



# BEACH COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting +  
Budget Public Hearing*

*Monday  
July 21, 2025  
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

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250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

Board of Supervisors  
**Beach Community Development District**

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, July 21, 2025, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An 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.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com) . We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Beach Community Development District

Meeting Date: Monday, July 21, 2025      Call-in Number: +1 (929) 205-6099  
Time: 6:00 PM      Meeting ID: 705 571 4830#  
Location: 12788 Meritage Blvd.,  
Jacksonville, FL 32246      (Listen Only)

## *Revised Agenda*

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)  
[Pg. 7](#)
- V. Vendor Reports**
  - A. Advanced Security Specialist
  - B. Ruppert Landscape LLC/Tree Amigos Outdoor Services
  - C. Vesta Property Services
    - 1. **Lifestyle Management Report** [Exhibit 2](#)  
[Pgs. 9-19](#)
    - 2. Field Management Report [Exhibit 3](#)  
[Pgs. 21-26](#)
- VI. FY 2025-2026 Budget Public Hearing**
  - A. Open the Public Hearing
  - B. **Present the FY 2025-2026 Budget** [Exhibit 4](#)
    - 1. **Approved Proposed FY 2025-2026 Budget** [Exhibit A](#)  
[Pgs. 28-35](#)
    - 2. **Revised FY 2025-2026 Budget – Discussed at the 05/12/2026 Workshop** [Exhibit B](#)  
[Pgs. 37-43](#)
  - C. Public Comments
  - D. Close the Public Hearing
  - E. Consideration & Adoption of **Resolution 2025-09**, Adopting FY 2025-2026 Budget [Exhibit 5](#)  
[Pgs. 45-46](#)
  - F. **Consideration & Adoption of Resolution 2025-10, Annual Assessments** [Exhibit 6](#)  
[Pgs. 48-61](#)
- VII. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on March 6, 2025 [Exhibit 7](#)  
[Pg. 63](#)
  - B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on July 3, 2025 [Exhibit 8](#)  
[Pgs. 65-67](#)
  - C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 16, 2025 [Exhibit 9](#)  
[Pgs. 69-74](#)

## VII. Consent Agenda – continued

- D. Consideration for Acceptance – The May 2025 Unaudited Financial Statements [Exhibit 10](#)  
[Pgs. 76-205](#)
- E. Rowing Machine - \$2,495.51 (CRF Contingency, Line 9) – from 07/03/2025 workshop [Exhibit 11](#)  
[Pgs. 207-215](#)
- F. Solar Speed Radar – NTE \$4,000.00 (CRF Contingency, Line 9) – from 07/03/2025 [Exhibit 12](#)  
[Pg. 217](#)
- G. Fact Finding Group for Pickleball Courts and Dog Park (Supervisor Korsakova) – From the 7/3/2025 Workshop [Exhibit 13](#)  
[Pg. 219](#)
- H. Fact Finding Group for Tamaya Hall Improvements (Supervisor Young) – From the 7/3/2025 Workshop [Exhibit 14](#)  
[Pg. 221](#)
- I. Fact Finding Group for Swimming Pool Matters (Supervisor Szeszko) – From the 7/3/2025 Workshop [Exhibit 15](#)  
[Pg. 223](#)

## VIII. Business Items

- A. Consideration & Adoption of **Resolution 2025-11**, Approving FY 2025-2026 Meeting Schedule
  - 1. Consideration of Alternative Dates for 01/19/26 & 02/16/26 Proposed meeting Dates [Exhibit 16](#)  
[Pgs. 225-226](#)
- B. Consideration & Adoption **Resolution 2025-12**, Designating Public Depository for Funds of the District [Exhibit 17](#)  
[Pgs. 228-229](#)
- C. Consideration of Ruppert Landscape Amenity Center Mulch Proposal – from 06/05/2025 workshop & tabled at 06/16/2025 meeting – (Mulch and Pine Straw; Line 30) [Exhibit 18](#)  
[Pgs. 231-234](#)
- D. Consideration of Permanent Lighting for Holiday Events (CRF Contingency; Line 9) – from 07/03/2025
  - 1. Blingle of Jacksonville - \$13,721.86 – *To Be Distributed* [Exhibit 19](#)
  - 2. Additional Quote – *To Be Distributed* [Exhibit 20](#)
- E. Consideration of LLS Tax Solutions Engagement Letter for Annual Arbitrage Calculations – 2024 Bond Series [Exhibit 21](#)  
[Pgs. 238-240](#)
- F. **Consideration of GFL Solid Waste Southeast LLC Dumpster Service Proposal (Trash Collection; Line 55)** [Exhibit 22](#)  
[Pgs. 242-244](#)

## IX. Discussion Topics

- A. Vesta Property Services Contract for Amenity Management and Field Operations Services— From the 7/3/2025 Workshop [Exhibit 23](#)  
[Pgs. 246-268](#)
- B. **Security/Roving Patrol/Breezeway Staff – Supervisor Young— From the 7/3/2025 Workshop** [Exhibit 24](#)  
[Pg. 270](#)
- C. Breezeway Fence Expansion (CRF Contingency; Line 9)
  - 1. Big Jerry’s Fencing - \$8,744.00 [Exhibit 25](#)  
[Pgs. 272-279](#)
  - 2. Additional Quote(s) – *To Be Distributed* [Exhibit 26](#)
- D. Bastia Court Drainage Issue—From the 7/3/2025 Workshop [Exhibit 27](#)  
[Pgs. 282-287](#)



**IX. Discussion Topics – continued**

E. Night Lights for Swimming—Supervisor Szeszko (CRF Contingency; Line 9)—From the 7/3/2025 Workshop—*To be Distributed*

[Exhibit 28](#)

F. Approval Process for Invoices & Roving Schedule – Chair Korsakova

**X. Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

1. Resident(s) Subject to Disciplinary Action

2. Complaint & Incident Management Tracker

3. Action Item Report

4. Meeting Matrix

5. Banking Update

6. Insurance Update

7. Landscape Maintenance Contract RFP Process

[Exhibit 29](#)

[Pgs. 290-297](#)

[Exhibit 30](#)

[Pgs. 299-308](#)

[Exhibit 31](#)

[Pg. 310](#)

**XI. Supervisors' Requests**

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

**XIII. Action Items Summary**

**XIV. Meeting Matrix Summary**

**XV. Next Workshop Confirmation or Cancellation: August 7, 6:00PM**

**XVI. Next Meeting Quorum Check: August 18, 6:00 PM**

Elena Korsakova	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chance Wedderburn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Karen Young	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Pawel Szeszko	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
James Kendig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**XVII. Adjournment**

## EXHIBIT 1

**BEACH COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEAR-  
ING TO CONSIDER THE  
ADOPTION OF THE FIS-  
CAL YEAR 2026 PROPOSED  
BUDGET(S); AND NOTICE OF  
REGULAR BOARD OF SUPER-  
VISORS' MEETING**

The Board of Supervisors ("**Board**") of the Beach Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: Monday, July 21, 2025

TIME: 6:00 PM

LOCATION:

12788 Meritage Blvd.

Jacksonville, FL 32246

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta District Services, 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/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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

Jul. 3/10

00 (25-03676D)

## EXHIBIT 2



**TAMAYA**  
BETWEEN THE CITY AND THE SEA

# Amenity Manager's Report

## Amenity Hours Of Operation



Clubhouse: Monday, Closed | Tuesday – Saturday, 12pm – 6pm | Sunday, 1pm – 5pm

Fitness Center: Open 7 days a week, 4am – 10pm

Pools: Weather permitting, dawn to dusk | Water Slide Hours: Monday Closed,  
Tuesday – Saturday 12pm – 6pm, Sunday 1pm – 5pm

Tennis Court: Monday – Sunday 7am – 10pm

Basketball Court: Dawn to dusk

Prepared For  
**BEACH CDD**  
for the month of  
**July 2025**

**Submitted by Oliver Ingram**

# EVENT SUMMARY

Date : June 6th 2025

Event: Tamaya Happy Hour



Total Cost: \$228.18

Attendance: 50

The Tamaya Happy Hour brought together an intimate group of residents who enjoyed a relaxed and friendly atmosphere. Guests played music from a shared playlist, creating a lively yet comfortable vibe. Attendees brought food and drinks to share, fostering a sense of community and connection among neighbors. It was a simple but enjoyable evening filled with conversation, laughter, and good company."



# EVENT SUMMARY

Date : June 8<sup>th</sup>, 2025

Event: Story Time & Craft Hour



Total Cost: \$54.16

Attendance: 21

Kaylie kicked off Storytime and Craft Hour by reading a delightful book to the children and their families. After the story, she guided everyone in creating colorful caterpillar crafts. The event wrapped up with participants enjoying healthy snacks and refreshments, making it a fun and engaging experience for all.

# EVENT SUMMARY

Date : June 21st, 2025

Event: Wild Wonders “The Reptile Show”



Total Cost: \$ 350.00

Attendance: 90

The Wild Wonders Reptile Show made a thrilling return, captivating residents with an up-close look at a variety of cold-blooded creatures. Presenter Mike engaged the audience with fascinating facts about different types of reptiles while keeping both kids and adults entertained. The highlight of the event was the hands-on experience, where residents had the chance to hold lizards and snakes, creating a memorable and educational experience for all.



# EVENT SUMMARY

Date : June 27th, 2025

Event: Teen Night Event



Total Cost: \$ 1,559.66

Attendance: 65

Teen Night continues to grow in popularity, drawing an even larger crowd this time around. Attendees had a blast trying out the silent disco and laser tag, creating an energetic and fun atmosphere. Everyone enjoyed plenty of pizza, sweet treats, and refreshments, making it another successful and memorable evening for the community's teens.

# SOCIAL CLUBS & PROGRAMMING

## Social Clubs

- Lunch Bunch
- Bunco
- Chapter Chatters
- Tamaya Travel Social club

## Programming

- Emma Bolyard's Water Aerobics classes have kicked off for the summer season, taking place on Wednesdays and Saturdays at 9 AM for \$6 per class—please sign up by emailing Emma directly at [bolyardpmp@gmail.com](mailto:bolyardpmp@gmail.com).
- Zumba with Tangie B- every Thursday 6:30-7:30 PM in the group fitness room
- Basima Salameh's Basic Yoga and Chair Yoga classes will resume upon her return from vacation, with the date to be announced.

# COMMUNITY CLUBS AND SOCIAL GROUPS

Residents may form clubs and social groups around similar interests and will get access to the amenities for no charge according to a schedule that is agreed upon with management.

For more information on all the active clubs and social groups in Tamaya, please contact Oliver at [olingram@vesatapropertyservices.com](mailto:olingram@vesatapropertyservices.com) and visit [TamayaAmenities.com](http://TamayaAmenities.com) for the application form.

Please note: Clubs are created and operated by residents of Tamaya and NOT by the Beach CDD, which does not endorse or express an opinion on any Club or Social Group or on any of their activities or publications.

No Tamaya Club or Social Group is considered a program of the Beach CDD in anyway whatsoever.



Social Group: Lunch Bunch  
Sandbar  
No Lunch Bunch In May  
Will Resume On June 10th

[SIGN UP HERE](#)

Please contact June McGrath  
for more information at:  
[junemcgrath\\_94@hotmail.com](mailto:junemcgrath_94@hotmail.com)

Social Group: Travel Social  
Club of Tamaya

Please contact Karen  
Young for more information  
and schedule at:  
[youngk1001@att.net](mailto:youngk1001@att.net)



Social Group: Chapter  
Chatters  
Last Tuesday of every month  
Tamaya Hall  
6:30 PM

Please contact Becky Farinella  
for more info and schedule at:  
[fourfarinellas@comcast.net](mailto:fourfarinellas@comcast.net)



Social Group: Bunco  
Last Monday of every month  
Tamaya Hall  
7:00 PM

Please contact Karen Young for  
more information  
and schedule at:  
[youngk1001@att.net](mailto:youngk1001@att.net)

# EVENTS & PROGRAMS

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Come join the party!

Thursday's

6:30 PM - 7:30 PM

Group Fitness room

\$8 per class per participant.

Zumba is a total body workout, combining all elements of fitness to include cardio, muscle conditioning, balance, flexibility, and boosted energy to the rhythmic tunes of Latin and international rhythms. It is uniquely designed to suit all fitness levels, but participants are encouraged to modify to fit their own personal needs.

Get ready for an EXHILARATING EXPERIENCE!

A minimum of 5 people must sign up to hold the class.

Text (352) 215-1801 to sign up for each class held on Thursdays

# COMING SOON

## August Events:

- 8/1/25 Tamaya Happy Hour
- 8/10/25 Storytime & Craft Hour
- 8/13/25 Wine Tasting
- 8/30/25 Back to school bash

## September Events:

- 9/5/25 Tamaya Happy Hour
- 9/14/25 Storytime & Craft Hour
- 9/20/25 Cassino Night

## October Events:

- 10/5/25 Tamaya Happy Hour
- 10/14/25 Storytime & Craft Hour
- 10/19/25 Halloween Event

## November Events:

- 11/3/25 Tamaya Happy Hour
- 11/12/25 Storytime & Craft Hour
- 11/21/25 Community Potluck

\*Events subject to change due to weather or other circumstances beyond our control\*

## Manager's Notes:

- We have experienced incidents at the amenity center with minors on e-bikes, e-scooters, and golf carts. Do NOT ride on the event lawn, the basketball & tennis courts, or landscaping throughout the amenity center. These actions have led to damage to CDD property. In Florida, you must be at least 15 years old and have a valid learner's permit or be 16 years old and have a valid driver's license to drive a golf cart on public roads or streets. Individuals 18 and older must have a valid government-issued photo ID.
- YMCA summer camp and swimming lessons for kids, offered by the British Swim School, have officially started—please check your emails for updates, and if you're not receiving our email blasts, stop by the office or send me an email so we can add you to the list.
- Summer is here, and as temperatures continue to rise, please stay safe by keeping hydrated and wearing sunscreen or sun-protective clothing if you'll be outdoors for extended periods.
- Just a friendly reminder about some of our pool policies: each household may bring up to four guests, and residents must present their ID when requested by staff.
- We continue to have residents improperly using the Amenity Dumpster—please refrain from doing so and contact Waste Management to arrange an additional pickup if needed.
- Please remember not to leave any personal items at the Amenity Center overnight, such as bicycles, scooters, basketballs, etc., as we've had reports of items being left behind and going missing by the time kids return to retrieve them.



