI AT TAMAYA PHASE 3 LOT 374	2485 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5795	BELLA NIKI AT TAMAYA PHASE 3 LOT 375	2479 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5800	BELLA NIKI AT TAMAYA PHASE 3 LOT 376	2473 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5805	BELLA NIKI AT TAMAYA PHASE 3 LOT 377	2467 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5810	BELLA NIKI AT TAMAYA PHASE 3 LOT 378	2455 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5815	BELLA NIKI AT TAMAYA PHASE 3 LOT 379	2449 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5820	BELLA NIKI AT TAMAYA PHASE 3 LOT 380	2443 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5825	BELLA NIKI AT TAMAYA PHASE 3 LOT 381	2427 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5830	BELLA NIKI AT TAMAYA PHASE 3 LOT 382	2409 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5835	BELLA NIKI AT TAMAYA PHASE 3 LOT 383	2376 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5840	BELLA NIKI AT TAMAYA PHASE 3 LOT 384	2382 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5845	BELLA NIKI AT TAMAYA PHASE 3 LOT 385	2388 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5850	BELLA NIKI AT TAMAYA PHASE 3 LOT 386	2394 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5855	BELLA NIKI AT TAMAYA PHASE 3 LOT 387	2400 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5860	BELLA NIKI AT TAMAYA PHASE 3 LOT 388	2406 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5865	BELLA NIKI AT TAMAYA PHASE 3 LOT 389	2412 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5870	BELLA NIKI AT TAMAYA PHASE 3 LOT 390	2418 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5875	BELLA NIKI AT TAMAYA PHASE 3 LOT 391	2424 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5880	BELLA NIKI AT TAMAYA PHASE 3 LOT 392	2430 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5885	BELLA NIKI AT TAMAYA PHASE 3 LOT 393	2436 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5890	BELLA NIKI AT TAMAYA PHASE 3 LOT 394	2442 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5895	BELLA NIKI AT TAMAYA PHASE 3 LOT 395	2448 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5900	BELLA NIKI AT TAMAYA PHASE 3 LOT 396	2454 PROVATI CT	AA1	BELLA NIKI O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5905	BELLA NIKI AT TAMAYA PHASE 3 LOT 397	2460 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5910	BELLA NIKI AT TAMAYA PHASE 3 LOT 398	2466 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5915	BELLA NIKI AT TAMAYA PHASE 3 LOT 399	2472 PROVATI CT	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5920	BELLA NIKI AT TAMAYA PHASE 3 LOT 400	2495 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5925	BELLA NIKI AT TAMAYA PHASE 3 LOT 401	2489 CAPRERA CIR	AA1	BELLA NIKI O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-165284-5930	BELLA NIKI AT TAMAYA PHASE 3 LOT 402	2483 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5935	BELLA NIKI AT TAMAYA PHASE 3 LOT 403	2477 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5940	BELLA NIKI AT TAMAYA PHASE 3 LOT 404	2471 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5945	BELLA NIKI AT TAMAYA PHASE 3 LOT 405	2465 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-165284-5950	BELLA NIKI AT TAMAYA PHASE 3 LOT 406	2459 CAPRERA CIR	AA1	BELLA NIKI	\$1,846.56	\$1,626.02	\$0.00	\$3,472.58
R-167066-1130	BELLA NINA AT TAMAYA LOT 1	2942 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1135	BELLA NINA AT TAMAYA LOT 2	2936 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1140	BELLA NINA AT TAMAYA LOT 3	2930 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1145	BELLA NINA AT TAMAYA LOT 4	2920 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1150	BELLA NINA AT TAMAYA LOT 5	2914 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1155	BELLA NINA AT TAMAYA LOT 6	2906 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1160	BELLA NINA AT TAMAYA LOT 7	2900 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1165	BELLA NINA AT TAMAYA LOT 8	2901 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1170	BELLA NINA AT TAMAYA LOT 9	2907 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1175	BELLA NINA AT TAMAYA LOT 10	2913 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1180	BELLA NINA AT TAMAYA LOT 11	2919 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1185	BELLA NINA AT TAMAYA LOT 12	2971 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1190	BELLA NINA AT TAMAYA LOT 13	2977 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1195	BELLA NINA AT TAMAYA LOT 14	2983 BARI CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1200	BELLA NINA AT TAMAYA LOT 15	2989 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1205	BELLA NINA AT TAMAYA LOT 16	2995 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1210	BELLA NINA AT TAMAYA LOT 17	3001 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1215	BELLA NINA AT TAMAYA LOT 18	3007 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1220	BELLA NINA AT TAMAYA LOT 19	3013 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1225	BELLA NINA AT TAMAYA LOT 20	3012 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1230	BELLA NINA AT TAMAYA LOT 21	3006 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1235	BELLA NINA AT TAMAYA LOT 22	3000 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1240	BELLA NINA AT TAMAYA LOT 23	2994 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1245	BELLA NINA AT TAMAYA LOT 24	2980 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1250	BELLA NINA AT TAMAYA LOT 25	2970 BARI CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1255	BELLA NINA AT TAMAYA LOT 26	2975 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1260	BELLA NINA AT TAMAYA LOT 27	2983 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1265	BELLA NINA AT TAMAYA LOT 28	2991 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1270	BELLA NINA AT TAMAYA LOT 29	2997 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1275	BELLA NINA AT TAMAYA LOT 30	3003 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1280	BELLA NINA AT TAMAYA LOT 31	3011 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1285	BELLA NINA AT TAMAYA LOT 32	3019 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1290	BELLA NINA AT TAMAYA LOT 33	3033 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1295	BELLA NINA AT TAMAYA LOT 34	3051 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1300	BELLA NINA AT TAMAYA LOT 35	3057 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1305	BELLA NINA AT TAMAYA LOT 36	3063 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1310	BELLA NINA AT TAMAYA LOT 37	3069 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1315	BELLA NINA AT TAMAYA LOT 38	3075 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1320	BELLA NINA AT TAMAYA LOT 39	3081 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1325	BELLA NINA AT TAMAYA LOT 40	3082 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1330	BELLA NINA AT TAMAYA LOT 41	3076 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1335	BELLA NINA AT TAMAYA LOT 42	3070 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1340	BELLA NINA AT TAMAYA LOT 43	3064 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1345	BELLA NINA AT TAMAYA LOT 44	3058 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1350	BELLA NINA AT TAMAYA LOT 45	3052 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1355	BELLA NINA AT TAMAYA LOT 46	3046 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1360	BELLA NINA AT TAMAYA LOT 47	3040 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1365	BELLA NINA AT TAMAYA LOT 48	3034 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1370	BELLA NINA AT TAMAYA LOT 49	3028 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1375	BELLA NINA AT TAMAYA LOT 50	3022 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1380	BELLA NINA AT TAMAYA LOT 51	3016 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1385	BELLA NINA AT TAMAYA LOT 52	3010 SAVONA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1390	BELLA NINA AT TAMAYA LOT 53	3004 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1395	BELLA NINA AT TAMAYA LOT 54	2998 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1400	BELLA NINA AT TAMAYA LOT 55	2992 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1405	BELLA NINA AT TAMAYA LOT 56	2986 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1410	BELLA NINA AT TAMAYA LOT 57	2980 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1415	BELLA NINA AT TAMAYA LOT 58	2974 SAVONA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1420	BELLA NINA AT TAMAYA LOT 59	2971 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1425	BELLA NINA AT TAMAYA LOT 60	2977 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1430	BELLA NINA AT TAMAYA LOT 61	2983 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1435	BELLA NINA AT TAMAYA LOT 62	2989 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1440	BELLA NINA AT TAMAYA LOT 63	2995 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1445	BELLA NINA AT TAMAYA LOT 64	3001 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1450	BELLA NINA AT TAMAYA LOT 65	3007 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1455	BELLA NINA AT TAMAYA LOT 66	3013 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1460	BELLA NINA AT TAMAYA LOT 67	3019 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1465	BELLA NINA AT TAMAYA LOT 68	3025 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1470	BELLA NINA AT TAMAYA LOT 69	3031 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1475	BELLA NINA AT TAMAYA LOT 70	3037 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1480	BELLA NINA AT TAMAYA LOT 71	3043 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1485	BELLA NINA AT TAMAYA LOT 72	3049 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1490	BELLA NINA AT TAMAYA LOT 73	3055 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1495	BELLA NINA AT TAMAYA LOT 74	3061 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1500	BELLA NINA AT TAMAYA LOT 75	3067 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1505	BELLA NINA AT TAMAYA LOT 76	3073 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1510	BELLA NINA AT TAMAYA LOT 77	3079 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1515	BELLA NINA AT TAMAYA LOT 78	3085 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1520	BELLA NINA AT TAMAYA LOT 79	3091 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1525	BELLA NINA AT TAMAYA LOT 80	3096 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1530	BELLA NINA AT TAMAYA LOT 81	3090 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1535	BELLA NINA AT TAMAYA LOT 82	3084 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1540	BELLA NINA AT TAMAYA LOT 83	3078 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1545	BELLA NINA AT TAMAYA LOT 84	13016 TRAVE WAY	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1550	BELLA NINA AT TAMAYA LOT 85	3097 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1555	BELLA NINA AT TAMAYA LOT 86	3103 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1560	BELLA NINA AT TAMAYA LOT 87	3109 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1565	BELLA NINA AT TAMAYA LOT 88	3115 BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1570	BELLA NINA AT TAMAYA LOT 89	3121 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1575	BELLA NINA AT TAMAYA LOT 90	3127 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1580	BELLA NINA AT TAMAYA LOT 91	3133 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1585	BELLA NINA AT TAMAYA LOT 92	3139 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1590	BELLA NINA AT TAMAYA LOT 93	3145 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1595	BELLA NINA AT TAMAYA LOT 94	13001 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1600	BELLA NINA AT TAMAYA LOT 95	13007 PECHORA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1605	BELLA NINA AT TAMAYA LOT 96	13021 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1610	BELLA NINA AT TAMAYA LOT 97	13031 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1615	BELLA NINA AT TAMAYA LOT 98	13037 PECHORA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1620	BELLA NINA AT TAMAYA LOT 99	13036 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1625	BELLA NINA AT TAMAYA LOT 100	13030 PECHORA CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1630	BELLA NINA AT TAMAYA LOT 101	13024 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1635	BELLA NINA AT TAMAYA LOT 102	13018 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1640	BELLA NINA AT TAMAYA LOT 103	13012 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1645	BELLA NINA AT TAMAYA LOT 104	13006 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1650	BELLA NINA AT TAMAYA LOT 105	13000 PECHORA CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1655	BELLA NINA AT TAMAYA LOT 106	3170 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1660	BELLA NINA AT TAMAYA LOT 107	3164 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1665	BELLA NINA AT TAMAYA LOT 108	3158 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1670	BELLA NINA AT TAMAYA LOT 109	3152 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1675	BELLA NINA AT TAMAYA LOT 110	3146 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1680	BELLA NINA AT TAMAYA LOT 111	3140 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1685	BELLA NINA AT TAMAYA LOT 112	3134 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1690	BELLA NINA AT TAMAYA LOT 113	3128 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1695	BELLA NINA AT TAMAYA LOT 114	3122 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1700	BELLA NINA AT TAMAYA LOT 115	3116 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1705	BELLA NINA AT TAMAYA LOT 116	3110 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1710	BELLA NINA AT TAMAYA LOT 117	3104 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1715	BELLA NINA AT TAMAYA LOT 118	3098 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1720	BELLA NINA AT TAMAYA LOT 119	3092 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1725	BELLA NINA AT TAMAYA LOT 120	3086 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1730	BELLA NINA AT TAMAYA LOT 121	3080 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1735	BELLA NINA AT TAMAYA LOT 122	3074 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1740	BELLA NINA AT TAMAYA LOT 123	3068 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1745	BELLA NINA AT TAMAYA LOT 124	3062 BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1750	BELLA NINA AT TAMAYA LOT 125	3056 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1755	BELLA NINA AT TAMAYA LOT 126	3050 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1760	BELLA NINA AT TAMAYA LOT 127	3044 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1765	BELLA NINA AT TAMAYA LOT 128	3038 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1770	BELLA NINA AT TAMAYA LOT 129	3032 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1775	BELLA NINA AT TAMAYA LOT 130	3026 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1780	BELLA NINA AT TAMAYA LOT 131	3020 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1785	BELLA NINA AT TAMAYA LOT 132	3014 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1790	BELLA NINA AT TAMAYA LOT 133	3008 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1795	BELLA NINA AT TAMAYA LOT 134	3002 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1800	BELLA NINA AT TAMAYA LOT 135	2996 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1805	BELLA NINA AT TAMAYA LOT 136	2990 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1810	BELLA NINA AT TAMAYA LOT 137	2973 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1815	BELLA NINA AT TAMAYA LOT 138	2986 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1820	BELLA NINA AT TAMAYA LOT 139	2994 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1825	BELLA NINA AT TAMAYA LOT 140	3000 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1830	BELLA NINA AT TAMAYA LOT 141	3006 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1835	BELLA NINA AT TAMAYA LOT 142	3012 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1840	BELLA NINA AT TAMAYA LOT 143	3018 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1845	BELLA NINA AT TAMAYA LOT 144	3024 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1850	BELLA NINA AT TAMAYA LOT 145	3030 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1855	BELLA NINA AT TAMAYA LOT 146	3036 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1860	BELLA NINA AT TAMAYA LOT 147	3042 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1865	BELLA NINA AT TAMAYA LOT 148	3048 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1870	BELLA NINA AT TAMAYA LOT 149	3054 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1875	BELLA NINA AT TAMAYA LOT 150	3060 DANUBE CT	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1880	BELLA NINA AT TAMAYA LOT 151	3066 DANUBE CT	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1885	BELLA NINA AT TAMAYA LOT 152	13019 TRAVE WAY	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1890	BELLA NINA AT TAMAYA LOT 153	13013 TRAVE WAY	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1895	BELLA NINA AT TAMAYA LOT 154	13007 TRAVE WAY	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1900	BELLA NINA AT TAMAYA LOT 155	13001 TRAVE WAY	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1905	BELLA NINA AT TAMAYA LOT 156	3075 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1910	BELLA NINA AT TAMAYA LOT 157	3069 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1915	BELLA NINA AT TAMAYA LOT 158	3059 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22