# YTD Special Events Budget

			BUDGET			ACTUAL					VARIANCE		
FY Month	Event	type	net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
04 - Oct	Tamaya Happy Hour	adults	\$ 250	31	\$ 8	\$ 204	\$0	\$204	40	\$ 5	\$ 46	9	\$ 3
13 - Oct	Story Time	family	\$ 100	24	\$ 4	\$ 52	\$0	\$52	30	\$ 2	\$ 48	6	\$ 2
26 - Oct	Tamaya Fall Festival	family	\$ 2,500	290	\$ 9	\$ 1,747	\$0	\$1,747	250	\$ 7	\$ 753	-40	\$ 2
01 - Nov	Tamaya Happy Hour	adults	\$ 250	44	\$ 6	\$ 201	\$0	\$201	40	\$ 5	\$ 49	-4	\$ 1
10 - Nov	Thanksgiving Story time	family	\$ 100	30	\$ 3	\$ 109	\$0	\$109	30	\$ 4	\$ (9)	0	\$ (0)
15 - Nov	Movies on the lawn	family	\$ 250	35	\$ 7	\$ 60	\$0	\$60	40	\$ 2	\$ 190	5	\$ 6
22 - Nov	Friendsgiving Trivia	family	\$ 750	71	\$ 11	\$ 613	\$0	\$613	70	\$ 9	\$ 137	-1	\$ 2
06 - Dec	Gourmet Coffee & Cho	family	\$ 250	50	\$ 5	\$ -	\$250	-\$250	45	\$ (6)	\$ 500	-5	\$ 11
06 - Dec	White Elephant Gift	adults	\$ 500	51	\$ 10	\$ 483	\$0	\$483	45	\$ 11	\$ 17	-6	\$ (1)
08 - Dec	Story Time	family	\$ 100	25	\$ 4	\$ 112	\$0	\$112	30	\$ 4	\$ (12)	5	\$ 0
14 - Dec	Tamaya Christmas	family	\$ 1,500	397	\$ 4	\$ 1,120	\$500	\$620	300	\$ 2	\$ 880	-97	\$ 2
03 - Jan	Tamaya Happy Hour	adults	\$ 250	53	\$ 5	\$ 133	\$0	\$133	45	\$ 3	\$ 117	-8	\$ 2
04 - Jan	Polar Plunge	family	\$ 150	20	\$ 8	\$ 51	\$0	\$51	24	\$ 2	\$ 99	4	\$ 5
12 - Jan	Story Time	family	\$ 100	25	\$ 4	\$ 28	\$0	\$28	27	\$ 1	\$ 72	2	\$ 3
27 - Jan	Movies at Tamaya Hall	family	\$ 250	26	\$ 10	\$ 374	\$0	\$374	20	\$ 19	\$ (124)	-6	\$ (9)
01 - Feb	Valentines Dinner	adults	\$ 3,000	48	\$ 63	\$ 3,811	\$2,400	\$1,411	48	\$ 29	\$ 1,589	0	\$ 33
09 - Feb	Story Time	family	\$ 100	16	\$ 6	\$ 62	\$0	\$62	16	\$ 4	\$ 38	0	\$ 2
18 - Feb	Wine Tasting	adults	\$ 500	20	\$ 25	\$ 256	\$420	-\$164	14	\$ (12)	\$ 664	-6	\$ 37
21 - Feb	Teen Trivia	family	\$ 250	12	\$ 21	\$ 224	\$0	\$224	30	\$ 7	\$ 26	18	\$ 13
07 - Mar	St. Pat's Happy Hour	adults	\$ 250	39	\$ 6	\$ 169	\$0	\$169	39	\$ 4	\$ 81	0	\$ 2
09 - Mar	Story Time	family	\$ 100	8	\$ 13	\$ 22	\$0	\$22	6	\$ 4	\$ 78	-2	\$ 9
21 - Mar	Trivia Night	family	\$ 500	78	\$ 6	\$ 606	\$0	\$606	78	\$ 8	\$ (106)	0	\$ (1)
28 - Mar	Movie Night	family	\$ 150	7	\$ 21	\$ 141	\$0	\$141	11	\$ 13	\$ 9	4	\$ 9
04 - Apr	Tamaya Happy Hour	adults	\$ 250	34	\$ 7	\$ 195	\$0	\$195	34	\$ 6	\$ 55	0	\$ 2
13 - Apr	Story Time	family	\$ 100	2	\$ 50	\$ 46	\$0	\$46	13	\$ 4	\$ 54	11	\$ 46
19 - Apr	Easter	family	\$ 2,500	353	\$ 7	\$ 2,303	\$0	\$2,303	325	\$ 7	\$ 197	-28	\$ (0)
02 - May	Dueling Pianos	adults	\$ 2,300	70	\$ 33	\$ 2,683	\$700	\$1,983	70	\$ 28	\$ 317	0	\$ 5
06 - May	Taco Tuesday	family	\$ 1,000	187	\$ 5	\$ 932	\$0	\$932	175	\$ 5	\$ 68	-12	\$ 0
14 - May	Wine Tasting	adults	\$ 500	14	\$ 36	\$ 315	\$210	\$105	7	\$ 15	\$ 395	-7	\$ 21
24 - May	Memorial Day Pool Party	family	\$ 2,000	319	\$ 6	\$ 1,520	\$0	\$1,520	250	\$ 6	\$ 480	-69	\$ 0
30 - May	Trivia Night	family	\$ 500	80	\$ 6	\$ 657	\$0	\$657	70	\$ 9	\$ (157)	-10	\$ (3)
06 - Jun	Tamaya Happy Hour	adults	\$ 250	54	\$ 5	\$ 228	\$0	\$228	45	\$ 5	\$ 22	-9	\$ (0)
08 - Jun	Story Time	family	\$ 100	21	\$ 5	\$ 54	\$0	\$54	21	\$ 3	\$ 46	0	\$ 2
21 - Jun	Wild Wonders	family	\$ 350	130	\$ 3	\$ 350	\$0	\$350	95	\$ 4	\$ -	-35	\$ (1)
27 - Jun	Teen Night Event	family	\$ 1,500	69	\$ 22	\$ 1,560	\$0	\$1,560	80	\$ 19	\$ (60)	11	\$ 2
			\$ 23,500	2,733	\$ 9	\$ 21,421	\$ 4,480	\$16,941	2,463	\$ 7	\$ 6,559	-270	\$ 2

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	\$ 15,200	2,275	\$ 7	\$ 12,741	\$ 750	\$11,991	2,036	\$ 6	\$ 2,459	-239	\$ 1
adults	\$ 8,300	458	\$ 18	\$ 8,680	\$ 3,730	\$4,950	427	\$ 12	\$ (380)	-31	\$ 7
TOTAL	\$ 23,500	2,733	\$ 9	\$ 21,421	\$ 4,480	\$16,941	2,463	\$ 7	\$ 2,079	-270	\$ 2

If you have questions concerning this report please email [oingram@vestapropertyservices.com](mailto:oingram@vestapropertyservices.com).



## YMCA Summer Camp Sign-Up Update

For the month of June to Date:

Week 1 – June 2nd – 21 Campers

Week 2 – June 9<sup>th</sup> – 28 Campers

Week 3 - June 16<sup>th</sup> - 9 Campers

Week 4 - June 23<sup>rd</sup> - 20 Campers

## British Swim School Sign-Up Update

Currently, twenty-five families with thirty-five children are signed up for the classes in June, from 9:00 AM to 12:00 PM.



## EXHIBIT 3





**TAMAYA**  
BETWEEN THE CITY AND THE SEA

**20  
25**

# **FIELD OPERATIONS REPORT**

## **JUNE**



Prepared By :

**Ron Zastrocky**

Presented To :

**Beach CDD Supervisors**



904.577.3075



[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)





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Monthly Report: June 2025

Pests/Fertilizer/Herbicide:

- All landscape beds have been sprayed with herbicide and pre-emergent
  - Annual flower beds are maintained weekly
- Granular fertilizer and herbicide applied throughout Tamaya
  - Turf sprayed for sedges and broadleaf weeds

Maintenance:

- Weekly mowing service through Beach CDD
- Podocarpus and perimeter bushes have been trimmed at guard shack.
  - Sod installed at Brettungar drive. & Fiera vista drive.
- Hedges trimmed around the amenities center including hollies and ligustrums
  - JEA drainage has been bush hogged.
- Specific attention to pool area in preparation for the fourth of July festivities include: spraying pool deck and surrounding areas for weeds, hand pulling weeds out of plant material and trimming of bushes.
  - Costas way buffer zone weedeated and sprayed.
- Things we are going to pay close attention to in coming month: making sure buffer zone(ostia cir) is completed weekly , area # 17 on cdd map, side trimming muley grasses from sidewalks and paying attention to the event lawn behind amenity center.

Irrigation:

- Irrigation is scheduled to run 5 days a week at amenities center and 4 days in the pocket parks
    - Irrigation head coverage is correct
-



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Event Name: Water Management - Zone 2 Thank you for Work Order Number: 2036117 your business! Completed Date: 6/20/2025 Target Pests (if applicable): Service Notes & Observations Treated ponds 1-11 for algae, emergent vegetation and shoreline weeds Please allow 1-2 weeks for results If you have any questions please contact me at 904-504-4689 - Eric Walker Environmental Conditions Weather: Overcast Temperature: 83.34 Wind Direction: North-East Wind Speed: 1.99 Humidity: 75.0000 Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Treated Shoreline Weeds

Event Name: Water Management - Zone 1 Thank you for Work Order Number: 2036928 your business! Completed Date: 6/24/2025 Target Pests (if applicable): Service Notes & Observations Inspected all ponds and outfalls, Pond 12 - Treated for algae Pond 13 - Treated for algae and shoreline weeds Pond 14 - Pond looks good Pond 15 - Treated for algae Pond 16 - Treated for algae, invasive aquatic weeds and shoreline weeds Pond 17 - Treated pond for algae and invasive aquatic weeds Pond 18 - Treated for shoreline weeds Pond 19 - Treated for algae and shoreline weeds Pond 20 - Teated for algae and invasive aquatic weeds Pond 21 - Treated for algae, invasive aquatic weeds and shoreline weeds Pond 22 - Treated for algae, invasive aquatic weeds and shoreline weeds Please allow 7-14 days for results, please contact me with any comments or concerns. Kindest regards, Shea Fenske Environmental Conditions Weather: Partly Cloudy Temperature: 89.4 Wind Direction: East Wind Speed: 4.05 Humidity: 66.0000 Treated for Algae & Invasive Aquatic Weeds, Inspected OutFall Area, Inspected Pond(s), Treated Shoreline Weeds

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## Spray Report

Customer: Tree Amigos

Property: Tamaya

Date: 6/9-6/11/25

Area treated +/- 15 acres

Total Gallons used: 2000

Product:

21-0-0 @ .25lbs N per 1000sqft

6-0-0 @ 3lbs per acre

Mic Drop @ 96oz per acre

Imidacloprid @ 26oz per acre

Acelepryn Extra @ 20oz per acre

Bifen XTS @ 7oz per acre

The target for this application was to improve overall health, color and growth of the turf. Preventative and Curative Insecticides were applied to prevent and eliminate any turf damaging insects. Pre/Post emergent herbicides were used to prevent and eliminate Broadleaf weeds. Application must be watered within 24hrs. Expect to see results in 10-14 days.

\*Technician noticed dry spots and Drought stressed turf during the application. Note that the insecticide needs to be watered within 24hrs for optimum control. Agrowpro can not be held liable for areas that are not receiving water.

## Facility Maintenance Report - June 2025

### High Priority:

- Karatas drainage – Repair approved by board. Agreement signed
- CRF FY25 - three quotes - WIP (goal July) will have by July workshop

### Medium Priority:

- Pool - Uneven pavers - splash pad - WIP
- Pool - rocks – Getting quote for artificial turf around trees. Have quote will send for the workshop
- Pressure wash breezeway
- Stucco repair outside of group fitness room

### Low Priority:

- De cobwebbing common areas - ongoing
- Pressure washing – ongoing
- Drinking fountain filter in the yellow. Replaced filter
- Pad on fitness bench torn. Replaced pad.
- Grate on pool gutter broke. Replaced grate
  -

### Emergency/Random:

- AC unit in the fitness room quit working. Evaporator coil leaking. Coil under warranty.

### Routine/Periodic:

- Pool
  - vacuum - 3x per week
  - check controller's readings - daily
  - clean tiles - on as needed basis
  - Blow off pool deck - daily
  - Straighten chairs - daily
  - Take out garbage - daily
  - Clean 6 splash pad filters - weekly
  - Clean 2 pool pump strainer baskets - weekly
  - Inspect pool gutter drain grates – daily
  - Skim gutters - daily
- Tennis and basketball courts
  - brushing - daily
  - roll courts - weekly
  - check and adjust irrigation - weekly
  - spray bleach around edges for algae control - weekly
  - add clay - as needed
  - maintain wind screens and replace and adjust nets - as needed
  - rake clay back into playing area - as needed
  - Check and change garbage bags - daily
- Fountain and fence at Beach Blvd. - check – daily
- Playground

Rake mulch – when needed

Inspect playground equipment - weekly





Should you have any questions regarding this report or if you have a maintenance related request please contact me at the information below.



904.577.3075



[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)

## EXHIBIT 4

# Exhibit A



**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2024 ACTUAL</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	1,961,631	2,356,924	2,156,924	(200,000)
INTEREST INCOME	36,573	-	18,258	18,258
ROOM RENTALS	46,028	-	36,822	36,822
FUND BALANCE FORWARD	-	-	10,000	10,000
EVENT SPONSORSHIP & ENTRY FEES (NEW LINE)	-	-	1	1
ACCESS CARDS	1,455	-	-	-
BARCODE DECALS	10,750	-	-	-
MISC. OTHER INCOME	6,769	-	-	-
<b>NET REVENUES</b>	<b>2,063,207</b>	<b>2,356,924</b>	<b>2,222,005</b>	<b>(134,919)</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>				
SUPERVISOR FEES-REGULAR MEETINGS	9,600	12,000	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	12,000	12,000	-
DISTRICT MANAGEMENT	43,680	45,427	46,790	1,363
ENGINEERING	14,028	5,250	5,460	210
DISSEMINATION AGENT	2,600	2,704	2,785	81
DISTRICT COUNSEL	24,753	27,000	28,350	1,350
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	178
ARBITRAGE REBATE CALCULATION	1,300	650	676	26
AUDIT	3,450	3,650	3,650	-
WEBSITE	4,030	2,258	2,800	543
LEGAL ADVERTISING	2,741	7,000	3,500	(3,500)
DUES, LICENSES & FEES	191	175	175	-
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	97,648	101,000	3,352
TRUSTEE FEES	8,800	8,800	8,800	-
OFFICE MISCELLANEOUS	3,371	3,675	3,822	147
BONUS/APPRECIATION GIFTS (NEW LINE)	-	-	1,001	1,001
DISTRICT CONTINGENCY	6,995	229,805	16,303	(213,502)
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>207,791</b>	<b>463,991</b>	<b>255,239</b>	<b>(208,752)</b>
<b>FIELD EXPENSES</b>				
FIELD MANAGEMENT	126,938	171,452	178,310	6,858
LAKE MAINTENANCE	30,052	29,800	30,000	200
LANDSCAPING (INCLUDING MATERIALS)	378,700	466,135	400,000	(66,135)
LANDSCAPE CONTINGENCY (NEW LINE)	-	-	100,000	100,000
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)	11,235	20,000	20,800	800
MULCH AND PINE STRAW	-	33,600	34,944	1,344
IRRIGATION (REPAIRS)	13,546	4,200	4,368	168
UTILITIES/SEWER/PROPANE GAS	250,119	305,550	305,550	-
COMMUNITY AND AMENITY REPAIRS	37,495	110,000	90,000	(20,000)
SIDEWALK REPAIRS (NEW LINE)	-	-	7,000	7,000
<b>TOTAL FIELD EXPENSES</b>	<b>848,085</b>	<b>1,140,737</b>	<b>1,170,972</b>	<b>30,235</b>
<b>AMENITY EXPENSES</b>				
AMENITY MANAGEMENT	126,620	150,630	156,655	6,025
LIFEGUARD	27,658	25,480	28,028	2,548
AMENITY/FITNESS CENTER STAFFING	70,781	85,687	89,114	3,427
SWIMMING POOL CHEMICALS	20,002	20,000	20,802	802
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	26,805	32,725	5,920
SWIMMING POOL INSPECTION	850	893	929	37
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	-	-	-
HOLIDAY DECORATIONS	9,666	10,000	10,400	400
AMENITY CLEANING	20,430	30,000	31,200	1,200
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR (NEW NAME)	8,984	12,600	27,872	15,272
AMENITY GATE REPAIRS	1,275	14,200	-	(14,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	10,000	10,400	400
AMENITY INTERNET/CABLE	12,449	14,000	14,560	560
FITNESS EQUIPMENT LEASE	18,479	21,000	18,500	(2,500)
LIFESTYLES PROGRAMMING	37,023	34,650	46,036	11,386
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	3,625	3,770	145
PEST CONTROL	1,414	1,680	1,747	67
AMENITY FIRE SYSTEM MONITORING	900	1,496	1,556	60
AED LEASE	-	1,740	1,810	70
TRASH COLLECTION	2,868	2,415	2,983	568
<b>TOTAL AMENITY EXPENSES</b>	<b>417,298</b>	<b>466,901</b>	<b>499,087</b>	<b>32,186</b>
<b>ACCESS CONTROL /GATE HOUSE</b>				
GUARD SERVICE (GATE ONLY)	230,663	243,600	203,344	(40,256)
ROVING GUARD SERVICE	-	35,695	37,123	1,428
SECURITY CONTINGENCY (NEW LINE)	-	-	50,000	50,000
BAR CODE EXPENSE	3,288	6,000	6,240	240
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>233,951</b>	<b>285,295</b>	<b>296,707</b>	<b>11,412</b>
<b>TOTAL EXPENSES</b>	<b>1,707,124</b>	<b>2,356,924</b>	<b>2,222,005</b>	<b>(134,919)</b>
<b>TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES</b>	<b>356,083</b>	<b>-</b>	<b>-</b>	<b>-</b>

	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	\$ 100,269	\$ 221,016	\$ 421,016	\$ 200,000
INTEREST <sup>1</sup>	2,895			
<b>TOTAL REVENUES</b>	<b>103,164</b>	<b>221,016</b>	<b>421,016</b>	<b>200,000</b>
<b>EXPENDITURES</b>				
CAPITAL IMPROVEMENT PLAN - <b>CURRENT FY</b>	30,827	112,779	-	(112,779)
CAPITAL IMPROVEMENT PLAN - <b>FUTURE FY</b>	-	-	180,000	180,000
CAPITAL CONTINGENCY	23,764	-	150,000	150,000
CAPITAL RESERVE FUND CONTRIBUTION	-	108,237	91,016	(17,221)
<b>TOTAL EXPENDITURES</b>	<b>54,590</b>	<b>221,016</b>	<b>421,016</b>	<b>200,000</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>48,573</b>	<b>-</b>	<b>-</b>	<b>-</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS, DESCRIPTION, SCOPE OF WORK
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>			
SUPERVISOR FEES-REGULAR MEETINGS		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 regular meetings.
SUPERVISOR FEES-WORKSHOPS		12,000	Estimated 12 workshops
DISTRICT MANAGEMENT	Vesta District Services	46,790	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPGF-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on May 1, 2022 which remains in effect until such a time as either party terminates the agreement. 3% increase from FY 2025.
ENGINEERING	England-Thims & Miller, Inc. (yearly)	5,460	District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
DISSEMINATION AGENT	Vesta District Services	2,785	3% increase from FY 2025.
DISTRICT COUNSEL	Kutak Rock, LLP	28,350	District Counsel provides legal advise and guidance to Board of Supervisors and Management with regards to matters involving the District.
ASSESSMENT ADMINISTRATION	Vesta District Services	6,127	3% increase from FY 2025
ARBITRAGE REBATE CALCULATION		676	Required Arbitrage Rebate Calculation
AUDIT	DMHB	3,650	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process. Proposed contract with DMHB expires FY 2029.
WEBSITE	Campus Suite	2,800	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida
LEGAL ADVERTISING		3,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
DUES, LICENSES & FEES		175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	Egis--Florida Insurance Alliance	101,000	The District obtains general liability and public officials insurance
TRUSTEE FEES	BNY Mellon	8,800	\$4k/bond series plus additional expenses
OFFICE MISCELLANEOUS		3,822	For checks, postage, etc
BONUS/APPRECIATION GIFTS (NEW LINE)		1,001	
DISTRICT CONTINGENCY		16,303	
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>		<b>255,239</b>	
<b>FIELD EXPENSES</b>			
FIELD MANAGEMENT	Vesta Property Services	178,310	
LAKE MAINTENANCE	Lake Doctors	30,000	Professional services for the monitoring and treatment of lakes. Contract with Lake Doctors expires on 9/30/2025--Includes Carp. Based on quote for FY 2026
LANDSCAPING (INCLUDING MATERIALS)	Tree Amigos	400,000	Contract with Tree Amigos--Expires 6/30/2026
LANDSCAPE CONTINGENCY (NEW LINE)		100,000	
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)		20,800	Budget line currently found under Amenity Expenses. For miscellaneous landscape improvements.
MULCH AND PINE STRAW		34,944	
IRRIGATION (REPAIRS)		4,368	The District will incur expenses for irrigation repairs and replacements
UTILITIES/SEWER/PROPANE GAS	JEA	305,550	
COMMUNITY AND AMENITY REPAIRS		90,000	The District will incur expenses for community maintenance
SIDEWALK REPAIRS (NEW LINE)		7,000	
<b>TOTAL FIELD EXPENSES</b>		<b>1,170,972</b>	
<b>AMENITY EXPENSES</b>			
AMENITY MANAGEMENT	Vesta Property Services	156,655	
LIFEGUARD	Vesta Property Services	28,028	
AMENITY/FITNESS CENTER STAFFING	Vesta Property Services	89,114	
SWIMMING POOL CHEMICALS		20,802	
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE		32,725	
SWIMMING POOL INSPECTION		929	Department of Health Permit
AMENITY GENERAL MAINTENANCE & REPAIRS		-	FY25 combined with Community Maintenance expense line
HOLIDAY DECORATIONS		10,400	Adding lighting around amenity center in addition to entrance
AMENITY CLEANING	Quality Cleaning	31,200	Cleaning services plus supplies
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR		27,872	Includes entry gate plus other entry points
AMENITY WEBSITE/COMPUTER EQUIPMENT		10,400	Lifestyles's website
AMENITY INTERNET/CABLE	Comcast	14,560	
FITNESS EQUIPMENT LEASE		18,500	
LIFESTYLES PROGRAMMING	Vesta Property Services	46,036	
TENNIS COURT MAINTENANCE - 4 CLAY COURTS		3,770	
PEST CONTROL	Turner Pest Control	1,747	
AMENITY FIRE SYSTEM MONITORING	Wayne Automatic Fire Sprinklers, Inc.	1,556	renews yeraly until 10/1/2025
AED LEASE		1,810	
TRASH COLLECTION		2,983	
<b>TOTAL AMENITY EXPENSES</b>		<b>499,087</b>	
<b>ACCESS CONTROL /GATE HOUSE EXPENSES</b>			
GUARD SERVICE (GATE ONLY)		203,344	The District pays for staffing of guards at the gates within the community
ROVING GUARD SERVICE		37,123	
SECURITY CONTINGENCY (NEW LINE)		50,000	
BAR CODE EXPENSE		6,240	Barcode and keyscan access
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>		<b>296,707</b>	
<b>TOTAL EXPENSES</b>		<b>2,222,005</b>	

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M ASSESSMENT	<b>\$2,156,924.00</b>
COUNTY COLLECTION COSTS	\$81,613.34
EARLY PAYMENT DISCOUNT	\$93,272.39
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$2,331,809.73</u></b>

CAPITAL RESERVE FUND (CRF)	
NET RESERVE ASSESSMENT	<b>\$421,016.00</b>
COUNTY COLLECTION COSTS	\$15,930.34
EARLY PAYMENT DISCOUNT	\$18,206.10
<b>GROSS CRF ASSESSMENT</b>	<b><u>\$455,152.43</u></b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2024 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	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
<b>AA1</b>													
BELLA NINA	178	148		1.00	178.0	18.84%	\$439,219.19	\$2,467.52	1.00	178.0	18.84%	\$85,732.42	\$481.64
BELLA NIKA	406	367		1.00	406.0	42.96%	\$1,001,814.55	\$2,467.52	1.00	406.0	42.96%	\$195,546.97	\$481.64
BELLA ANA	21	19		1.00	21.0	2.22%	\$51,817.99	\$2,467.52	1.00	21.0	2.22%	\$10,114.50	\$481.64
<b>AA2</b>													
ISABELLA & LIV - 50'	112		111	1.00	112.0	11.85%	\$276,362.63	\$2,467.52	1.00	112.0	11.85%	\$53,943.99	\$481.64
ISABELLA & LIV - 60'	123		121	1.00	123.0	13.02%	\$303,505.39	\$2,467.52	1.00	123.0	13.02%	\$59,242.06	\$481.64
ISABELLA & LIV - 75'	105		104	1.00	105.0	11.11%	\$259,089.97	\$2,467.52	1.00	105.0	11.11%	\$50,572.49	\$481.64
	<b>945</b>	<b>534</b>	<b>336</b>		<b>945.0</b>	<b>100.00%</b>	<b>\$2,331,809.73</b>			<b>945.0</b>	<b>100.00%</b>	<b>\$455,152.43</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M AND CRF PER LOT	SERIES 2024 DEBT SERVICE <sup>(2)</sup>	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
<b>AA1</b>				
BELLA NINA	\$2,949.17	\$1,228.72		<b>\$4,177.88</b>
BELLA NIKA	\$2,949.17	\$1,362.22		<b>\$4,311.39</b>
BELLA ANA	\$2,949.17	\$1,617.82		<b>\$4,566.99</b>
<b>AA2</b>				
ISABELLA & LIV - 50'	\$2,949.17		\$1,750.00	<b>\$4,699.17</b>
ISABELLA & LIV - 60'	\$2,949.17		\$1,850.00	<b>\$4,799.17</b>
ISABELLA & LIV - 75'	\$2,949.17		\$1,931.00	<b>\$4,880.17</b>

FY 2025 PER LOT	VARIANCE FY25 TO FY26 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$4,177.88	\$0.00	\$0.00	0.0%
\$4,311.39	\$0.00	\$0.00	0.0%
\$4,566.99	\$0.00	\$0.00	0.0%
\$4,699.17	\$0.00	\$0.00	0.0%
\$4,799.17	\$0.00	\$0.00	0.0%
\$4,880.17	\$0.00	\$0.00	0.0%

<sup>(1)</sup> Reflects the total number of lots with Series 2015 and 2024 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 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, 2026 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 2025-2026 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2024 DS</b>	<b>SERIES 2015 DS</b>	<b>TOTAL DS BUDGET</b>
<b>REVENUES</b>			
NET ASSESSMENTS LEVIED (MADS)	\$ 659,084	\$ 575,993	\$ 1,235,077
<b>TOTAL REVENUES</b>	<b>659,084</b>	<b>575,993</b>	<b>1,235,077</b>
<b>EXPENDITURES</b>			
INTEREST PAYMENTS			
May 1, 2026	194,534	198,683	393,217
November 1, 2026	189,550	193,373	382,923
PRINCIPAL RETIREMENT			
May 1, 2026	275,000	180,000	455,000
<b>TOTAL EXPENDITURES</b>	<b>659,084</b>	<b>572,055</b>	<b>1,231,139</b>
<b>TOTAL REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 3,938</b>	<b>\$ 3,938</b>

TOTAL NET ASSESSMENTS	1,235,077
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	100,141
<b>TOTAL GROSS ASSESSMENTS</b>	<b>\$ 1,335,218</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024**