Beach CDD

Fiscal Year 2022-2023 Assessment Roll

STRAP	LEGAL	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	DS13 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1920	BELLA NINA AT TAMAYA LOT 159	3051 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1925	BELLA NINA AT TAMAYA LOT 160	3045 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1930	BELLA NINA AT TAMAYA LOT 161	3039 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1935	BELLA NINA AT TAMAYA LOT 162	3033 BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1940	BELLA NINA AT TAMAYA LOT 163	3027 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1945	BELLA NINA AT TAMAYA LOT 164	3021 BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-1950	BELLA NINA AT TAMAYA LOT 165	3015 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1955	BELLA NINA AT TAMAYA LOT 166	3005 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1960	BELLA NINA AT TAMAYA LOT 167	2991 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1965	BELLA NINA AT TAMAYA LOT 168	2985 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-1970	BELLA NINA AT TAMAYA LOT 169	2979 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2040	BELLA NINA AT TAMAYA PHASE 2 LOT 170	2984 BRETTUNGAR DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2045	BELLA NINA AT TAMAYA PHASE 2 LOT 171	2974 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2050	BELLA NINA AT TAMAYA PHASE 2 LOT 172	2968 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2055	BELLA NINA AT TAMAYA PHASE 2 LOT 173	2962 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2060	BELLA NINA AT TAMAYA PHASE 2 LOT 174	2956 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2065	BELLA NINA AT TAMAYA PHASE 2 LOT 175	2950 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2070	BELLA NINA AT TAMAYA PHASE 2 LOT 176	2944 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2075	BELLA NINA AT TAMAYA PHASE 2 LOT 177	2938 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-2080	BELLA NINA AT TAMAYA PHASE 2 LOT 178	2932 DANUBE DR	AA1	BELLA NINA	\$1,846.56	\$1,466.66	\$0.00	\$3,313.22
R-167066-7080	BELLA ANA AT TAMAYA LOT 1	2904 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7085	BELLA ANA AT TAMAYA LOT 2	2910 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7090	BELLA ANA AT TAMAYA LOT 3	2916 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7095	BELLA ANA AT TAMAYA LOT 4	2928 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7100	BELLA ANA AT TAMAYA LOT 5	2936 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7105	BELLA ANA AT TAMAYA LOT 6	2942 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7110	BELLA ANA AT TAMAYA LOT 7	2948 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7115	BELLA ANA AT TAMAYA LOT 8	2954 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7120	BELLA ANA AT TAMAYA LOT 9	2960 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7125	BELLA ANA AT TAMAYA LOT 10	2966 MARMARIS DR	AA1	BELLA ANA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-7130	BELLA ANA AT TAMAYA LOT 11	2972 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7135	BELLA ANA AT TAMAYA LOT 12	2971 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7140	BELLA ANA AT TAMAYA LOT 13	2965 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7145	BELLA ANA AT TAMAYA LOT 14	2959 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7150	BELLA ANA AT TAMAYA LOT 15	2953 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7155	BELLA ANA AT TAMAYA LOT 16	2947 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7160	BELLA ANA AT TAMAYA LOT 17	2941 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7165	BELLA ANA AT TAMAYA LOT 18	2935 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7170	BELLA ANA AT TAMAYA LOT 19	2929 MARMARIS DR	AA1	BELLA ANA O&M ONLY	\$1,846.56	\$0.00	\$0.00	\$1,846.56
R-167066-7175	BELLA ANA AT TAMAYA LOT 20	2923 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
R-167066-7180	BELLA ANA AT TAMAYA LOT 21	2917 MARMARIS DR	AA1	BELLA ANA	\$1,846.56	\$1,931.12	\$0.00	\$3,777.68
<b>Total</b>					<b>\$1,516,022.33</b>	<b>\$864,503.04</b>	<b>\$396,660.00</b>	<b>\$2,777,185.37</b>

# EXHIBIT 6

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Beach Community Development District  
5 was held on Monday, June 20, 2022 at 6:04 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246,  
6 with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Stephen Kounoupas	Board Supervisor, Chairman
11	Sheila Papelbon	Board Supervisor, Vice Chairwoman
12	Matt Calderaro	Board Supervisor, Assistant Secretary
13	Robert Renn	Board Supervisor, Assistant Secretary

14 Also present were:

15	Howard McGaffney	District Manager, DPGF Management and Consulting
16	Wes Haber <i>(via phone)</i>	District Counsel, Kutak Rock LLP
17	Ross Ruben	Vesta Property Services
18	Dana Harden	Vesta Property Services
19	Elizabeth Myers	Vesta Property Services
20	Ron Zastrocky	Vesta Property Services
21	Jake Card <i>(via phone)</i>	Advanced Security Specialist & Consulting

22 *The following is a summary of the discussions and actions taken at the June 20, 2022 Beach CDD Board*  
23 *of Supervisors Regular Meeting. Due to technical difficulties, the full audio of the meeting was unable to*  
24 *be obtained.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

27 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**  
28 **items)**

29 An audience member inquired about resuming street sweeper services for the community,  
30 indicating issues with rocks on the edges of streets. Mr. McGaffney stated that he would make a  
31 note of this during the meeting.