<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>
11/1/2024	-	3.625%	115,173	115,173	115,173	8,255,000
5/1/2025	265,000	3.625%	199,338	464,338		7,990,000
11/1/2025	-	3.625%	194,534	194,534	658,872	7,990,000
5/1/2026	275,000	3.625%	194,534	469,534		7,715,000
11/1/2026	-	3.625%	189,550	189,550	659,084	7,715,000
5/1/2027	280,000	3.625%	189,550	469,550		7,435,000
11/1/2027	-	3.75%	184,475	184,475	654,025	7,435,000
5/1/2028	295,000	3.75%	184,475	479,475		7,140,000
11/1/2028	-	3.75%	178,944	178,944	658,419	7,140,000
5/1/2029	305,000	3.75%	178,944	483,944		6,835,000
11/1/2029	-	3.75%	173,225	173,225	657,169	6,835,000
5/1/2030	315,000	3.75%	173,225	488,225		6,520,000
11/1/2030	-	3.75%	167,319	167,319	655,544	6,520,000
5/1/2031	330,000	3.75%	167,319	497,319		6,190,000
11/1/2031	-	5.00%	161,131	161,131	658,450	6,190,000
5/1/2032	345,000	5.00%	161,131	506,131		5,845,000
11/1/2032	-	5.00%	152,506	152,506	658,638	5,845,000
5/1/2033	360,000	5.00%	152,506	512,506		5,485,000
11/1/2033	-	5.00%	143,506	143,506	656,013	5,485,000
5/1/2034	380,000	5.00%	143,506	523,506		5,105,000
11/1/2034	-	5.25%	134,006	134,006	657,513	5,105,000
5/1/2035	400,000	5.25%	134,006	534,006		4,705,000
11/1/2035	-	5.25%	123,506	123,506	657,513	4,705,000
5/1/2036	420,000	5.25%	123,506	543,506		4,285,000
11/1/2036	-	5.25%	112,481	112,481	655,988	4,285,000
5/1/2037	445,000	5.25%	112,481	557,481		3,840,000
11/1/2037	-	5.25%	100,800	100,800	658,281	3,840,000
5/1/2038	465,000	5.25%	100,800	565,800		3,375,000
11/1/2038	-	5.25%	88,594	88,594	654,394	3,375,000
5/1/2039	490,000	5.25%	88,594	578,594		2,885,000
11/1/2039	-	5.25%	75,731	75,731	654,325	2,885,000
5/1/2040	520,000	5.25%	75,731	595,731		2,365,000
11/1/2040	-	5.25%	62,081	62,081	657,813	2,365,000
5/1/2041	545,000	5.25%	62,081	607,081		1,820,000
11/1/2041	-	5.25%	47,775	47,775	654,856	1,820,000
5/1/2042	575,000	5.25%	47,775	622,775		1,245,000
11/1/2042	-	5.25%	32,681	32,681	655,456	1,245,000
5/1/2043	605,000	5.25%	32,681	637,681		640,000
11/1/2043	-	5.25%	16,800	16,800	654,481	640,000
5/1/2044	640,000	5.25%	16,800	656,800	656,800	-
<b>Total</b>	<b>8,255,000</b>		<b>4,993,804</b>	<b>13,248,804</b>	<b>13,248,804</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 659,084  
Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						6,905,000
11/1/2024	-	5.90%	203,698	203,698	203,698	6,905,000
5/1/2025	170,000	5.90%	203,698	373,698		6,735,000
11/1/2025	-	5.90%	198,683	198,683	572,380	6,735,000
5/1/2026	180,000	5.90%	198,683	378,683		6,555,000
11/1/2026	-	5.90%	193,373	193,373	572,055	6,555,000
5/1/2027	195,000	5.90%	193,373	388,373		6,360,000
11/1/2027	-	5.90%	187,620	187,620	575,993	6,360,000
5/1/2028	205,000	5.90%	187,620	392,620		6,155,000
11/1/2028	-	5.90%	181,573	181,573	574,193	6,155,000
5/1/2029	215,000	5.90%	181,573	396,573		5,940,000
11/1/2029	-	5.90%	175,230	175,230	571,803	5,940,000
5/1/2030	230,000	5.90%	175,230	405,230		5,710,000
11/1/2030	-	5.90%	168,445	168,445	573,675	5,710,000
5/1/2031	245,000	5.90%	168,445	413,445		5,465,000
11/1/2031	-	5.90%	161,218	161,218	574,663	5,465,000
5/1/2032	260,000	5.90%	161,218	421,218		5,205,000
11/1/2032	-	5.90%	153,548	153,548	574,765	5,205,000
5/1/2033	275,000	5.90%	153,548	428,548		4,930,000
11/1/2033	-	5.90%	145,435	145,435	573,983	4,930,000
5/1/2034	290,000	5.90%	145,435	435,435		4,640,000
11/1/2034	-	5.90%	136,880	136,880	572,315	4,640,000
5/1/2035	310,000	5.90%	136,880	446,880		4,330,000
11/1/2035	-	5.90%	127,735	127,735	574,615	4,330,000
5/1/2036	325,000	5.90%	127,735	452,735		4,005,000
11/1/2036	-	5.90%	118,148	118,148	570,883	4,005,000
5/1/2037	350,000	5.90%	118,148	468,148		3,655,000
11/1/2037	-	5.90%	107,823	107,823	575,970	3,655,000
5/1/2038	370,000	5.90%	107,823	477,823		3,285,000
11/1/2038	-	5.90%	96,908	96,908	574,730	3,285,000
5/1/2039	390,000	5.90%	96,908	486,908		2,895,000
11/1/2039	-	5.90%	85,403	85,403	572,310	2,895,000
5/1/2040	415,000	5.90%	85,403	500,403		2,480,000
11/1/2040	-	5.90%	73,160	73,160	573,563	2,480,000
5/1/2041	440,000	5.90%	73,160	513,160		2,040,000
11/1/2041	-	5.90%	60,180	60,180	573,340	2,040,000
5/1/2042	465,000	5.90%	60,180	525,180		1,575,000
11/1/2042	-	5.90%	46,463	46,463	571,643	1,575,000
5/1/2043	495,000	5.90%	46,463	541,463		1,080,000
11/1/2043	-	5.90%	31,860	31,860	573,323	1,080,000
5/1/2044	525,000	5.90%	31,860	556,860		555,000
11/1/2044	-	5.90%	16,373	16,373	573,233	555,000
5/1/2045	555,000	5.90%	16,373	571,373	571,373	-
<b>Total</b>	<b>6,905,000</b>		<b>5,339,500</b>	<b>12,244,500</b>	<b>12,244,500</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 575,993

(a) Data herein for the CDD's budgetary process purposes only.

# Exhibit B



**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	1,961,631	2,356,924	2,156,924	(200,000)
INTEREST INCOME	36,573	-	-	-
ROOM RENTALS	46,028	-	-	-
FUND BALANCE FORWARD	-	-	65,080	65,080
EVENT SPONSORSHIP & ENTRY FEES (NEW LINE)	-	-	-	-
ACCESS CARDS	1,455	-	-	-
BARCODE DECALS	10,750	-	-	-
MISC. OTHER INCOME	6,769	-	-	-
<b>NET REVENUES</b>	<b>2,063,207</b>	<b>2,356,924</b>	<b>2,222,004</b>	<b>(134,920)</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>				
SUPERVISOR FEES-REGULAR MEETINGS	9,600	12,000	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	12,000	12,000	-
DISTRICT MANAGEMENT	43,680	45,427	46,790	1,363
ENGINEERING	14,028	5,250	5,460	210
DISSEMINATION AGENT	2,600	2,704	2,785	81
DISTRICT COUNSEL	24,753	27,000	28,350	1,350
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	178
ARBITRAGE REBATE CALCULATION	1,300	650	676	26
AUDIT	3,450	3,650	3,650	-
WEBSITE	4,030	2,258	2,800	543
LEGAL ADVERTISING	2,741	7,000	3,500	(3,500)
DUES, LICENSES & FEES	191	175	175	-
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	97,648	101,000	3,352
TRUSTEE FEES	8,800	8,800	8,800	-
OFFICE MISCELLANEOUS	3,371	3,675	3,822	147
BONUS/APPRECIATION GIFTS (NEW LINE)	-	-	1,000	1,000
DISTRICT CONTINGENCY	6,995	229,805	16,303	(213,502)
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>207,791</b>	<b>463,991</b>	<b>255,238</b>	<b>(208,753)</b>
<b>FIELD EXPENSES</b>				
FIELD MANAGEMENT	126,938	171,452	178,310	6,858
LAKE MAINTENANCE	30,052	29,800	30,000	200
LANDSCAPING (INCLUDING MATERIALS)	378,700	466,135	400,000	(66,135)
FIELD OPERATIONS CONTINGENCY (NEW LINE)	-	-	100,000	100,000
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)	11,235	20,000	20,800	800
MULCH AND PINE STRAW	-	33,600	34,944	1,344
IRRIGATION (REPAIRS)	13,546	4,200	4,368	168
UTILITIES/SEWER/PROPANE GAS	250,119	305,550	305,550	-
COMMUNITY AND AMENITY REPAIRS	37,495	110,000	90,000	(20,000)
SIDEWALK REPAIRS (NEW LINE)	-	-	7,000	7,000
<b>TOTAL FIELD EXPENSES</b>	<b>848,085</b>	<b>1,140,737</b>	<b>1,170,972</b>	<b>30,235</b>
<b>AMENITY EXPENSES</b>				
AMENITY MANAGEMENT	126,620	150,630	156,655	6,025
LIFEGUARD	27,658	25,480	28,028	2,548
AMENITY/FITNESS CENTER STAFFING	70,781	85,687	89,114	3,427
SWIMMING POOL CHEMICALS	20,002	20,000	20,802	802
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	26,805	32,725	5,920
SWIMMING POOL INSPECTION	850	893	929	37
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	-	-	-
HOLIDAY DECORATIONS	9,666	10,000	10,400	400
AMENITY CLEANING	20,430	30,000	31,200	1,200
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR (NEW NAME)	8,984	12,600	27,872	15,272
AMENITY GATE REPAIRS	1,275	14,200	-	(14,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	10,000	10,400	400
AMENITY INTERNET/CABLE	12,449	14,000	14,560	560
FITNESS EQUIPMENT LEASE	18,479	21,000	18,500	(2,500)
LIFESTYLES PROGRAMMING	37,023	34,650	46,036	11,386
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	3,625	3,770	145
PEST CONTROL	1,414	1,680	1,747	67
AMENITY FIRE SYSTEM MONITORING	900	1,496	1,556	60
AED LEASE	-	1,740	1,810	70
TRASH COLLECTION	2,868	2,415	2,983	568
<b>TOTAL AMENITY EXPENSES</b>	<b>417,298</b>	<b>466,901</b>	<b>499,087</b>	<b>32,186</b>
<b>ACCESS CONTROL /GATE HOUSE</b>				
GUARD SERVICE (GATE ONLY)	230,663	243,600	203,344	(40,256)
ROVING GUARD SERVICE	-	35,695	37,123	1,428
SECURITY CONTINGENCY (NEW LINE)	-	-	50,000	50,000
BAR CODE EXPENSE	3,288	6,000	6,240	240
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>233,951</b>	<b>285,295</b>	<b>296,707</b>	<b>11,412</b>
<b>TOTAL EXPENSES</b>	<b>1,707,124</b>	<b>2,356,924</b>	<b>2,222,004</b>	<b>(134,920)</b>
<b>TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES</b>	<b>356,083</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OPERATIONS &amp; MAINTENANCE FUND BALANCE</b>				
FUND BALANCE - BEGINNING	229,755	585,838	476,519	(109,319)
TRANSFER OUT TO CAPITAL RESERVE FUND	-	(109,319)	(274,921)	(165,602)
FUND BALANCE FORWARD	-	-	(65,080)	(65,080)
NET CHANGE IN FUND BALANCE	356,083	-	-	-
<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>585,838</b>	<b>476,519</b>	<b>136,518</b>	<b>(340,001)</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25 - FY26</b>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	\$ 100,269	\$ 221,016	\$ 421,016	\$ 200,000
INTEREST <sup>1</sup>	2,895			
<b>TOTAL REVENUES</b>	<b>103,164</b>	<b>221,016</b>	<b>421,016</b>	<b>200,000</b>
<b>EXPENDITURES</b>				
CAPITAL IMPROVEMENT PLAN - <b>CURRENT FY</b>	30,827	112,779	-	(112,779)
CAPITAL IMPROVEMENT PLAN - <b>FUTURE FY</b>	-	-	180,000	180,000
CAPITAL CONTINGENCY	23,764	-	150,000	150,000
CAPITAL RESERVE FUND CONTRIBUTION	-	108,237	91,016	(17,221)
<b>TOTAL EXPENDITURES</b>	<b>54,590</b>	<b>221,016</b>	<b>421,016</b>	<b>200,000</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>48,573</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER FINANCING SOURCES &amp; USES</b>				
TRANSFER IN FROM GENERAL FUND	-	109,319	274,921	165,602
<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>109,319</b>	<b>274,921</b>	<b>165,602</b>
<b>CAPITAL RESERVE FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>48,573</b>	<b>157,892</b>	<b>109,319</b>
NET CHANGE IN FUND BALANCE	48,573	109,319	274,921	165,602
<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>48,573</b>	<b>157,892</b>	<b>432,813</b>	<b>274,921</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS, DESCRIPTION, SCOPE OF WORK
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>			
SUPERVISOR FEES-REGULAR MEETINGS		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 regular meetings.
SUPERVISOR FEES-WORKSHOPS		12,000	Estimated 12 workshops
DISTRICT MANAGEMENT	Vesta District Services	46,790	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPGF-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on May 1, 2022 which remains in effect until such a time as either party terminates the agreement. 3% increase from FY 2025.
ENGINEERING	England-Thims & Miller, Inc. (yearly)	5,460	District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
DISSEMINATION AGENT	Vesta District Services	2,785	3% increase from FY 2025.
DISTRICT COUNSEL	Kutak Rock, LLP	28,350	District Counsel provides legal advise and guidance to Board of Supervisors and Management with regards to matters involving the District.
ASSESSMENT ADMINISTRATION	Vesta District Services	6,127	3% increase from FY 2025
ARBITRAGE REBATE CALCULATION		676	Required Arbitrage Rebate Calculation
AUDIT	DMHB	3,650	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process. Proposed contract with DMHB expires FY 2029.
WEBSITE	Campus Suite	2,800	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida
LEGAL ADVERTISING		3,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
DUES, LICENSES & FEES		175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	Egis--Florida Insurance Alliance	101,000	The District obtains general liability and public officials insurance
TRUSTEE FEES	BNY Mellon	8,800	\$4k/bond series plus additional expenses
OFFICE MISCELLANEOUS		3,822	For checks, postage, etc
<b>BONUS/APPRECIATION GIFTS (NEW LINE)</b>		1,000	
DISTRICT CONTINGENCY		16,303	
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>		<b>255,238</b>	
<b>FIELD EXPENSES</b>			
FIELD MANAGEMENT	Vesta Property Services	178,310	
LAKE MAINTENANCE	Lake Doctors	30,000	Professional services for the monitoring and treatment of lakes. Contract with Lake Doctors expires on 9/30/2025--Includes Carp. Based on quote for FY 2026
LANDSCAPING (INCLUDING MATERIALS)	Tree Amigos	400,000	Contract with Tree Amigos--Expires 6/30/2026
<b>LANDSCAPE CONTINGENCY (NEW LINE)</b>		100,000	
<b>LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)</b>		20,800	Budget line currently found under Amenity Expenses. For miscellaneous landscape improvements.
MULCH AND PINE STRAW		34,944	
IRRIGATION (REPAIRS)		4,368	The District will incur expenses for irrigation repairs and replacements
UTILITIES/SEWER/PROPANE GAS	JEA	305,550	
COMMUNITY AND AMENITY REPAIRS		90,000	The District will incur expenses for community maintenance
<b>SIDEWALK REPAIRS (NEW LINE)</b>		7,000	
<b>TOTAL FIELD EXPENSES</b>		<b>1,170,972</b>	
<b>AMENITY EXPENSES</b>			
AMENITY MANAGEMENT	Vesta Property Services	156,655	
LIFEGUARD	Vesta Property Services	28,028	
AMENITY/FITNESS CENTER STAFFING	Vesta Property Services	89,114	
SWIMMING POOL CHEMICALS		20,802	
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE		32,725	
SWIMMING POOL INSPECTION		929	Department of Health Permit
AMENITY GENERAL MAINTENANCE & REPAIRS		-	FY25 combined with Community Maintenance expense line
HOLIDAY DECORATIONS		10,400	Adding lighting around amenity center in addition to entrance
AMENITY CLEANING	Quality Cleaning	31,200	Cleaning services plus supplies
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR		27,872	Includes entry gate plus other entry points
AMENITY WEBSITE/COMPUTER EQUIPMENT		10,400	Lifestyles's website
AMENITY INTERNET/CABLE	Comcast	14,560	
FITNESS EQUIPMENT LEASE		18,500	
LIFESTYLES PROGRAMMING	Vesta Property Services	46,036	
TENNIS COURT MAINTENANCE - 4 CLAY COURTS		3,770	
PEST CONTROL	Turner Pest Control	1,747	
AMENITY FIRE SYSTEM MONITORING	Wayne Automatic Fire Sprinklers, Inc.	1,556	renews yeraly until 10/1/2025
AED LEASE		1,810	
TRASH COLLECTION		2,983	
<b>TOTAL AMENITY EXPENSES</b>		<b>499,087</b>	
<b>ACCESS CONTROL /GATE HOUSE</b>			
GUARD SERVICE (GATE ONLY)		203,344	The District pays for staffing of guards at the gates within the community
ROVING GUARD SERVICE		37,123	
<b>SECURITY CONTINGENCY (NEW LINE)</b>		50,000	
BAR CODE EXPENSE		6,240	Barcode and keyscan access
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>		<b>296,707</b>	
<b>TOTAL EXPENSES</b>		<b>2,222,004</b>	