32 An audience member suggested for the Board to consider the creation of a pickleball court with  
33 budget discussions, noting that tennis courts were under significant stress.

34 An audience member expressed concerns about trees and landscaping not being maintained and  
35 being removed by homeowners, around Kaval Court. Mr. McGaffney stated that this would be  
36 discussed during the meeting, and that he and Mr. Zastrocky could follow up with her after the  
37 meeting.

38 An audience member indicated that the algae cover by Savona Court was very thick despite spray  
39 treatments. Mr. McGaffney stated that this would be covered during the Field Operations report.

40 An audience member suggested for security to be heightened to prevent non-resident access,  
41 explaining that activity increased during the summer months and that the District had previously  
42 taken security monitoring measures around this time of year.

43 An audience member made comments about sidewalks and security monitoring, additionally asking  
44 whether license plates could be tracked for violators and if anything could be done with this  
45 information. The audience member stated that she felt there was currently little to no enforcement  
46 of amenity policies at the pool and sports courts, stressing the need for monitors.

47 An audience member stated that there was some damage to the fence and common area sprinklers  
48 along Marmaris Drive.

49 An audience member attending via phone commented negatively on the landscaping company's  
50 quality of work, and expressed support for going out for RFP and invoking the 30-day termination  
51 clause with the current vendor as soon as possible.

52 **FOURTH ORDER OF BUSINESS – Consent Agenda**

53 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting  
54 Held May 9, 2022

55 Ms. Papelbon stated that Line 107 needed to be amended to more accurately reflect the O&M  
56 expenditures.

57 B. Exhibit 2: Consideration for Acceptance – The April 2022 Unaudited Financial Statements

58 Comments were made regarding barcode costs and revenue offsets.

59 C. Exhibit 3: Consideration for Acceptance – The May 2022 Unaudited Financial Statements

60 Mr. McGaffney stated that the assessment rolls from PFM were being validated. Dr. Renn  
61 expressed concerns about the amount of the Amenities General Maintenance budgeted funds that  
62 had been spent to date, and Mr. McGaffney explained that the line item was for repair and  
63 maintenance and could vary depending on the scope of repairs needed, additionally providing a  
64 summary of the transition process. Dr. Renn additionally noted that the amenity control access line  
65 item was \$2,000 over budget. Mr. Zastrocky explained was due to repair costs, which involved  
66 replacement motors, brushes, and a new LED light strip. Mr. Zastrocky added that there had been  
67 some key card issues at the fitness center.

68 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved  
69 Items A, B, and C of the Consent Agenda, with the amendment of the minutes, for the Beach Community  
70 Development District.

71 **FIFTH ORDER OF BUSINESS – Business Items**

72 A. Exhibit 4: Consideration & Adoption of **Resolution 2022-15**, Accepting FY 2021 Annual Audited  
73 Financial Report

74 Mr. McGaffney stated that the auditor had not found any material deficiencies or weaknesses,  
75 signifying a clean audit.

76 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board adopted  
77 **Resolution 2022-15**, Accepting FY 2021 Annual Audited Financial Report, for the Beach Community  
78 Development District.

79 B. Exhibit 5: Consideration of LLS Tax Solution Arbitrage Rebate Services Proposal - \$650.00

80 Ms. Papelbon expressed concerns about this amount being paid for services every year. Ms.  
81 Papelbon recalled that she had sent details on other companies that performed rebate calculations,  
82 and Mr. McGaffney stated that no response had been received. This item was deferred to the next  
83 meeting, pending Ms. Papelbon working with the District Manager on acquiring additional quotes.

84 C. Exhibit 6: Consideration of PayPal Proposal

85 Mr. Ruben stated that all of the communities that Vesta worked with used either PayPal or Square  
86 payment systems for certain purposes, and outlined their use for rentals and ticket sales. Mr.  
87 Kounoupas asked for clarification on whether the PayPal account would be linked to the general  
88 operating CDD account, which Mr. McGaffney confirmed. Mr. Kounoupas expressed some  
89 concerns about fraud, suggesting that a separate bank account be tied into PayPal-specific  
90 transactions, which Mr. Ruben noted had been done for one of their communities that had adopted  
91 PayPal recently. The Board discussed merchant fee structures and the relative convenience of  
92 implementing systems for the residents.

93 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board approved  
94 authorizing the creation of a PayPal account for the CDD, to be linked to a separate account and with  
95 convenience fees to be charged to the end user, for the Beach Community Development District.

96 D. Exhibit 7: Consideration of District Engineer Work Authorization No. 34

97 Mr. McGaffney recalled that a previous work authorization from the District Engineer had not been  
98 approved. Mr. McGaffney relayed that the District Engineer was not inclined to perform any  
99 additional work without approval, and that this authorization in the agenda was an estimated fee of  
100 up to \$10,000, clarifying that the structure of the approval of this would be different from a flat  
101 retainer.

102 Dr. Renn stated that he was in favor of paying the firm for work that had been provided and verified,  
103 but that he would like to know the scope and charge for the work performed. Dr. Renn stated that  
104 he felt the details surrounding Authorization No. 34 were too vague for him to support its approval  
105 at this point. Mr. McGaffney stated that this item could be deferred, but noted that the District was  
106 ultimately required to have an engineer. Comments were made by the Board expressing support for  
107 invoices to have greater detail as to what services had been rendered for.

108 The Board directed the District Manager to request for the District Engineer to revise language on  
109 the work authorization regarding guarantees on pricing, as well as to clarify and specify services  
110 rendered on outstanding invoice #0203073.

111 E. Exhibit 8: Consideration of Fitness Equipment Repair Proposal Options

- 112 1. Life Fitness – Parts – TBD  
113 2. Southeast Fitness Repair - \$2,411.72

114 Mr. Zastrocky gave an overview of the issues with the broken elliptical machines. Mr.  
115 Zastrocky suggested that he could purchase the parts and perform the repair labor in-house.  
116 Mr. Zastrocky fielded questions from the Board, explaining that the ordered parts would  
117 be covered under warranty, and providing a cost estimate which Dr. Renn commented  
118 positively on.

119 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved  
120 for the purchase of new parts and repair of fitness center elliptical equipment, in an amount not to exceed  
121 \$1,668.73, for the Beach Community Development District.

122 F. Exhibit 9: Consideration of AC Repair Services Proposal Options

- 123 1. Air Solutions - \$1,050.00/ per pm  
124 2. Buehler Air Conditioning

125 Mr. Zastrocky noted the age of the current units, and suggested for the Board to consider  
126 semi-annual preventative maintenance as outlined in the proposals to diagnose potential  
127 problems before failures. Mr. Zastrocky noted that Buehler Air Conditioning's quote ran  
128 at \$799 for all six systems, which included two maintenances per year.

129 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board  
130 approved the Buehler Air Conditioning proposal for AC Repair Services, in the amount of \$799.00, for the  
131 Beach Community Development District.

132 G. Exhibit 10: Discussion of Landscape RFP

133 Mr. McGaffney provided an overview of his walkthrough and discussions with Mr. Zastrocky on  
134 the state of the District's landscaping. Mr. McGaffney acknowledged that vendors throughout the  
135 state were struggling with staffing, and that the account manager had indicated that he was new to  
136 working with the community, but Mr. McGaffney highly recommended that the District go out for  
137 RFP based on his findings. Mr. McGaffney noted that maps were not aligned with what Mr.  
138 Zastrocky had on record, and that he would be working with him on putting the maps together for  
139 landscaping scopes.

140 Mr. Zastrocky agreed with Mr. McGaffney's findings, additionally expressing doubts on the way  
141 that irrigation systems had been repaired when staff was on site on June 18. Dr. Renn noted the size  
142 of the landscaping budget, and asked whether leadership at the current contracted company had  
143 been contacted to address issues in some form, and Mr. Zastrocky stated that he could reach out.  
144 Dr. Renn stated that the Board had previously considered landscaping RFP a year ago, but had  
145 backed out when the current company had attended meetings and provided promises that had not  
146 since been followed through on.