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M ASSESSMENT	<b>\$2,156,924.00</b>
COUNTY COLLECTION COSTS	\$81,613.34
EARLY PAYMENT DISCOUNT	\$93,272.39
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$2,331,809.73</u></b>

CAPITAL RESERVE FUND (CRF)	
NET RESERVE ASSESSMENT	<b>\$421,016.00</b>
COUNTY COLLECTION COSTS	\$15,930.34
EARLY PAYMENT DISCOUNT	\$18,206.10
<b>GROSS CRF ASSESSMENT</b>	<b><u>\$455,152.43</u></b>

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2024 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	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
<b>AA1</b>													
BELLA NINA	178	148		1.00	178.0	18.84%	\$439,219.19	\$2,467.52	1.00	178.0	18.84%	\$85,732.42	\$481.64
BELLA NIKA	406	367		1.00	406.0	42.96%	\$1,001,814.55	\$2,467.52	1.00	406.0	42.96%	\$195,546.97	\$481.64
BELLA ANA	21	19		1.00	21.0	2.22%	\$51,817.99	\$2,467.52	1.00	21.0	2.22%	\$10,114.50	\$481.64
<b>AA2</b>													
ISABELLA & LIV - 50'	112		111	1.00	112.0	11.85%	\$276,362.63	\$2,467.52	1.00	112.0	11.85%	\$53,943.99	\$481.64
ISABELLA & LIV - 60'	123		121	1.00	123.0	13.02%	\$303,505.39	\$2,467.52	1.00	123.0	13.02%	\$59,242.06	\$481.64
ISABELLA & LIV - 75'	105		104	1.00	105.0	11.11%	\$259,089.97	\$2,467.52	1.00	105.0	11.11%	\$50,572.49	\$481.64
	<u>945</u>	<u>534</u>	<u>336</u>		<u>945.0</u>	<u>100.00%</u>	<b><u>\$2,331,809.73</u></b>			<u>945.0</u>	<u>100.00%</u>	<b><u>\$455,152.43</u></b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M AND CRF PER LOT	SERIES 2024 DEBT SERVICE <sup>(2)</sup>	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
<b>AA1</b>				
BELLA NINA	\$2,949.17	\$1,228.72		<b>\$4,177.88</b>
BELLA NIKA	\$2,949.17	\$1,362.22		<b>\$4,311.39</b>
BELLA ANA	\$2,949.17	\$1,617.82		<b>\$4,566.99</b>
<b>AA2</b>				
ISABELLA & LIV - 50'	\$2,949.17		\$1,750.00	<b>\$4,699.17</b>
ISABELLA & LIV - 60'	\$2,949.17		\$1,850.00	<b>\$4,799.17</b>
ISABELLA & LIV - 75'	\$2,949.17		\$1,931.00	<b>\$4,880.17</b>

FY 2025 PER LOT	VARIANCE FY25 TO FY26 PER LOT	VARIANCE PER MONTH PER LOT	% VARIANCE
\$4,177.88	\$0.00	\$0.00	0.0%
\$4,311.39	\$0.00	\$0.00	0.0%
\$4,566.99	\$0.00	\$0.00	0.0%
\$4,699.17	\$0.00	\$0.00	0.0%
\$4,799.17	\$0.00	\$0.00	0.0%
\$4,880.17	\$0.00	\$0.00	0.0%

<sup>(1)</sup> Reflects the total number of lots with Series 2015 and 2024 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 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, 2026 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 2025-2026 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2024 DS</b>	<b>SERIES 2015 DS</b>	<b>TOTAL DS BUDGET</b>
<b>REVENUES</b>			
NET ASSESSMENTS LEVIED (MADS)	\$ 659,084	\$ 575,993	\$ 1,235,077
<b>TOTAL REVENUES</b>	<b>659,084</b>	<b>575,993</b>	<b>1,235,077</b>
<b>EXPENDITURES</b>			
INTEREST PAYMENTS			
May 1, 2026	194,534	198,683	393,217
November 1, 2026	189,550	193,373	382,923
PRINCIPAL RETIREMENT			
May 1, 2026	275,000	180,000	455,000
<b>TOTAL EXPENDITURES</b>	<b>659,084</b>	<b>572,055</b>	<b>1,231,139</b>
<b>TOTAL REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 3,938</b>	<b>\$ 3,938</b>

TOTAL NET ASSESSMENTS	1,235,077
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	100,141
<b>TOTAL GROSS ASSESSMENTS</b>	<b>\$ 1,335,218</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2024	-	3.625%	115,173	115,173	115,173	8,255,000
5/1/2025	265,000	3.625%	199,338	464,338		7,990,000
11/1/2025	-	3.625%	194,534	194,534	658,872	7,990,000
5/1/2026	275,000	3.625%	194,534	469,534		7,715,000
11/1/2026	-	3.625%	189,550	189,550	659,084	7,715,000
5/1/2027	280,000	3.625%	189,550	469,550		7,435,000
11/1/2027	-	3.75%	184,475	184,475	654,025	7,435,000
5/1/2028	295,000	3.75%	184,475	479,475		7,140,000
11/1/2028	-	3.75%	178,944	178,944	658,419	7,140,000
5/1/2029	305,000	3.75%	178,944	483,944		6,835,000
11/1/2029	-	3.75%	173,225	173,225	657,169	6,835,000
5/1/2030	315,000	3.75%	173,225	488,225		6,520,000
11/1/2030	-	3.75%	167,319	167,319	655,544	6,520,000
5/1/2031	330,000	3.75%	167,319	497,319		6,190,000
11/1/2031	-	5.00%	161,131	161,131	658,450	6,190,000
5/1/2032	345,000	5.00%	161,131	506,131		5,845,000
11/1/2032	-	5.00%	152,506	152,506	658,638	5,845,000
5/1/2033	360,000	5.00%	152,506	512,506		5,485,000
11/1/2033	-	5.00%	143,506	143,506	656,013	5,485,000
5/1/2034	380,000	5.00%	143,506	523,506		5,105,000
11/1/2034	-	5.25%	134,006	134,006	657,513	5,105,000
5/1/2035	400,000	5.25%	134,006	534,006		4,705,000
11/1/2035	-	5.25%	123,506	123,506	657,513	4,705,000
5/1/2036	420,000	5.25%	123,506	543,506		4,285,000
11/1/2036	-	5.25%	112,481	112,481	655,988	4,285,000
5/1/2037	445,000	5.25%	112,481	557,481		3,840,000
11/1/2037	-	5.25%	100,800	100,800	658,281	3,840,000
5/1/2038	465,000	5.25%	100,800	565,800		3,375,000
11/1/2038	-	5.25%	88,594	88,594	654,394	3,375,000
5/1/2039	490,000	5.25%	88,594	578,594		2,885,000
11/1/2039	-	5.25%	75,731	75,731	654,325	2,885,000
5/1/2040	520,000	5.25%	75,731	595,731		2,365,000
11/1/2040	-	5.25%	62,081	62,081	657,813	2,365,000
5/1/2041	545,000	5.25%	62,081	607,081		1,820,000
11/1/2041	-	5.25%	47,775	47,775	654,856	1,820,000
5/1/2042	575,000	5.25%	47,775	622,775		1,245,000
11/1/2042	-	5.25%	32,681	32,681	655,456	1,245,000
5/1/2043	605,000	5.25%	32,681	637,681		640,000
11/1/2043	-	5.25%	16,800	16,800	654,481	640,000
5/1/2044	640,000	5.25%	16,800	656,800	656,800	-
<b>Total</b>	<b>8,255,000</b>		<b>4,993,804</b>	<b>13,248,804</b>	<b>13,248,804</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 659,084  
Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						6,905,000
11/1/2024	-	5.90%	203,698	203,698	203,698	6,905,000
5/1/2025	170,000	5.90%	203,698	373,698		6,735,000
11/1/2025	-	5.90%	198,683	198,683	572,380	6,735,000
5/1/2026	180,000	5.90%	198,683	378,683		6,555,000
11/1/2026	-	5.90%	193,373	193,373	572,055	6,555,000
5/1/2027	195,000	5.90%	193,373	388,373		6,360,000
11/1/2027	-	5.90%	187,620	187,620	575,993	6,360,000
5/1/2028	205,000	5.90%	187,620	392,620		6,155,000
11/1/2028	-	5.90%	181,573	181,573	574,193	6,155,000
5/1/2029	215,000	5.90%	181,573	396,573		5,940,000
11/1/2029	-	5.90%	175,230	175,230	571,803	5,940,000
5/1/2030	230,000	5.90%	175,230	405,230		5,710,000
11/1/2030	-	5.90%	168,445	168,445	573,675	5,710,000
5/1/2031	245,000	5.90%	168,445	413,445		5,465,000
11/1/2031	-	5.90%	161,218	161,218	574,663	5,465,000
5/1/2032	260,000	5.90%	161,218	421,218		5,205,000
11/1/2032	-	5.90%	153,548	153,548	574,765	5,205,000
5/1/2033	275,000	5.90%	153,548	428,548		4,930,000
11/1/2033	-	5.90%	145,435	145,435	573,983	4,930,000
5/1/2034	290,000	5.90%	145,435	435,435		4,640,000
11/1/2034	-	5.90%	136,880	136,880	572,315	4,640,000
5/1/2035	310,000	5.90%	136,880	446,880		4,330,000
11/1/2035	-	5.90%	127,735	127,735	574,615	4,330,000
5/1/2036	325,000	5.90%	127,735	452,735		4,005,000
11/1/2036	-	5.90%	118,148	118,148	570,883	4,005,000
5/1/2037	350,000	5.90%	118,148	468,148		3,655,000
11/1/2037	-	5.90%	107,823	107,823	575,970	3,655,000
5/1/2038	370,000	5.90%	107,823	477,823		3,285,000
11/1/2038	-	5.90%	96,908	96,908	574,730	3,285,000
5/1/2039	390,000	5.90%	96,908	486,908		2,895,000
11/1/2039	-	5.90%	85,403	85,403	572,310	2,895,000
5/1/2040	415,000	5.90%	85,403	500,403		2,480,000
11/1/2040	-	5.90%	73,160	73,160	573,563	2,480,000
5/1/2041	440,000	5.90%	73,160	513,160		2,040,000
11/1/2041	-	5.90%	60,180	60,180	573,340	2,040,000
5/1/2042	465,000	5.90%	60,180	525,180		1,575,000
11/1/2042	-	5.90%	46,463	46,463	571,643	1,575,000
5/1/2043	495,000	5.90%	46,463	541,463		1,080,000
11/1/2043	-	5.90%	31,860	31,860	573,323	1,080,000
5/1/2044	525,000	5.90%	31,860	556,860		555,000
11/1/2044	-	5.90%	16,373	16,373	573,233	555,000
5/1/2045	555,000	5.90%	16,373	571,373	571,373	-
<b>Total</b>	<b>6,905,000</b>		<b>5,339,500</b>	<b>12,244,500</b>	<b>12,244,500</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 575,993

(a) Data herein for the CDD's budgetary process purposes only.

## EXHIBIT 5



**RESOLUTION 2025-09**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Beach Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes* ; 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.