147 The Board opened the floor to audience comments. Multiple audience members voiced support for  
148 going out to RFP.

149 Mr. McGaffney stated that the Board could make a motion to formally authorize District  
150 Management to begin the RFP process working with the Finance Task Force Committee, run by  
151 members of the community, to draft the scope, stating that he would expect this to come back at  
152 some point in August.

153 On a MOTION by Mr. Kounoupas, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board  
154 approved the authorization of District Management to draft the scope of work for a landscape RFP in  
155 collaboration with the Finance Task Force Committee, to be brought back before the Board for final  
156 approval at the regular meeting scheduled for August 15, 2022, for the Beach Community Development  
157 District.

158 H. Exhibit 11: Discussion & Consideration of The Lake Doctors Agreement Renewal

159 Mr. McGaffney explained that the monthly charge would increase from \$1,328.00 to \$1,395.00 for  
160 pond maintenance services. In response to a question from Dr. Renn, Mr. Zastrocky confirmed that  
161 the Lake Doctors were extremely responsive. A brief discussion ensued regarding swimming and  
162 fishing in the ponds. Mr. McGaffney informed the Board that concrete that had been damaged by  
163 a resident would be repaired and that dirt in the stormwater drain would be addressed.

164 On a MOTION by Mr. Kounoupas, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board  
165 the Lake Doctors Agreement Renewal, in the amount of \$1,395.00 per month, for the Beach Community  
166 Development District.

167 I. Exhibit 12: Consideration of VGlobal Tech Supervisor Emails Proposal

168 Mr. McGaffney clarified that VGlobal Tech was already being used and indicated that he would  
169 like to have the Board's blessing on the matter.

170 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board the  
171 VGlobal Tech Supervisor Emails Proposal, in the amount of \$600.00 per year, for the Beach Community  
172 Development District.

173 J. Exhibit 13: Discussion of Amenity Operations Recommendations

174 Mr. Zastrocky indicated that he would send the landscaping scorecard to the Board. He requested  
175 to have up to an additional 16 hours of summer help for maintenance, as needed. In response to a  
176 question from Dr. Renn, Mr. Zastrocky clarified that he would like to have a part-time employee  
177 assist him during the weekday. Dr. Renn asked if the District should bring back a pool cleaning  
178 service to allow Mr. Zastrocky more time to work on other maintenance issues. Mr. Zastrocky  
179 indicated that he would not recommend this change.

180 An audience member brought up an issue regarding rocks being thrown in the pool and  
181 recommended removing the rocks. An additional audience member brought up food and garbage  
182 problems at the pool.

183 Discussion ensued regarding the effects on the budget in approving 16 additional hours for the  
184 maintenance technician.

185 Ms. Myers stated that 10 hours per week of janitorial services were being performed in-house and  
186 explained that the third pool monitor was providing assistance in janitorial services.

187 Mr. Kounoupas noted that the policy to check residency status was not being enforced. Ms.  
188 Myers explained that spot checks were being performed. In response to an audience member  
189 question, Ms. Myers indicated that she would like to have additional staff members to supervise  
190 the lifeguards later in the day. She proposed extending amenity hours from 12 p.m. to 5 p.m. to  
191 12 p.m. to 6 p.m. or hiring additional staff members to ensure supervision for the lifeguards. Dr.  
192 Renn noted that residents had expressed that they would like for the Amenity Center to be open  
193 until 7 p.m. He additionally pointed out that Ms. Myers was the only Vesta employee  
194 contractually obligated to enforce the District's policies. Mr. Kounoupas indicated that he would  
195 like to hire another amenity employee, rather than have Ms. Myers work additional hours. Dr.  
196 Renn stressed the importance of enforcing current policies.

197 Mr. Ruben indicated that the District had an abundant amount of money budgeted for events and  
198 recommended hiring an Assistant Amenity Manager. Mr. Renn suggested giving the Clubhouse  
199 Attendant additional hours to reduce Ms. Myer's workload. Mr. Ruben indicated that the  
200 Clubhouse Attendant would not be qualified to perform lifestyle responsibilities. He requested  
201 feedback from the Board regarding events. Mr. Kounoupas commented positively on the number  
202 of events held by the District.

203 In response to a question from Dr. Renn, Ms. Harden explained that the Clubhouse Attendant was  
204 responsible for servicing the District on weekends and that this position should have the ability to  
205 enforce District policies. Dr. Renn indicated that he felt the wording of the contract was unclear.  
206 Mr. Kounoupas spoke in favor of Vesta's proposed optimization recommendations. Mr.  
207 McGaffney explained that Vesta's optimization recommendations were to be accepted in a single  
208 motion in an amount to not to exceed the budgeted amounts for the current fiscal year.

209 On a MOTION by Mr. Calderaro, SECONDED by Mr. Kounoupas, with Mr. Calderaro, Mr. Kounoupas,  
210 and Ms. Papelbon voting "AYE", and Dr. Renn voting "NAY", the Board approved Vesta's optimization  
211 recommendations for the Beach Community Development District.

212 **SIXTH ORDER OF BUSINESS – Staff Reports**

213 A. Exhibit 14: Lifestyle & Field Management Report

214 This item was partially discussed under Exhibit 13. Mr. Zastrocky stated that the tennis courts  
215 would be done on June 22 and indicated that the courts would be closed for approximately 1  
216 week. Ms. Myers commented positively on event turnouts.

217 B. District Counsel

218 Mr. Haber stated that he had nothing to report.

219 C. District Manager

220 Mr. McGaffney informed the Board that the requested on-site security inspection had been  
221 performed. He stated that he would have an electronic report within a week. He discussed his  
222 observations during the inspection, in which he observed some individuals ignoring the guards  
223 and some individuals not having their IDs on-hand. He mentioned that more detailed discussions  
224 regarding security should be held during Shade Sessions. He suggested reminding vendors to set  
225 up their QR codes for easier access to the community.

226 Mr. Card explained that guards would not stop residents they recognized, as this would back up  
227 the line of other vehicles trying to enter the community. Mr. McGaffney recalled an experience  
228 during the inspection in which it was found that the records on current members of the  
229 community were not up to date. He asked for any questions from the Board.

230 Ms. Papelbon recalled that Mr. Card's contract was scheduled to end in September and asked if  
231 he would renew his contract at the current prices or if the Board should send out an RFP. Mr.  
232 McGaffney recommended that the Board go out for RFP for security services. Mr. Weber  
233 explained that the Board would need to go out for RFP but clarified that the formal RFP process  
234 would not be required. In response to a question from Dr. Renn, Mr. Card confirmed that he  
235 would attend meetings at no additional charge. Mr. McGaffney noted that contractors should be  
236 reporting directly to the Field Operations Manager, not the District Manager.

237 D. District Engineer

238 The District Engineer was not present.

239 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*  
240 *3 minutes per individual)*

241 An audience member expressed that she felt the word "security" was misleading and suggested  
242 sending out an e-blast to the community to provide clarification. Mr. McGaffney stated that he  
243 would not want to send out a broadcast communication about security.

244 An audience member inquired about a letter the CDD had sent out a letter stating that they would  
245 no longer maintain an area with trees that had been planted by ICI. She requested that the CDD  
246 perform a site inspection on the landscaping that had been removed by homeowners. Mr.  
247 McGaffney indicated that he would speak with Mr. Zastrocky to determine a course of action and  
248 added that he would call the resident to provide her with an update by the end of the week.

249 An audience member commented positively on Mr. Card's work.

250 An audience member inquired about liability issues in regards to individuals using the District's  
251 facilities for personal use. Mr. McGaffney indicated that a discussion on policies would be included  
252 on the July agenda. He requested that Ms. Myers send him a redlined copy of the policies and  
253 indicated that he would disseminate this document to the Board for their individual comments. A  
254 brief discussion ensued regarding the ability to enforce current policies.

255 An audience member stated that she was unable to located the 2021 Annual Audited Financial  
256 report. Mr. McGaffney explained that the audit had just been accepted and would be posted to the  
257 website.

258 An audience member noted that there were several members on the Finance Committee that would  
259 be unable to attend the next meeting. Mr. McGaffney indicated that the Audit Committee Meeting  
260 could be delayed to allow the members to attend. The audience member additionally suggested a  
261 public address system to remind residents that glass bottles and food were not allowed at the pool.

262 Mr. Card suggested considering road patrol in the future. Mr. McGaffney asked if Mr. Card would  
263 be willing to extend his current rates and contract on a month-to-month basis through as late as  
264 November while the District went through the RFP process. Mr. Card indicated that he would be  
265 willing to do so.

266 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

267 Ms. Papelbon requested an ICI update on the well and fence around the perimeter of the community.  
268 Dr. Renn asked for Wi-Fi in the clubhouse and around the pool area to be fixed and improved. Mr.  
269 McGaffney stated that this would be included on the next agenda.