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

**SECTION 1. BUDGET**

- a. 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.
- b. 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, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2.      APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

## **SECTION 3.      BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF JULY, 2025.**

ATTEST:

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**      FY 2026 Budget

## EXHIBIT 6

**RESOLUTION 2025-10**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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, 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**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect 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.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF JULY, 2025.**

ATTEST:

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165282-0240	2985	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0245	2979	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0250	2973	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0255	2967	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0260	2961	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0265	2955	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0270	2949	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0275	2943	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0280	2937	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0285	2931	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0290	2925	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0295	2919	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0300	2913	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0305	2907	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0310	2901	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0315	2895	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0320	2889	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0325	2883	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0330	2877	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0335	2871	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0340	2865	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0345	2859	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0350	2637	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0355	2629	CASSIA LN	AA2	ISABELLA & LIV O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165282-0360	2617	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0365	2611	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0370	2605	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0375	2599	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0380	2593	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0385	2587	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0390	2581	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0395	2575	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0400	2569	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0405	2555	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0410	2549	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0415	2543	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0420	2537	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0425	2531	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0430	2523	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0435	2540	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0440	2574	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0445	2580	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0450	2586	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0455	2592	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0460	2598	CASSIA LN	AA2	ISABELLA & LIV O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165282-0465	2604	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0470	2610	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0475	2616	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0480	2628	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0485	2634	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0490	2640	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0495	2858	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0500	2864	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0505	2872	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0510	2878	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0515	2884	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0520	2890	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0525	2896	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0530	2902	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0535	2908	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0540	2914	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0545	2920	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0550	2926	CASSIA LN	AA2	ISABELLA & LIV O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165282-0555	2932	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0560	2938	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0565	2952	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0570	2960	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0575	2966	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0580	2972	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0585	2978	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0590	2986	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0755	2853	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0760	2847	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0765	2841	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0770	2835	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0775	2829	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0780	2823	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0785	2809	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0790	2803	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0795	2797	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0800	2789	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0805	2783	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0810	2777	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0815	2771	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0820	2765	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0825	2759	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0830	2753	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0835	2747	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0840	2741	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0845	2735	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165282-0850	2729	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0855	2723	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0860	2717	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0865	2711	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0870	2705	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0875	2699	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0880	2693	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0885	2687	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0890	2681	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0895	2673	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0900	2665	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0905	2657	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0910	2645	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-0915	12757	LAUREL BAY DR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0920	12749	LAUREL BAY DR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-0925	12721	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0930	12715	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0935	12709	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0940	12703	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0945	12697	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0950	12691	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0955	12685	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0960	12679	LAUREL BAY DR	AA2	ISABELLA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165282-0965	12673	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0970	12667	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0975	12661	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0980	12655	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0985	12649	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0990	12643	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-0995	12637	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1000	12631	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1005	12630	LAUREL BAY DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1010	12726	LAUREL BAY DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1015	12732	LAUREL BAY DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1020	2564	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1025	2572	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1030	2580	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1035	2588	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1040	2596	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1045	2571	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1050	2565	CALA COVE CT	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1055	12554	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1060	12560	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1065	12566	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1070	12572	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1075	12578	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1080	12584	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1085	12590	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1090	12596	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1095	12602	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1100	12608	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1105	12614	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1110	12620	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1115	12626	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1120	12632	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1125	12638	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1130	12644	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1135	12650	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1140	12656	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1145	12662	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1150	12668	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1155	12674	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1160	12680	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1165	12686	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1170	12692	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1175	12698	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1180	12704	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1185	12710	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1190	12716	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1195	12722	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1200	12728	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1205	12734	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1210	12740	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1215	12746	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1220	12752	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1225	12758	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1230	12764	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1235	12770	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1240	12776	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1245	12782	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1250	12745	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1255	12739	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1260	12733	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1265	12727	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1270	12721	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1275	12715	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1280	12709	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1285	12703	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1290	12697	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1295	12691	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17



**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165282-1300	12685	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1305	12619	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1310	12613	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1315	12607	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1320	12601	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1325	12595	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1330	12589	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1335	12583	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1340	12577	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1345	12571	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1350	12565	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1355	12559	COSTAS WAY	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-165282-1360	2646	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1365	2652	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1370	2658	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1375	2664	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1380	2670	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1385	2676	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1390	2682	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1395	2688	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1400	2696	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1405	2742	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1410	2748	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1415	2754	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1420	2760	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1425	2766	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1430	2772	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1435	2778	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1440	2784	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1445	2790	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1450	2798	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1455	2806	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1460	2812	CASSIA LN	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-165282-1465	2840	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1470	2846	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165282-1475	2852	CASSIA LN	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-165284-3665	2842	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3670	2836	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3675	2830	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3680	2824	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3685	2818	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3690	2812	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3695	2806	DANUBE DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3700	2794	TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3705	2788	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3710	2782	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3715	2776	TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3720	2770	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3725	2764	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3730	2758	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3735	2752	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3740	2753	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3745	2759	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3750	2765	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3755	2800	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3760	2806	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3765	2812	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3770	2807	PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3775	2813	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3780	2800	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3785	2806	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3790	2812	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3795	2818	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3800	2824	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3805	2830	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3810	2848	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3815	2872	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3820	2878	BASTIA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3825	2885	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3830	2879	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3835	2873	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3840	2867	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3845	2861	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3850	2855	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3855	2849	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3860	2843	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3865	2837	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3870	2831	BASTIA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3875	2825	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3880	2819	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3885	2813	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3890	2807	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3895	2801	BASTIA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3900	2800	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3905	2806	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3910	2812	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3915	2818	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3920	2824	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3925	2830	PREVEZA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-3930	2836	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-3935	2842	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3940	2848	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3945	2854	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3950	2860	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3955	2866	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3960	2872	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3965	2884	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3970	2890	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3975	2896	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3981	2879	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3985	2873	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3990	2849	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-3995	2837	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4000	2831	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4005	2825	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4010	2819	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4015	2813	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4020	2807	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4025	2801	PREVEZA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4030	13000	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4035	13006	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4040	13012	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4045	13018	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4050	2824	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4055	2830	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4060	2836	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4065	2842	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4070	2848	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4075	2854	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4080	2860	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4085	2866	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4090	2872	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4095	2878	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4100	2884	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4105	2890	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4110	13108	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4115	13102	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4120	13096	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4125	13090	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4130	13084	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4135	13078	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4140	13072	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4145	13066	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4150	13060	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4155	13054	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4160	13048	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4165	13042	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4170	13036	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4175	13019	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4180	13025	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4185	13031	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4190	13037	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4195	13043	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4200	13055	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4205	13067	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4210	13073	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4215	13079	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4220	13085	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4225	13091	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4230	13097	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4235	13103	AEGEAN DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4240	13109	AEGEAN DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4245	2930	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4250	2936	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4255	2942	PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4260	13090	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4265	13084	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4270	13078	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4275	13072	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4280	13067	LAMACA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4285	13073	LAMACA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4290	13079	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4295	13085	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4300	13091	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4305	13097	LAMACA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4310	2961	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4315	2955	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4320	2949	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4325	2943	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4330	2937	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4335	2931	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4340	2925	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4345	2919	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4350	2913	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4355	2907	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4360	2901	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4365	2809	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4370	2815	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4375	2821	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4380	2827	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION_ADDRESS		ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-4385	2833	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4390	2839	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4395	2845	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4400	2851	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4405	13112	KAVAL CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4410	13106	KAVAL CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4415	13100	KAVAL CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4420	13101	KAVAL CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4425	13107	KAVAL CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4430	13113	KAVAL CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4435	2808	MARMARIS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4540	2746	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4545	2740	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4550	2734	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4555	2728	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4560	2722	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4565	2716	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4570	2710	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4575	2704	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4580	2698	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4585	2692	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4590	2686	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4595	2656	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4600	2650	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4605	2644	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4610	2632	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4615	2620	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4620	2614	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4625	2608	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4630	2602	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4635	2596	TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4640	2590	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4645	2584	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4650	2578	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4655	2572	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4660	2597	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4665	2603	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4670	2609	TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4675	2615	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4680	2621	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4685	2627	TARTUS DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4690	2633	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4695	2639	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4700	2645	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4705	2603	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4710	2609	OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4715	2615	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4720	2621	OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4725	2627	OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4730	2633	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4735	2639	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4740	2645	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4745	2651	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4750	2657	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4755	2671	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4760	2677	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4765	2683	OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4770	2689	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4775	2695	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4780	2701	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4785	2707	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4790	2713	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4795	2719	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4800	2725	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4805	2731	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4810	2747	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4815	2669	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4820	2675	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4825	2681	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4830	2687	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4835	2693	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4840	2699	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4845	2705	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4850	2711	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4855	2717	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4860	2723	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4865	2729	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4870	2735	TARTUS DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4875	2720	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4880	2708	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4885	2696	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4890	2688	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4895	2682	OSTIA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-4900	2676	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4905	2670	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4910	2664	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4915	2658	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4920	2652	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4925	2646	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4930	2634	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-4935	2626	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4940	2614	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-4945	2602	OSTIA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5110	2596	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5115	2590	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5120	2584	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5125	2578	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5130	2572	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5135	2566	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5140	2560	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5145	2554	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5150	2548	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5155	2542	KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5160	2536	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5165	2530	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5170	2524	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5175	2518	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5180	2512	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5185	2506	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5190	2500	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5195	2494	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5200	2488	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5205	2482	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5210	2476	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5215	2441	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5220	2447	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5225	2453	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5230	2459	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5235	2465	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5240	2477	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5245	2489	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5250	2495	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5255	2501	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5260	2507	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5265	2519	KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5270	2525	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5275	2531	KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5280	2537	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5285	2543	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5290	2549	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5295	2555	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5300	2561	KARATAS CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5305	2567	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5310	2573	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5315	2579	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5320	2593	KARATAS CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5325	2482	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5330	2476	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5335	2470	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5340	2464	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5345	2458	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5350	2452	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5355	2446	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5360	2440	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5365	2441	IZOLA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5370	2447	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5375	2453	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5380	2459	IZOLA CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5385	2467	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5390	2473	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5395	2479	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5400	2485	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5405	2491	IZOLA CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5410	3132	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5415	3126	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5420	3120	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5425	3114	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5430	3108	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5435	3102	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5440	3096	PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5445	3090	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5450	3084	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5455	3070	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5460	3062	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5465	3056	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5470	3050	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5475	3044	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5480	3038	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5485	3032	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5490	3026	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5495	3020	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5500	3014	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5505	3008	PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5510	3002	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5515	2996	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5520	2990	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5525	2984	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5530	2978	PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5535	2972	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5540	2966	PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-165284-5545	2985 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5550	2991 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5555	2997 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5560	3007 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5565	3019 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5570	3029 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5575	3041 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5580	3053 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5585	3061 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5590	3067 PESCARA DR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5595	3073 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5600	3079 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5605	3085 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5610	3091 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5615	3097 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5620	3103 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5625	3109 PESCARA DR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5630	2476 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5635	2506 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5640	2512 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5645	2518 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5650	2524 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5655	2530 CAPRERA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5660	2536 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5665	2542 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5670	2548 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5675	2554 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5680	2560 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5685	2566 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5690	2580 CAPRERA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5695	2594 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5700	2597 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5705	2591 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5710	2585 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5715	2579 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5720	2573 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5725	2567 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5730	2561 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5735	2555 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5740	2549 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5745	2543 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5750	2537 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5755	2531 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5760	2525 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5765	2519 CAPRERA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5770	2513 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5775	2507 CAPRERA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5780	2497 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5785	2491 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5790	2485 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5795	2479 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5800	2473 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5805	2467 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5810	2455 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5815	2449 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5820	2443 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5825	2427 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5830	2409 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5835	2376 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5840	2382 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5845	2388 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5850	2394 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5855	2400 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5860	2406 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5865	2412 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5870	2418 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5875	2424 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5880	2430 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5885	2436 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5890	2442 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5895	2448 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5900	2454 PROVATI CT	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5905	2460 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5910	2466 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5915	2472 PROVATI CT	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5920	2495 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5925	2489 CAPRERA CIR	AA1	BELLA NIKA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-165284-5930	2483 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5935	2477 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5940	2471 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5945	2465 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-165284-5950	2459 CAPRERA CIR	AA1	BELLA NIKA	\$2,467.52	\$481.64	\$1,362.22	\$0.00	\$4,311.39
R-167066-1130	2942 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1135	2936 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1140	2930 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1145	2920 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1150	2914 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1155	2906 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1160	2900 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1165	2901 BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88

**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1170	2907	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1175	2913	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1180	2919	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1185	2971	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1190	2977	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1195	2983	BARI CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1200	2989	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1205	2995	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1210	3001	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1215	3007	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1220	3013	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1225	3012	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1230	3006	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1235	3000	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1240	2994	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1245	2980	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1250	2970	BARI CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1255	2975	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1260	2983	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1265	2991	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1270	2997	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1275	3003	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1280	3011	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1285	3019	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1290	3033	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1295	3051	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1300	3057	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1305	3063	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1310	3069	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1315	3075	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1320	3081	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1325	3082	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1330	3076	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1335	3070	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1340	3064	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1345	3058	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1350	3052	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1355	3046	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1360	3040	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1365	3034	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1370	3028	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1375	3022	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1380	3016	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1385	3010	SAVONA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1390	3004	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1395	2998	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1400	2992	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1405	2986	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1410	2980	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1415	2974	SAVONA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1420	2971	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1425	2977	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1430	2983	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1435	2989	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1440	2995	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1445	3001	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1450	3007	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1455	3013	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1460	3019	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1465	3025	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1470	3031	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1475	3037	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1480	3043	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1485	3049	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1490	3055	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1495	3061	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1500	3067	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1505	3073	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1510	3079	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1515	3085	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1520	3091	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1525	3096	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1530	3090	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1535	3084	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1540	3078	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1545	13016	TRAVE WAY	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1550	3097	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1555	3103	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1560	3109	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1565	3115	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1570	3121	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1575	3127	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1580	3133	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1585	3139	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1590	3145	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1595	13001	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1600	13007	PECHORA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1605	13021	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1610	13031	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1615	13037	PECHORA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17

**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION	ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-1620	13036	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1625	13030	PECHORA CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1630	13024	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1635	13018	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1640	13012	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1645	13006	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1650	13000	PECHORA CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1655	3170	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1660	3164	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1665	3158	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1670	3152	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1675	3146	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1680	3140	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1685	3134	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1690	3128	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1695	3122	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1700	3116	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1705	3110	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1710	3104	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1715	3098	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1720	3092	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1725	3086	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1730	3080	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1735	3074	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1740	3068	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1745	3062	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1750	3056	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1755	3050	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1760	3044	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1765	3038	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1770	3032	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1775	3026	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1780	3020	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1785	3014	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1790	3008	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1795	3002	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1800	2996	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1805	2990	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1810	2973	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1815	2986	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1820	2994	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1825	3000	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1830	3006	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1835	3012	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1840	3018	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1845	3024	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1850	3030	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1855	3036	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1860	3042	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1865	3048	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1870	3054	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1875	3060	DANUBE CT	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1880	3066	DANUBE CT	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1885	13019	TRAVE WAY	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1890	13013	TRAVE WAY	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1895	13007	TRAVE WAY	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1900	13001	TRAVE WAY	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1905	3075	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1910	3069	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1915	3059	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1920	3051	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1925	3045	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1930	3039	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1935	3033	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1940	3027	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1945	3021	BRETTUNGAR DR	AA1	BELLA NINA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-1950	3015	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1955	3005	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1960	2991	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1965	2985	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-1970	2979	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2040	2984	BRETTUNGAR DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2045	2974	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2050	2968	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2055	2962	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2060	2956	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2065	2950	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2070	2944	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2075	2938	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-2080	2932	DANUBE DR	AA1	BELLA NINA	\$2,467.52	\$481.64	\$1,228.72	\$0.00	\$4,177.88
R-167066-7080	2904	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7085	2910	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7090	2916	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7095	2928	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7100	2936	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7105	2942	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7110	2948	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7115	2954	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7120	2960	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7125	2966	MARMARIS DR	AA1	BELLA ANA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17



**BEACH CDD**  
**FY2025-2026 ASSESSMENT ROLL**

TRIP#		LOCATION_ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-7130	2972	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7135	2971	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7140	2965	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7145	2959	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7150	2953	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7155	2947	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7160	2941	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7165	2935	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7170	2929	MARMARIS DR	AA1	BELLA ANA O&M ONLY	\$2,467.52	\$481.64	\$0.00	\$0.00	\$2,949.17
R-167066-7175	2923	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7180	2917	MARMARIS DR	AA1	BELLA ANA	\$2,467.52	\$481.64	\$1,617.82	\$0.00	\$4,566.99
R-167066-7370	3070	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7375	3076	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7380	3082	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7385	3088	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7390	3094	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7395	3100	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7400	3106	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7405	3116	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7410	3124	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7415	3130	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7420	3136	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7425	3142	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7430	3148	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7435	3154	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7440	3160	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7445	3172	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7450	3178	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7455	3184	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7460	3190	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7465	3196	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7470	3218	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7475	3226	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7480	3234	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7485	3240	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7490	3246	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7495	12791	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7500	12785	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7505	12779	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7510	12773	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7515	12764	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7520	12770	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7525	12776	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7530	12782	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7535	12788	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7540	12794	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7545	12804	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7550	12810	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7555	12816	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7560	12822	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7565	12828	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7570	12834	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7575	12840	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7580	12846	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7585	12831	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7590	12825	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7595	12819	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7600	12813	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7605	12807	VALLETTA ST	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7610	3245	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7615	3239	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7620	3233	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7625	3227	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7630	3221	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7635	3215	FIERA VISTA DR	AA2	ISABELLA & LIV - 50'	\$2,467.52	\$481.64	\$0.00	\$1,750.00	\$4,699.17
R-167066-7640	3207	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7645	3201	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7650	3195	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7655	3183	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7660	3177	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7665	3171	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7670	3165	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7675	3159	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7680	3153	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7685	3147	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7690	3133	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7695	3123	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7700	3117	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7705	3111	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7710	3105	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7715	3099	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7720	3093	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7725	3081	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7730	3073	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7735	3065	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7740	3059	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7745	3053	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7750	3047	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7755	3041	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17
R-167066-7760	3035	FIERA VISTA DR	AA2	ISABELLA & LIV - 60'	\$2,467.52	\$481.64	\$0.00	\$1,850.00	\$4,799.17

**FY2025-2026 ASSESSMENT ROLL**

STRAP	LOCATION ADDRESS	ASSMT AREA	UNIT TYPE	O&M ASSMT	CRF ASSMT	DS24 ASSMT	DS15 ASSMT	TOTAL ASSMT
R-167066-7765	3020 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7770	3028 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7775	3034 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7780	3040 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7785	3046 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7790	3052 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7795	3058 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7800	3066 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7805	3074 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7810	3086 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7815	3092 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7820	3098 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7825	3104 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7830	3122 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7835	3128 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7840	3134 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7845	3140 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7850	3149 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7855	3143 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7860	3137 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7865	3131 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7870	3125 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7875	3119 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7880	3113 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7885	3107 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7890	3101 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7895	3095 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7900	3089 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7905	3083 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7910	3075 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7915	3067 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7920	3061 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7925	3055 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7930	3049 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,880.17
R-167066-7935	3043 SPIRO CIR	AA2	ISABELLA & LIV - 75'	\$2,467.52	\$481.64	\$0.00	\$1,931.00	\$4,

## EXHIBIT 7

March 6, 2025 (6:00 pm - 10:00 pm) - Workshop - Minutes

Supervisors Present: Korsakova, Kendig, Young, Szeszko

Staff present: Dana Harden

The workshop started with a security vendor presenting about their services. The board thanked the vendor

The vast majority of the time was spent on discussing the budget. Chair provided an overview of district financials for the past 5 years and her conservative estimations on the expected fund balances for both the operating fund and CRF fund as of 9/30/25. She explained that the District financial health improved drastically due to a great FY24 when over \$350k was left in the budget instead of only the planned \$200k. She also explained that there was no need to have a \$200k contingency line item as a “fake” expense in the budget for the operating fund since the fund balance was built up to the sufficient level. She explained that the board could lower tax assessments or keep them “flat” and set aside funds for possible capital maintenance and capital improvements. She estimated that even after such action there will be enough money left in the fund balances to meet the minimum requirements (2 months of expenses for operating fund and minimum amount estimated by a consultant per capital reserve study). The board agreed to pursue the tax assessments “flat” and set aside two separate line items for the capital maintenance that is needed before expected (pool resurfacing) and capital improvements (pickleball, etc.). It was explained that any project would have to be approved by the board. It was agreed to set aside \$150k for improvements and \$200k for capital maintenance. The chair offered to create a handout for the regular meeting on this based on the agreed terms. The board also agreed to have \$5k in the budget for a new study.

The board did agree to move the following items to the regular agenda for March 17, 2025:

- Exhibit 2 - All Weather quote for Karatas
- Exhibit 6 - Kimley Horn quote for drainage inspection

## EXHIBIT 8

June 3, 2025 (6:00 pm - 9:30 pm) - Workshop - Minutes

Supervisors Present: Korsakova, Kendig, Young, Szeszko

Staff present: Ron Zastrocky

Residents from Bastia Ct spoke about the issue of incorrect grading for the “Miami curb” in front of their house. The board agreed to discuss it during the regular meeting and take action at that time. Another resident who owns a security firm (Chris Ziser) spoke about the services that he provides to the residents (he is often hired to provide security at the events when a rental is booked by a resident at the amenities center). His company is one of the sponsor businesses for Tamaya.

The board agreed on the following action items for staff/supervisors:

- Ron Zastrocky
  - Test that the PIN code works to open the gate at night and send an email to all board members with the results/simple instructions
  - Get resurfacing quotes (pebble) - 3 minimum - expected project date (one pool) - January 2026 (goal to approve in October - permit takes some time)
  - Get a quote for mailboxes (with warranty information)
  - Get more quotes for the breezeway gate in the breezeway
  - Get a second quote for permanent lighting for holidays (for the amenity center only) and add both quotes to the closest meeting’s agenda
- Elena Korsakova
  - Include comments from the resident (security company owner) in the minutes for the workshop
  - Email Vesta and the district manager about \$10k for Ron and ask for the way to minimize tax impact (check from CDD, etc.)
  - Email counsel to check if the Marmaris street pocket park could be sold (check if the parcel was paid from the correct funding source)
  - Create two more fact-finding group pages - one for Karen and one for Pawel and email them to David for blast email in addition to the fact finding group for pickleball/dog park/JEA easement (board was under the impression that it does not need to be approved during a regular meeting and could be done now)
- Karen Young
  - Provide an alternative work schedule for Vesta staff for the board to consider

- Email counsel to check if it is possible to limit TekControl contact to adults only (so children cannot have access)
- Check with TekControl to see if access to the app could be limited to adults only
- Pawel Szeszko
  - Email district manager the quote on the night lighting assessment for the pool

The board agreed to move the following items to the July regular consent agenda (and remove from the workshop agenda):

- Business item G - rowing machine
- Elena Korsakova's project item 8 - solar speed sign quote

The board also agreed to move the following items to the next regular agenda after quotes are obtained:

- Business item A - holiday lighting (waiting on a second quote - for amenities center only, and once received, both to be added to the closest agenda - hopefully in July)

The board also agreed to move the following items to the regular discussion agenda for the regular July meeting:

- Business item B - Vesta contract
- Business item D - security/roving/breezeway (Karen Young is to provide exhibits on switching night guard hours to roving)
- Business item E - breezeway gate (waiting on more quotes, and if received, all to be added to the closest agenda)
- Elena Korsakova's project item 2 - selling CDD parcels (use the exhibit from the workshop)
- Discussion item E - Bastia drainage (use the exhibit from the workshop)
- Night lights for swimming pool quote (if provided by Pawel Szeszko to the District Manager)

The board also agreed to add the following items to the "wish list":

- item 11 - dog park quotes

Items to be removed from the workshop agenda (everything else will remain on the agenda):

- Business items



- item C - event security & alcohol at Tamaya Hall (no action or proposals were made - agreed to remove)
- Elena Korsakova's projects
  - item 2 - selling CDD parcels (was moved to regular agenda)
  - item 6 - fact finding group (decided to proceed, and Pawel and Karen asked for their own)
  - item 8 - solar speed radar (was moved to the regular agenda)
  - item 10 - ADA yellow mats (agreed that they are needed since the concrete is flat underneath)
  - item 11 - dog park quotes (was moved to the wish list)
- Discussion topics
  - item A - ADA compliance with benches (board was under the impression that we met requirements)
  - item E - Bastia drainage (moved to regular agenda under discussion items)

Items to be added to the workshop agenda:

- Pawel Szeszko's projects
  - community survey - ranking of improvement projects (\$150k in CRF FY26 budget)

Items to be added to the wishlist on each regular agenda:

- Elena Korsakova's projects - item 11 - dog park quotes

## EXHIBIT 9

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 16, 2025 at 6:01 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

7 Mr. McInnes called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9 Elena Korsakova	Board Supervisor, Chairwoman
10 James Kendig	Board Supervisor, Vice Chairman
11 Karen Young	Board Supervisor, Assistant Secretary
12 Chance Wedderburn	Board Supervisor, Assistant Secretary
13 Pawel Szeszko	Board Supervisor, Assistant Secretary

14 Also, present were:

15 David McInnes	District Manager, Vesta District Services
16 Dana Harden	Regional General Manager, Vesta Property Services
17 Ron Zastrocky	Field Operations Manager, Vesta Property Services
18 Oliver Ingram	Amenity Manager, Vesta Property Services
19 Wes Haber ( <i>via phone</i> )	District Counsel, Kutak Rock
20 Dave Putnam	Resident
21 Walt Repak	Resident

22 *The following is a summary of the discussions and actions taken at the June 16, 2025 Beach CDD Board*  
23 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
24 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

26 Supervisor Korsakova led all present in reciting the Pledge of Allegiance.

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

29 Dave Putnam thanked Mr. Zastrocky and the rest of the amenity staff for their hard work on keeping  
30 the pool clean, and passing the surprise health inspection.

31 Walt Repak noted his concerns regarding residents parking in the streets overnight, despite the  
32 HOA rules stating that that was not prohibited. Discussion ensued.

33 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

34 **FIFTH ORDER OF BUSINESS – Vendor Reports**

35 Discussion ensued regarding a request from the Board that Vesta send out an e-blast to the  
36 community for tennis instruction, tree trimming progress, removal of couches from the amenity  
37 center, and notifying the Board when JSO was called to the community.

38 Ms. Harden noted the potential use of level two background checks on employees and noted that  
39 Vesta would not be serving alcohol to guests due to insurance restrictions. Discussion ensued.

40

- A. Advanced Security Specialist
- B. Tree Amigos
- C. Vesta Property Services
  - 1. Exhibit 2: Lifestyle Management Report
  - 2. Exhibit 3: Field Management Report

**SIXTH ORDER OF BUSINESS – Consent Agenda**

- A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisor Workshop Held on March 6, 2025
  - B. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisor Budget Workshop Held on May 12, 2025
  - C. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on May 19, 2025
  - D. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisor Workshop Held on June 5, 2025
  - E. Exhibit 8: Consideration for Acceptance – The April 2025 Unaudited Financial Statements
  - F. Exhibit 9: Ruppert Landscape Ditch Cleaning on Power Line Proposal – from 6/5/2025 workshop (Community and Amenity Repairs; Lin 33)
  - G. Exhibit 10: D Armstrong Contracting LLC - \$24,280.00 – from 6/5/2025 workshop (CRF Contingency; Line 9)
- Mr. McInnes pulled Exhibit 4 from consideration.
- Supervisor Korsakova pulled Exhibit 8 from consideration.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the Consent agenda as amended, for the Beach Community Development District.

Discussion ensued regarding questions on the financials.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board accepted the April 2025 Unaudited Financial Statements, for the Beach Community Development District.

**SEVENTH ORDER OF BUSINESS – Business Items**

- A. Exhibit 11: Presentation of LLS Tax Solutions 2015AB Arbitrage Report
- B. Exhibit 12: Investment Painting of North Florida - \$6,925.00 – from 6/5/2025 workshop (Community and Amenity Repairs; Line 33)

On a MOTION by Ms. Korsakova, SECONDED by Ms. Young, WITH Mr. Kendig and Mr. Wedderburn voting ‘yay’ and Mr. Szeszko voting ‘nay’, the Board approved the Investment Painting of North Florida proposal, in the amount of \$6,925.00, for the Beach Community Development District.

- C. Exhibit 13: Sundancer Sign Graphics Proposal - \$2,930.00 – from 6/5/2025 workshop (Community and Amenity Repairs; Line 33)

Discussion ensued.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH Mr. Wedderburn and Ms. Young voting 'yay' and Mr. Szeszko voting 'nay', the Board approved the Sundancer Sign Graphics proposal, in the amount of \$2,930.00, for the Beach Community Development District.