270 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 18th, 6:00 PM**

271 **This Order of Business was presented out of order.**

272 Mr. Kounoupas and Mr. Calderaro confirmed that they would be physically present for the next  
273 meeting. Dr. Renn indicated that he would most likely be able to attend the meeting and Ms.  
274 Papelbon stated that she would be unable to attend the meeting.

275 **NINTH ORDER OF BUSINESS – Action Items Summary**

- 276 1. The District Manager, Mr. Haber, and staff will work on the Security RFP for the August Agenda.  
277 2. The District Manager, Mr. Zastrocky, and the Financial Task Force will work on the Landscape  
278 RFP for the August Agenda.  
279 3. The District Manager will work with the Financial Task Force on the Audit RFP and separate the  
280 Audit Committee Agenda for July.

281 **TENTH ORDER OF BUSINESS – Next Month’s Agenda Items**

282 Mr. McGaffney stated that WiFi would be included on the next agenda, as well as the fitness  
283 equipment lease. He stated that he would discuss maintenance with Mr. Zastrocky and speak with  
284 the District Engineer regarding the work authorization. He indicated that Mr. Zastrocky would  
285 request that the Lake Doctors skim the pond, as discussed earlier in the meeting. He additionally  
286 stated that he would work with Vesta regarding the coding of invoices.

287 **TWELFTH ORDER OF BUSINESS – Adjournment**

288 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to  
289 adjourn the meeting. There being none, Ms. Papelbon made a motion to adjourn the meeting.

290 On a MOTION by Ms. Papelbon, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board adjourned  
291 the meeting at 9:59 p.m. for the Beach Community Development District.

292 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
293 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
294 *including the testimony and evidence upon which such appeal is to be based.*

295 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
296 **meeting held on \_\_\_\_\_.**

297

298

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

299 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 7

**Beach**  
**Community Development District**

Financial Statements  
(Unaudited)

For the Period Ending  
June 30, 2022

**Beach Community Development District**  
**Balance Sheet**  
**As of June 30, 2022**

	General Fund	Debt Service Series 2013A	Debt Service Series 2015A	Construction 2013A, 2015A	Total
<b>1 ASSETS</b>					
2 Operating Account BU	\$ 584,168	\$ -	\$ -	\$ -	\$ 584,168
3 Checking Account CS	24,284	-	-	-	24,284
4 Debit Card Account CS	893	-	-	-	893
5 Prepaid Expenses	886	-	-	-	886
6 Assessments Receivable On-Roll	-	-	-	-	-
7 Assessments Receivable Off-Roll	111,498	-	134,655	-	246,152
8 Due From Other Funds	-	9,846	2,470	-	12,315
9 DS 2013A					-
10 Sinking Fund 2013A		-			-
11 Interest 2013A		-			-
12 Prepayment 2013A	-	20,444	-	-	20,444
13 Revenue 2013A	-	425,126	-	-	425,126
14 DS 2015A					-
15 Sinking Fund 2015A	-	-	-	-	-
16 Interest 2015A	-	-	-	-	-
17 Prepayment 2015A	-	-	3,239	-	3,239
18 Optional Redemption 2015A	-	-	-	-	-
19 Revenue 2015A	-	-	93,574	-	93,574
20 Acquisition/Construction 2013A	-	-	-	37	37
21 Acquisition/Construction 2015A	-	-	-	149	149
<b>22 TOTAL ASSETS</b>	<b>\$ 721,729</b>	<b>\$ 455,415</b>	<b>\$ 233,938</b>	<b>\$ 187</b>	<b>\$ 1,411,269</b>
<b>23 LIABILITIES</b>					
24 Accounts Payable	\$ 77,961	\$ -	\$ -	\$ -	\$ 77,961
25 Deferred Revenue On-Roll	-	-	-	-	-
26 Deferred Revenue Off-Roll	111,498	-	134,655	-	246,152
27 Due To Other Funds	6,138	-	-	-	6,138
28 Outstanding Checks	220	-	-	-	220
<b>29 TOTAL LIABILITIES</b>	<b>195,816</b>	<b>-</b>	<b>134,655</b>	<b>-</b>	<b>330,471</b>
<b>30 FUND BALANCE</b>					
31 Committed					
32 Nonspendable Deposits	886	-	-	-	886
33 Reserves for Debt Service	-	-	-	-	-
34 Capital Reserves	109,319	-	-	-	109,319
35 Assigned					-
36 Working Capital	-	-	-	-	-
37 Unassigned	415,707	455,415	99,284	187	970,593
<b>38 TOTAL FUND BALANCE</b>	<b>525,912</b>	<b>455,415</b>	<b>99,284</b>	<b>187</b>	<b>1,080,798</b>
<b>39 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 721,729</b>	<b>\$ 455,415</b>	<b>\$ 233,938</b>	<b>\$ 187</b>	<b>\$ 1,411,269</b>

**Beach Community Development District**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through June 30, 2022**

	<b>FY2022 Adopted</b>	<b>FY2022 Actual YTD</b>	<b>Variance Over (Under)</b>	<b>% of Budget</b>
<b>1 REVENUE</b>				
2 Special Assessments - On Roll	\$ 1,108,414	\$ 1,111,627	\$ 3,214	100%
3 Special Assessments - Off Roll	445,990	334,493	(111,498)	75%
4 Other Income & Other Financing Sources	-	31,110	31,110	
5 Carryforward	-	-	-	
6 Interest Income	-	50	50	
<b>7 TOTAL REVENUE</b>	<b>\$ 1,554,404</b>	<b>\$ 1,477,280</b>	<b>\$ (77,124)</b>	<b>95%</b>
<b>8 EXPENDITURES</b>				
<b>9 General &amp; Administrative Expenses</b>				
10 Supervisor Fees	\$ 4,800	\$ 7,000	\$ (2,200)	146%
11 Public Official Insurance	2,800	2,632	168	94%
12 General Liability Insurance	3,600	3,381	219	94%
13 Trustee Fees	8,000	14,375	(6,375)	180%
14 District Management	38,500	29,458	9,042	77%
15 Engineering	2,500	1,416	1,084	57%
16 Dissemination Agent	4,000	2,417	1,583	60%
17 District Counsel	5,000	10,440	(5,440)	209%
18 Assessment Administration	9,000	9,917	(917)	110%
19 Reamortization Schedule	500	-	500	0%
20 Audit	6,000	7,296	(1,296)	122%
21 Legal Advertising	1,750	1,606	144	92%
22 Miscellaneous	1,000	2,999	(1,999)	300%
23 Website	2,400	3,246	(846)	135%
24 Dues, Licenses & Fees	175	175	-	100%
<b>25 Total General &amp; Administrative Expenses</b>	<b>90,025</b>	<b>96,357</b>	<b>(6,332)</b>	<b>107%</b>
<b>26 Field Expenses</b>				
27 Field Management	16,200	3,618	12,582	22%
28 Property Insurance	75,500	74,212	1,288	98%
29 Lake Maintenance	19,800	14,127	5,673	71%
30 Landscaping (Including materials)	402,792	275,103	127,689	68%
31 Landscape Improvement	-	-	-	
32 Irrigation (Repairs)	10,000	2,991	7,009	30%
33 Electric - Street Lights/Irrigation-JEA	188,475	153,569	34,906	81%
34 Right of Way / Lake Mowing	2,500	-	2,500	0%
35 Entry Water Feature	7,500	3,185	4,315	42%
36 Carryforward replenish	5,000	-	5,000	0%
37 Contingency - Hurricane Expenses/deductible	10,000	-	10,000	0%
38 General Maintenance	8,000	1,064	6,936	13%
<b>39 Total Field Expenses</b>	<b>745,767</b>	<b>527,869</b>	<b>217,898</b>	<b>71%</b>

40	<b>Amenity Expenses</b>				
41	Amenity Admin/Operation/Lifeguards	170,000	139,117	30,883	82%
42	Swimming Pool Maintenance & Chemicals	47,500	37,595	9,905	79%
43	Swimming Pool Inspection	1,500	851	649	57%
44	Amenity General Maintenance	15,510	17,512	(2,002)	113%
45	Holiday Decorations	6,000	-	6,000	0%
46	Amenity Cleaning	15,000	8,075	6,925	54%
47	Amenity Electric/Water and Sewer	60,000	28,222	31,778	47%
48	Amenity Gates/Control Access	2,500	6,392	(3,892)	256%
49	Amenity Website	7,860	3,989	3,871	51%
50	Amenity Internet/Cable	10,000	10,115	(115)	101%
51	Amenity Dues & Licenses	850	-	850	0%
52	Amenity Security	800	-	800	0%
53	Fitness Equipment Lease	10,000	6,944	3,056	69%
54	Lifestyles Programming	25,000	12,993	12,007	52%
55	Amenity Gas	600	349	251	58%
56	Tennis Court Maintenance - 4 Clay Courts	14,500	1,538	12,962	11%
57	Landscaping Maintenance of Amenity Center	68,400	45,060	23,340	66%
58	Landscape Improvement	2,500	2,902	(402)	116%
59	Amenity Irrigation (Repairs)	1,500	166	1,334	11%
60	Pest Control	1,200	1,032	168	86%
61	Amenity Fire System Monitoring	1,500	3,095	(1,595)	206%
62	Alarm	500	-	500	0%
63	Trash Collection	2,292	1,117	1,175	49%
64	<b>Total Amenity Expenses</b>	<b>465,512</b>	<b>327,066</b>	<b>138,446</b>	<b>70%</b>
65	<b>Access Control /Gate House</b>				
66	Guard Service	246,000	143,268	102,733	58%
67	Guard House Supplies	800	-	800	0%
68	Guard House Utilities	3,800	3,529	271	93%
69	Guard House Repair & Maintenance	1,000	273	727	27%
70	Guard House Janitorial	-	-	-	
71	Bar Code Expense	1,500	3,641	(2,141)	243%
72	<b>Total Access Control/Gate House Expenses</b>	<b>253,100</b>	<b>150,710</b>	<b>102,390</b>	<b>60%</b>
73	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,554,404</b>	<b>\$ 1,102,002</b>	<b>452,402</b>	<b>71%</b>
74	<b>Excess of Revenue Over (Under) Expenditures</b>	<b>-</b>	<b>375,279</b>	<b>375,279</b>	
75	Fund Balance - Beginning	143,374	150,634	7,260	
76	<b>Fund Balance - Ending</b>	<b>\$ 143,374</b>	<b>\$ 525,912</b>	<b>\$ 382,538</b>	

**Beach Community Development District**  
**Debt Service 2013A**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through June 30, 2022**

	<b>FY2022 Adopted</b>	<b>FY2022 Actual YTD</b>	<b>Variance Over (Under)</b>
<b>1 REVENUE</b>			
2 Special Assessments - On Roll	\$ 821,645	\$ 820,652	\$ (993)
3 Special Assessments - Off Roll	-	143,574	143,574
4 Prepayment	-	34,220	34,220
5 Interest Revenue	-	583	583
<b>6 TOTAL REVENUE</b>	<b>821,645</b>	<b>999,029</b>	<b>177,384</b>
<b>7 EXPENDITURES</b>			
8 11/01/21 Debt Service			
9 Interest	328,670	328,670	-
10 05/01/22 Debt Service			
11 Interest	328,670	325,108	3,563
12 Principal	170,000	425,000	255,000
13 Other Expenditures	-	155,582	
<b>14 TOTAL EXPENDITURES</b>	<b>827,340</b>	<b>1,234,359</b>	<b>(407,019)</b>
<b>15 Excess of Revenue Over (Under) Expenditures</b>	<b>(5,695)</b>	<b>(235,330)</b>	<b>(229,635)</b>
16 Fund Balance - Beginning	690,745	690,745	-
<b>17 Fund Balance - Ending</b>	<b>\$ 685,050</b>	<b>\$ 455,415</b>	<b>\$ (229,635)</b>

**Beach Community Development District**  
**Debt Service 2015A**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through June 30, 2022**

	<u>FY2022 Adopted</u>	<u>FY2022 Actual YTD</u>	<u>Variance Over (Under)</u>
<b>1 REVENUE</b>			
2 Special Assessments - On Roll	\$ 124,646	\$ 125,007	\$ 361
3 Special Assessments - Off Roll	493,652	611,902	118,250
4 Interest Revenue	-	4	4
<b>5 TOTAL REVENUE</b>	<b>618,298</b>	<b>736,913</b>	<b>118,616</b>
<b>6 EXPENDITURES</b>			
7 11/01/21 Debt Service			
8 Interest	234,673	233,935	738
9 05/01/22 Debt Service			-
10 Interest	234,673	233,935	738
11 Principal	155,000	405,000	250,000
<b>12 TOTAL EXPENDITURES</b>	<b>624,345</b>	<b>872,870</b>	<b>(248,525)</b>
<b>13 Excess of Revenue Over (Under) Expenditures</b>	<b>(6,048)</b>	<b>(135,957)</b>	<b>(129,909)</b>
14 Fund Balance - Beginning	235,241	235,241	-
<b>15 Fund Balance - Ending</b>	<b>\$ 229,193</b>	<b>\$ 99,284</b>	<b>\$ (129,909)</b>

**Beach CDD  
Check Register - FY2022**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>04/30/2022</b>	<b>EOM Balance</b>					<b>795,185.00</b>
05/01/2022	1032	Paternel P Mileon	Tamaya Hall reservation cancelation		1,450.00	793,735.00
05/01/2022	01ACH042722	Jacksonville Daily Record	Notice of Board of Supervisors Meeting		99.88	793,635.12
05/02/2022	33		Bank United check fee		39.17	793,595.95
05/06/2022	1001	10-S Tennis Supply & Dinkshot Pickleball	10-S Pro-Screen Open Mesh 6'		242.59	793,353.36
05/06/2022	1002	Advanced Security Specialist & Consulting	Security @ Tamaya 4/16/22-4/30/22		8,100.00	785,253.36
05/06/2022	1003	Big Z Pool Service, LLC			8,919.09	776,334.27
05/06/2022	1005	Florida Natural Gas	Fuel and Inside FGT Z3 3/22-4/21		12.59	776,321.68
05/06/2022	1006	Innersync	Website and PDF Accessibility Services 4/1-9/30		753.48	775,568.20
05/06/2022	1008	Kutak Rock LLP	Legal Services- March		1,596.00	773,972.20
05/06/2022	1010	Southeast Fitness	Service Flat rate 1-60 Miles		150.00	773,822.20
05/06/2022	1011	Vesta Property Services	April Fees		17,163.22	756,658.98
05/06/2022	1012	VGlobal Tech	Monthly email hosting		50.00	756,608.98
05/06/2022	1013	Onsight Industries LLC	Signage Display- See Somthing Say Something		231.80	756,377.18
05/06/2022	050622ACH01	Comcast	12788 Meritace Blvd 4/28-5/27		544.21	755,832.97
05/06/2022	050622ACH02	Comcast	12750 Meritage Blvd. Gatehouse 4/30-5/29		221.68	755,611.29
05/06/2022	05622ACH03	Comcast	12788 Meritage Blvd. OFC4 5/3-6/2		351.08	755,260.21
05/06/2022	1014	Custom Pump & Controls, Inc.	Qtrly Lift Station Inspection		135.00	755,125.21
05/06/2022	1015	Integrated Access Solutions	T21 Motor		839.63	754,285.58
05/06/2022	1016	Jacksonville Daily Record	Notice of Board of Supervisors Meeting		126.88	754,158.70
05/06/2022	1017	PFM Group Consulting LLC			3,300.85	750,857.85
05/06/2022	1018	Vesta Property Services			4,691.67	746,166.18
05/06/2022	1019	Charles Morris	4.15.22 Palm Court Dep Refund		200.00	745,966.18
05/12/2022	1020	Advanced Security Specialist & Consulting	Security @ Tamaya		8,100.00	737,866.18
05/12/2022	1021	Big Z Pool Service, LLC	Lap Pool Repair @ Tamaya		5,555.89	732,310.29
05/12/2022	1022	Kathleen Valero	Pool Cabana Deposit Refund 04.26.22		150.00	732,160.29
05/12/2022	1023	Kutana Marshall	Pool Cabana Deposit Refund 04.23.22		150.00	732,010.29
05/12/2022	1024	Maria Tondi	April Board Mtg		200.00	731,810.29
05/12/2022	1025	Matthew Calderaro	April Board Mtg		200.00	731,610.29
05/12/2022	1026	Rose Lerum	Tamaya Hall/Palm Court Deposit refund 4.23.22		950.00	730,660.29
05/12/2022	1027	Shelia Papelbon	April Board Mtg		200.00	730,460.29
05/12/2022	1028	Southeastern Paper Group	supplies		206.60	730,253.69
05/12/2022	1029	Stephen Kounoupas	April Board Mtg		200.00	730,053.69
05/12/2022	1030	TEKWave Solutions LLC	Tamaya Community VMS - MAY		295.00	729,758.69
05/12/2022	1031	Turner Pest Control	April pest control		104.74	729,653.95
05/13/2022	1033	Life Fitness			77.42	729,576.53
05/13/2022	051322ACH1	TECO	12545 Beach Blvd - 3/23-4/21		36.47	729,540.06
05/16/2022	051622ACH1	JEA	service for the month of May		22,065.88	707,474.18
05/18/2022	1035	Matthew Calderaro	BOS MTG 5/9/22		200.00	707,274.18
05/18/2022	1036	Robert Renn	BOS MTG 5/9/22		200.00	707,074.18
05/18/2022	1037	Shelia Papelbon	BOS MTG 5/9/22		200.00	706,874.18
05/18/2022	1038	Stephen Kounoupas	BOS MTG 5/9/22		200.00	706,674.18
05/18/2022	1039	VGlobal Tech			220.00	706,454.18
05/24/2022	ACH 052422	Comcast	12788 Meritace Blvd MINI MDTA 5/28-6/27. ACH double paymen		543.28	705,910.90
05/25/2022	1040	Advanced Security Specialist & Consulting	Security @ Tamaya 5/1/2022-5/15/2022		8,100.00	697,810.90
05/25/2022	1041	GFL Environmental	June trash service		97.04	697,713.86
05/25/2022	1042	Southeastern Paper Group	supplies		233.15	697,480.71
05/25/2022	1043	Staples			228.95	697,251.76
05/25/2022	1044	The Jacksonville Party Company	Casino Night 5/27		3,067.50	694,184.26
05/25/2022			Deposit	3,717.47		697,901.73
05/25/2022			Deposit	200.00		698,101.73
05/25/2022			Deposit	500.00		698,601.73
05/27/2022	1045	Big Z Pool Service, LLC	Family Pool @ Tamaya		1,972.31	696,629.42
05/27/2022	34		Bank United stop payment fee		30.00	696,599.42
<b>05/31/2022</b>	<b>EOM Balance</b>			<b>4,417.47</b>	<b>103,003.05</b>	<b>696,599.42</b>
06/06/2022	1046	Bob's Backflow & Plumbing Services	Irrigation and piping Materials		351.50	696,247.92
06/06/2022	1047	Comcast	12788 Meritace Blvd MINI MDTA 5/28-6/27		544.21	695,703.71
06/06/2022	1048	JEA	service for the month of May		21,083.31	674,620.40
06/06/2022	1049	PFM Group Consulting LLC	April Fedex		10.72	674,609.68
06/06/2022	1050	Southeastern Paper Group	supplies		478.53	674,131.15
06/06/2022	1051	Staples	office supplies		735.47	673,395.68
06/06/2022	1052	TECO	12545 Beach Blvd - 4/22-5/20		36.47	673,359.21
06/06/2022	1053	VGlobal Tech	Monthly email hosting		50.00	673,309.21
06/07/2022	1054	Advanced Security Specialist & Consulting	Security @ Tamaya 5/16-5/31 Plus Holiday pay		8,910.00	664,399.21
06/09/2022	1055	DPFG M&C			8,444.20	655,955.01
06/09/2022	1056	Vesta Property Services	May Fees		18,559.84	637,395.17
06/10/2022			Deposit	1,550.00		638,945.17

06/10/2022			Deposit	192.36	639,137.53
06/15/2022	1057	Buehler Air Conditioning	AC Repair	1,372.00	637,765.53
06/15/2022	1059	Marina Masody	Keycard returned issue refund	25.00	637,740.53
06/15/2022	1060	Vesta Property Services	Billable Expenses	5,152.06	632,588.47
06/15/2022	1061	Johnny Sarante	deposit returned for a May 7th rental	200.00	632,388.47
06/15/2022			Deposit	1,375.00	633,763.47
06/16/2022	01ACH061622	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 5/10-6/09	191.35	633,572.12
06/16/2022	02ACH061622	Comcast	12750 Meritage Blvd. GATEHOUSE 5/30-6/29	221.68	633,350.44
06/17/2022	1063	Grau and Associates	Aduit FYE 9/30/2021	1,200.00	632,150.44
06/17/2022	1064	Southeastern Paper Group	supplies	197.57	631,952.87
06/17/2022	1065	The Lake Doctors, Inc.	Monthly Water Management Services May & June	2,656.00	629,296.87
06/17/2022	1066	Turner Pest Control	June pest control	104.74	629,192.13
06/17/2022	1067	Wayne Automatic Fire Sprinklers Inc.	Quarterly Sprinkler Inspection	75.00	629,117.13
06/21/2022	01ACH062122	Florida Natural Gas	Fuel and Inside FGT Z3 4/21-5/20	14.11	629,103.02
06/22/2022	1069	Fern Austin	Deposit for Pool Cabana	150.00	628,953.02
06/22/2022	1070	Gayle Blackmer	Deposit for rental of Pool Cabana/Large Event Lawn	500.00	628,453.02
06/22/2022	1071	Marla Myers	cancelling for return of rental at Palm Court	200.00	628,253.02
06/22/2022	1072	Ryzica Jakovljevic	Deposit to be returned to resident for rental of Pool Cabana	150.00	628,103.02
06/22/2022	01ACH062222	Comcast	12788 Meritage Blvd. OFC4 6/3-7/2	351.08	627,751.94
06/23/2022	01ACH062322	Florida Department of Health	Lap Pool- Swimming pool permit	325.35	627,426.59
06/23/2022	02ACH062322	Florida Department of Health	Fun Pool- Swimming pool permit	325.35	627,101.24
06/23/2022	03ACH062322	Florida Department of Health	Aqueduct- Swimming pool permit	200.35	626,900.89
06/24/2022	1073	E.T.M.	Engineering services 5/31	1,416.25	625,484.64
06/27/2022	1074	Matthew Calderaro	BOS MTG 6/20/22	200.00	625,284.64
06/27/2022	1075	Robert Renn	BOS MTG 6/20/22	200.00	625,084.64
06/27/2022	1076	Shelia Papelbon	BOS MTG 6/20/22	200.00	624,884.64
06/27/2022	1077	Stephen Kounoupas	BOS MTG 6/20/22	200.00	624,684.64
06/28/2022	1078	Advanced Security Specialist & Consulting	Security @ Tamaya 6/1/22-6/15/22	8,100.00	616,584.64
06/28/2022	1079	Alden Contracting & Services		1,675.00	614,909.64
06/28/2022	1080	Dale Cooper LLC	Slide Inspection	1,575.00	613,334.64
06/28/2022	1081	Southeastern Paper Group	supplies	294.43	613,040.21
06/28/2022	1082	The Lake Doctors, Inc.	Game fish stocking	475.00	612,565.21
06/28/2022	1083	Turner Pest Control	May pest control	104.74	612,460.47
06/30/2022	1084	Air Solutions Heating & Cooling Inc	Service Call- system not cooling	235.00	612,225.47
06/30/2022	1085	Integrated Access Solutions	Service Call- Repaired maglock	240.00	611,985.47
06/30/2022	1086	Kutak Rock LLP	Legal Services- April & May	2,620.00	609,365.47
06/30/2022	1087	Staples	office supplies	49.54	609,315.93
06/30/2022	1088	10-S Tennis Supply & Dinkshot Pickleball	6- star II Tennis net	257.93	609,058.00
06/30/2022	1089	JEA	service for the month of May	21,365.99	587,692.01
06/30/2022	1090	Staples	office supplies	303.48	587,388.53
06/30/2022	1091	Vesta Property Services	April Fees	3,183.45	584,205.08
06/30/2022			Service Charge	36.80	584,168.28
<b>06/30/2022</b>	<b>EOM Balance</b>			<b>3,117.36</b>	<b>115,548.50</b>
					<b>584,168.28</b>

# EXHIBIT 8

**RESOLUTION 2022-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022-2023"), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 18th day of July 2022.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Beach Community Development District will hold their regular meetings for **Fiscal Year 2022-2023 at 6:00 pm at 12788 Meritage Blvd., Jacksonville, FL 32246**, unless otherwise indicated as follows:

October 17, 2022  
December 19, 2022  
January 16, 2023  
February 20, 2023  
March 20, 2023  
April 17, 2023  
May 15, 2023  
June 19, 2023  
July 17, 2023  
August 21, 2023  
September 18, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from District Manager, DPF Management and Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.beachcdd.com>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (850) 334-9055 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# EXHIBIT 9

Topic: Guest Policy

Comparable Communities: Julington Creek Plantation, RiverTown, Bartram Springs, Heritage Landing, Grand Haven

- **Julington Creek Plantation**

- **GUEST**

- Each Patron Family and Non-Resident Patron Family Membership is issued 24 Guest passes annually for no charge.
- Individual Non-Resident Patron Memberships are entitled to 12 Guest passes annually for no charge. There is no charge for children 3 years old and under brought as Guests, and they do not count against Guest passes.
- Once the passes are used, additional Guest passes may be purchased.
- Additional fees apply for classes and/or instruction (such as aquatic, fitness, skate, or tennis lessons) and for the use of a tennis court.
- Patrons must accompany Guests except for houseguests that have purchased a Houseguest Pass, as described below.

- **HOUSEGUEST**

- A houseguest is a guest who resides outside the fifty-mile radius surrounding the District and is a short-term overnight visitor of a Patron.
- A houseguest is allowed the option of a three or seven consecutive day admission to the District Amenities. The Patron must accompany their houseguest at the time of purchase 7 of a Houseguest Pass, with the exception of extenuating circumstances which are preapproved by District staff.
- Houseguests with a Houseguest Pass are not required to be accompanied by a Patron when using the facilities.
- Photo identification is required by the houseguest to purchase a Houseguest Pass. Specific facility pricing is as adopted by the Board of Supervisors in its fee schedule.
- Patrons may convert four of their Guest passes into a seven-day individual Houseguest Pass. Four Guest passes are equal to one seven-day individual Houseguest Pass.
- Patrons may convert two of their Guest passes into a three-day individual Houseguest Pass. Two Guest passes are equal to one three-day individual Houseguest Pass.
- Privileges included with a Houseguest or Guest pass include the use of the Amenities in accordance with these Rules. There is no conversion for a Family Houseguest Pass. Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees.
- Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests will only be able to register for programs if space permits.

- **Rivertown**

- Guests are limited to four (4) per household per day.
- A complimentary card that allows twelve (12) guest visits will be issued to each household annually.
- One additional card per household allowing twelve (12) guest visits may be purchased annually for \$50.
- (4) All Guests must be accompanied by a Patron (as defined below) at all times.

- **PATRON**

- Each Patron Family is issued 12 Guest passes annually for no charge.
- Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes.
- Once the passes are used, one additional 12 Guest pass may be purchased, pursuant to these policies. Except as otherwise provided for herein, each Patron Family may bring a maximum of four Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities.
- For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Family – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests per visit on behalf of the entire household.
- Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign-in" prior to accessing the 5 Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

- **Bartram Springs**

- Each Patron may be issued one guest card ("Guest Card"), at no charge, good for twenty four guest uses per calendar year.
- Guest Cards will expire at the end of the calendar year regardless of whether fully utilized or not.
- If all twenty-four visits are used, additional Guest Cards may be purchased for \$50 dollars and will be good for an additional twenty-four guest uses.
- Guests not in possession of a House Guest Pass, discussed below, must be accompanied by the District homeowner.

- **Out of town guest**

- Out of town guests (100 miles from the District) staying in the home of a district homeowner for more than one day shall be permitted to use the Amenity Center if a Patron purchases a "House Guest Pass".
- The rate for a House Guest Pass is \$5.00 per person per week. No more than 6 house guests are allowed per household at any one time.
- House Guest Passes must be purchased from the District offices by a Patron. The house guest may use the facility without being accompanied by the Patron.

- **Heritage Landing**

- Each property owning entity and non-resident fee paying entity is allowed one (1) set of twenty-five (25) guest uses annually by the District at no cost.
- Each guest counts as one (1) use with a max of four (4) guests per visit. Example: If you bring four (4) guest that will count as four (4) uses toward your twenty-five (25) total for the year.
- Additional set of twenty-five (25) guest uses may be purchased for \$42.50, with the max of one (1) set being held by any one entity at any one time, by contacting the Camp Heritage Center Manager once your twenty-five (25) uses has been used.
- All Guests must register with the Camp Heritage Amenity Center Staff, and must be accompanied by a Patron (as defined) at all times.

- Grand Haven
  - House Guests and Daily Guests must register with the office of the Amenity Manager.
  - The Property Owner or Registered Renter inviting the House Guest or Daily Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office (example: out of state property owners and seasonal residents). A daily usage fee of ten dollars (\$10.00) per Daily Guest must be paid by Property Owner or Registered Renter upon guest registration.
  - Property Owners or Registered Renters who have registered a House Guest or Daily Guests are responsible for any and all actions taken by such House Guest or Daily Guest.
  - Violation by a House Guest or Daily Guest on any of these Policies as set forth by the District could result in loss of that Property Owner or Registered Renter's privileges and membership
- **Definition**
  - **House Guest** – shall mean any person who is temporarily residing as a guest in a Property Owner's or Registered Renters's home overnight for one night or longer. A House Guest may not be a resident of Flagler County, Florida.
- Tamaya
  - All Guests, regardless of age, are required to sign a waiver and release of liability before using the Amenity Facility.
  - In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Facility Manager's office.
  - All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facility by a parent or adult Patron unless previously authorized by the Facility Manager.
  - All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Facility Manager's office. All Guests under the age of 18 must have a waiver of liability signed by their parent or legal guardian.
  - Residents, Non-Resident Members, and Renters who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter.
- At any given time, a Resident, Renter or NonResident Member may allow up to four (4) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).
- Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.

- **CHALLENGES TO THE POLICY**

- Multiple access points to Amenities (pool, tennis, basketball, etc.)
- No way to identify guests or non-residents without sufficient staffing and/or required single point of entry.
- Difficult to ensure guests sign a waiver and release of liability form or to ensure that residents are properly supervising their guests.

- **RECOMMENDED POLICY CHANGES**

- Define a guest pass
- Patrons are allowed a maximum of 12 quests annually
- Only Patrons (i.e., adults 18 years old or older) may bring quests. Resident 17 years old and younger may not bring guests to the amenity center without an adult.
- Requirement to register non-resident (single) adult children and sign waiver, to allow use of facilities without resident parent being present.
- Introduce “Waiver and Release of Liability” into the policies?
  - Same form for all guests of all ages?
- Remove: Guest Policies, #1: “unless other arrangements have been made with the Facility Manager’s office, so as to prevent any possible coercions by residents.

## Topic: Room Rental Rates

### Comparable Communities: Celestina and RiverTown

- **Celestina Rates**
  - Rental Fee - \$50/hour payable to Celestina MPOA (Master Property Owners Association)
  - Deposit Fee - \$350.00 payable to Celestina MPOA (Master Property Owners Association)
  - Staffing Fee - \$25.00/hour per staff member payable to Vesta MANDATORY (if you're expecting over 50 guests, it's mandatory to have a second staff member on property).(Staffing duration needs to be the same number of hours as your rental duration)
- **RiverTown Rates**
  - RiverHouse Inside Only – 100 ppl (\$75.00)
  - Palm Court – 50 ppl (\$50.00)
  - Lawn – 100 ppl (\$50.00)
  - RiverHouse, lawn and patio – (\$125.00)
  - Pool Cabana – 50 ppl (\$50.00)
  - Group Fitness Room – 30 (\$50.00)
  - Soccer Field – 100 ppl (\$50.00 Half Field/\$100.00 Whole Field) On Mondays a \$20.00 fee per room attendant per hour – A private party attendant is required during the full length of all private events at the RiverHouse. The primary responsibility of the attendant is to protect the facility and ensure all District guidelines are followed. An additional attendant may be required for events with over 50 guests, or for events at which alcohol is to be consumed, in the District's discretion. The Patron is to pay the additional fee at the time of reserving the area and is to include the time for setup and cleanup.
- **Tamaya Rates**
  - Boardroom Rental Fee \$150.00 (Security Deposit \$150.00)
    - Limit of 4 hours and 12 attendees.
  - Group Fitness Room Rental Fee \$200.00 (Security Deposit \$350.00)
    - Limit of 4 hours and 25 attendees.
  - Pool Cabana Rental Fee \$150.00 Security Deposit \$150.00
    - Limit of 4 hours and 25 attendees.
  - Palm Court and Bar Rental Fee \$200.00 Security Deposit \$200.00
    - Limit of 4 hours and 50 attendees.
  - Tamaya Hall Rental Fee \$700.00 Security Deposit \$750.00
    - Limit of 6 hours and 80 attendees.
  - Tamaya Hall, Palm Court, and Bar Rental Fee \$1,500.00 Security Deposit \$750.00
    - Limit of 8 hours and 130 attendees.
  - Large Event Lawn Rental Fee \$0.00 Security Deposit \$350.00
    - Limit of 8 hours and 100 attendees.

# EXHIBIT 10



Managers' Report  
Beach CDD Meeting, July 18, 2022

*Date of report: 07-07-2022*

*Submitted by: Elizabeth Myers & Ron Zastrocky*

**GENERAL ITEMS:**

- Review and recommendation of Policies – Guest Policy/Holiday Closure/Suspension and Termination Policy
- RFP for Landscaping

**ACTION ITEM UPDATE:** Please see the spreadsheet (“Tamaya Action Item List”) attached to the email along with this report for both the Amenity and Field Operations items with current statuses.

**JULY EVENTS:**

- Independence Day Celebration 7/2/2022
- National Freezer Pop Day 5/8/2022
- Food Truck 7/7/2022
- National Fortune Cookie Day 7/20/2022
- Game Truck/Food Truck 7/23/2022
- Trivia Night/Food Truck 7/28/2022

**JUNE EVENT HIGHLIGHTS:**

**Eat Around the World Event** on 6/25/2022 @ Tamaya Hall and Palm Court/Bar



ICI homes sponsored event  
Attendance –80 people

**JULY EVENT HIGHLIGHTS:**

**Independence Celebration Event on 7/2/22 @ Poolside**



ICI Homes sponsored event  
Attendance – 100 people

**PROGRAMS:**

- Emma Bolyard-Water Aerobics
- Soccer Shots on the Event Lawn – new fall session August 30<sup>th</sup> through November 15<sup>th</sup>

**SOCIAL CLUBS:**

- Current clubs: Lunch bunch, Bunco
- Bridge and Cricut are taking a break for the summer season

**NEWSLETTER:**

- July newsletter went out with a 70% open rate.

**Field Operations Report**

**Landscape update**

All irrigation is operational, and leaks repaired  
GM for landscape resigned

**WIFI update**

Fitness room WIFI Network (Amenity Center Fitness) Password (havefun!)

Pool area WIFI Network (Amenity Center Pool) Password (havefun!)

Tamaya Hall WIFI Network (Amenity Center) Password (havefun!)

**Pool Update**

Leak at lap pool filter. All 3 flanges had to be replaced



**Fitness Room Update**

Both elliptical machines repaired. Replaced counsel and replaced wiring for heart rate monitor.



**Tennis Court Update**

Courts 3 and 4 were resurfaced and have new nets installed.