D. Exhibit 14: Ping Pong Table – NTE \$5,000.00 – from 6/5/2025 workshop (CRF Contingency; Line 9)

Discussion ensued.

1. Exhibit 14A: Recommendation/Option 1 - \$2,199.99 – Supervisor Korsakova

2. Exhibit 14B: Option 2 - \$19,152.00

3. Exhibit 14C: Option 3 - \$5,999.00

4. Exhibit 14D: Option 4 - \$2,200.00

On a MOTION by Ms. Korsakova, SECONDED by Mr. Kendig, WITH Mr. Wedderburn and Ms. Young voting 'yay' and Mr. Szeszko voting 'nay', the Board approved Option 1, at a not-to-exceed of \$5,000.00, for the Beach Community Development District.

E. Exhibit 15: Ruppert Landscape Amenity Center Mulch Proposal – from 6/5/2025 workshop - (Mulch and Pine Straw; Line 30)

This item was tabled to the July meeting.

#### **EIGHTH ORDER OF BUSINESS – Discussion Topics**

A. Exhibit 16: Revised Kimley-Horn Stormwater Assessment Report

Mr. McInnes provided a brief explanation of the update in the report. Discussion ensued.

B. Security/Roving Patrol/Breezeway Staff from 6/5/2025 workshop – Supervisor Young

Discussion ensued. This item was tabled to the July workshop.

C. Exhibit 17: Life Fitness Proposal - \$8,153.28 from 6/5/2025 workshop (CRF Contingency; Line 9) – Vice Chair Kendig

Supervisor Kendig provided a brief explanation. Discussion ensued.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH Mr. Wedderburn and Ms. Young voting 'yay' and Mr. Szeszko voting 'nay', the Board approved the Life Fitness Proposal, in the amount of \$8,153.28, for the Beach Community Development District.

Discussion ensued regarding how and why certain items were placed on agendas for consideration, and why others may not be included at this time.

D. Exhibit 18: Lucas Tree Service Pine Trees Removal Proposal from 6/5/2025 workshop – Cala Cove locations only - \$850.00 (Community and Amenity Repairs; Line 33)

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved the Lucas Tree Service Pine Trees Removal proposal at the Cala Cove locations only, in the amount of \$850.00, for the Beach Community Development District.

E. Exhibit 19: Big Jerry's Fencing (Breezeway Fence Expansion)- \$8,744.00 (CRF Contingency; Line 9)

This item was tabled to the July workshop.

- F. Exhibit 20: Big Jerry's Fencing (Pool Cabana Fence Expansion)- \$12,152.00 (CRF Contingency; Line 9)

This item was tabled to the July workshop.

- G. Exhibit 21: FY 2026 Approved Proposed Budget

**NINTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

1. Reminder of Ethics Training

Mr. Haber noted that he would send the link to Mr. McInnes to be forwarded to the Board and advised the Board that he had sent a demand letter to A.J. Johns regarding construction debris left behind after building. Discussion ensued, including an update from Supervisor Wedderburn regarding his discussions with the City of Jacksonville.

B. District Engineer

C. District Manager

1. Resident(s) Subject to Disciplinary Action

2. Complaint & Incident Management Tracker

3. Exhibit 22: Action Item Report

Discussion ensued regarding a District Engineer item on the action item report, as well as other pending and outstanding items.

4. Exhibit 23: Meeting Matrix

5. Exhibit 24: FY 2026 Performance Standards & Measures

Mr. McInnes provided a brief explanation.

On a MOTION by Ms. Korsakova, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Standards & Measures, for the Beach Community Development District.

6. Courtesy Reminder of Form 1's Due Date: July 1<sup>st</sup>

**TENTH ORDER OF BUSINESS – Supervisors' Requests**

Supervisor Szeszko requested that the cancellation of the Comcast services be expedited.

Supervisor Young requested that residents be notified that when the outside lights, or dusk to dawn lights, come on at the pool that it was time to leave the pool and noted her concern regarding the amenity's office hours allocations. Discussion ensued, including the bathroom restrictions during YMCA hours.

Supervisor Korsakova requested that staff send out an e-blast regarding golf carts and e-bikes needing to slow down around pedestrians and other vehicles, and the placement of signs on the JEA easement. Discussion ensued.

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

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS – Action Items Summary**

**Field Operations Manager:**

Send a sign proof to Supervisors for final approval.

Check on trimming of palm trees, oak trees, and magnolia trees at guardhouse, and flower bed at Beach Blvd.

With the Amenity Manager, obtain a quote from AT&T for internet services.

Place signage regarding golf cart usage on pathway of JEA easement.

**Amenity Manager:**

Send out E-Blast(s) regarding tennis instruction, no parking in streets, reminding residents to be cautious when using E-Bikes/E-Scooters, residents of the minimum age on golf carts, and notifying residents that golf carts can be driven on path on JEA easement. E-Blast to be reviewed by Vice Chair before being sent out.

Remove two couches from the Amenity Center.

Expedite the cancellation of the Comcast services.

**District Manager:**

Copy the Board when sending monthly email to Mike Veazy.

Instruct roving guard to send photos to CAM with HOA to have her send violation notices to homeowners.

Reminder Advanced Security that the Board and District Manager need to be notified when JSO is called to an incident.

Reach out to the District Engineer to determine what needs to be done to move forward with a crosswalk at Cassia and Meritage.

**District Counsel:**

Send link for Ethics Training to District Manager to be forwarded to the Board.

**THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary**

Add to WS for discussion:

- Rowing Machine
- Alcohol and security for amenity events
- Supervisor Korsakova – Crosswalk research and Yellow ADA mats
- When the dawn to dusk lights come on, people should leave the pool.

**FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation:  
Thursday, July 3, 6:00PM**

Confirmed

**FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Monday, July 21, 6:00 PM +  
Budget Public Hearing**

Four out of five Board members stated that they would be attending the next Board meeting in person Monday, July 21<sup>st</sup>. Supervisor Wedderburn stated that he would be attending remotely.



**SIXTEENTH ORDER OF BUSINESS – Adjournment**

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Kendig made a motion to adjourn the meeting.

On a MOTION by Mr. Kendig, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:45 p.m. for the Beach Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on July 21, 2025.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

## EXHIBIT 10

# Beach Community Development District

Financial Statements  
(Unaudited)

May 31, 2025



**Beach CDD**  
**Balance Sheet**  
**May 31, 2025**

	General Fund	Reserve Fund	Debt Service 2024	Debt Service 2015A	Total
<b>1 ASSETS</b>					
2 BU Operating Account	\$ 244,680	\$ -	\$ -	\$ -	\$ 244,680
3 BU Money Market Account	-	-	-	-	-
4 BU Clover Account	4,829	-	-	-	4,829
5 BU Sweep	1,741,389	-	-	-	1,741,389
6 SS Checking Account	62,685	-	-	-	62,685
7 BU CRF Money Market Account	-	167,957	-	-	167,957
8 Debt Service Accounts:					
9 Debt Service	-	-	1	-	1
10 Sinking Fund	-	-	29	19	49
11 Interest Fund	-	-	22	23	45
12 Redemption Fund	-	-	1	1	2
13 Prepayment Fund	-	-	1	2	3
14 Revenue Fund	-	-	187,591	209,089	396,681
15 Reserve Fund	-	-	165,209	-	165,209
16 Op Redemption Fund	-	-	1	1	2
17 Acq & Cons	-	-	1	1	2
18 Cost Of Issuance	-	-	-	-	-
19 Rebate	-	-	1	1	2
20 Accounts Receivable	-	-	-	-	-
21 Assessments Receivable On-Roll	22,805	2,139	6,377	2,085	33,407
22 Assessments Receivable Off-Roll	-	-	-	-	-
23 Due From Other Funds	-	204,827	21,785	19,038	245,651
24 Undeposited Funds	-	-	-	-	-
25 Prepaid	662	-	-	-	662
26 <b>TOTAL ASSETS</b>	<b>2,077,050</b>	<b>\$ 374,923</b>	<b>\$ 381,020</b>	<b>\$ 230,261</b>	<b>\$ 3,063,254</b>
<b>27 LIABILITIES</b>					
28 Accounts Payable	127,733	\$ -	\$ -	\$ -	\$ 127,733
29 Accrued Expense	-	-	-	-	-
30 Deferred Revenue On-Roll	22,805	2,139	6,377	2,085	33,407
31 Deferred Revenue Off-Roll	-	-	-	-	-
32 Due To Other Funds	245,651	-	-	-	245,651
33 <b>TOTAL LIABILITIES</b>	<b>396,189</b>	<b>2,139</b>	<b>6,377</b>	<b>2,085</b>	<b>406,791</b>
<b>34 FUND BALANCE</b>					
35 Nonspendable	-	-	-	-	-
36 Prepaid & Deposits	662	-	-	-	662
37 Capital Reserves	-	-	-	-	-
38 Operating Capital	392,821	-	-	-	392,821
39 Unassigned	1,287,378	372,784	374,643	228,175	2,262,981
40 <b>TOTAL FUND BALANCE</b>	<b>1,680,861</b>	<b>372,784</b>	<b>374,643</b>	<b>228,175</b>	<b>2,656,463</b>
41 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,077,050</b>	<b>\$ 374,923</b>	<b>\$ 381,020</b>	<b>\$ 230,261</b>	<b>\$ 3,063,254.04</b>

**Beach CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of May</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUES</b>					
2 Assessments On-Roll	\$ 2,356,924	\$ 21,387	\$ 2,334,118	\$ (22,805)	99%
3 Assessments Off-Roll	-	-	-	-	
4 Interest Revenue	-	6,175	22,761	22,761	
5 Other Financing Sources	-	7,705	49,032	49,032	
<b>6 TOTAL REVENUES</b>	<b>\$ 2,356,924</b>	<b>\$ 35,266</b>	<b>2,405,912</b>	<b>\$ 48,988</b>	<b>102%</b>
<b>7 EXPENDITURES</b>					
<b>8 GENERAL &amp; ADMINISTRATIVE EXPENSES</b>					
9 Trustee Fees	\$ 8,800	\$ -	4,033	\$ (4,767)	46%
10 Supervisor Fees-Regular Meetings	12,000	600	4,200	(7,800)	35%
11 Supervisor Fees-Workshops	12,000	600	2,800	(9,200)	23%
12 District Management	45,427	3,786	30,285	(15,143)	67%
13 Engineering	5,250	715	12,228	6,978	233%
14 Dissemination Agent	2,704	-	2,704	-	100%
15 District Counsel	27,000	-	9,341	(17,659)	35%
16 Assessment Administration	5,949	496	3,966	(1,983)	67%
17 Arbitrage Rebate Calculation	650	-	-	(650)	0%
18 Audit	3,650	-	-	(3,650)	0%
19 Website	2,258	90	2,235	(23)	99%
20 Legal Advertising	7,000	332	1,805	(5,195)	26%
21 Dues, Licenses & Fees	175	-	175	-	100%
22 General Liability Insurance	97,648	-	75,341	(22,307)	77%
23 Office Miscellaneous	3,675	260	2,333	(1,342)	63%
24 District Contingency	229,805	-	-	(229,805)	0%
<b>25 TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>463,991</b>	<b>6,878</b>	<b>151,446.84</b>	<b>(312,544)</b>	<b>33%</b>
<b>26 FIELD EXPENSES</b>					
27 Field Management	171,452	13,941	114,437	(57,015)	67%
28 Lake Maintenance	29,800	2,300	20,650	(9,150)	69%
29 Landscaping (Including Materials)	466,135	32,420	258,092	(208,043)	55%
30 Mulch and Pine Straw	33,600	9,981	15,421	(18,179)	46%
31 Irrigation (Repairs)	4,200	-	967	(3,233)	23%
32 Utilities/Sewers/Propane Gas	305,550	21,243	125,662	(179,888)	41%
33 Community and Amenity Repairs	110,000	7,621	101,946	(8,054)	93%
<b>34 TOTAL FIELD EXPENSES</b>	<b>1,120,737</b>	<b>87,506</b>	<b>637,175</b>	<b>(483,562)</b>	<b>57%</b>
<b>35 AMENITY EXPENSES</b>					
36 Amenity Management	150,630	11,576	94,314	(56,316)	63%
37 Lifeguard	25,480	1,070	2,382	(23,098)	9%
38 Amenity/Fitness Center Staffing	85,687	9,132	46,320	(39,367)	54%
39 Swimming Pool Chemicals	20,000	2,453	13,000	(7,000)	65%
40 Pool/Entry Water Feature Maintenance	26,805	651	8,243	(18,563)	31%
41 Swimming Pool Inspection	893	850	1,720	827	193%
42 Holiday Decorations	10,000	-	9,615	(385)	96%
43 Amenity Cleaning	30,000	1,680	13,394	(16,606)	45%
44 Amenity Gates/Control Access	12,600	1,110	2,666	(9,934)	21%
45 Amenity Gate Repairs	14,200	-	1,325	(12,875)	9%
46 Amenity Website/Computer Equipment	10,000	709	4,038	(5,962)	40%
47 Amenity Internet/Cable	14,000	1,024	8,327	(5,673)	59%
48 Fitness Equipment Lease	21,000	1,540	15,400	(5,601)	73%
49 Lifestyles Programming	34,650	2,680	21,482	(13,168)	62%
50 Tennis Court Maintenance - 4 Clay Courts	3,625	-	2,381	(1,244)	66%
51 Landscape Improvement	20,000	-	746	(19,254)	4%
52 Pest Control	1,680	122	967	(713)	58%

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of May</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
53 Amenity Fire System Monitoring	1,496	-	1,275	(221)	85%
54 AED Lease	1,740	154	1,178	(562)	68%
55 Trash Collection	2,415	240	1,917	(498)	79%
56 <b>TOTAL AMENITY EXPENSES</b>	<b>486,901</b>	<b>34,991</b>	<b>250,688</b>	<b>(236,213)</b>	<b>51%</b>
57 <b>ACCESS CONTROL /GATE HOUSE</b>					
58 Guard Service (Gate Only)	243,600	9,900	141,240	(102,360)	58%
59 Roving Guard Service	35,695	1,694	21,021	(14,674)	59%
60 Bar Code Expense	6,000	-	-	(6,000)	0%
61 <b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>285,295</b>	<b>11,594</b>	<b>162,261</b>	<b>(123,034)</b>	<b>57%</b>
62 <b>TOTAL EXPENDITURES</b>	<b>2,356,924</b>	<b>140,969</b>	<b>1,201,571</b>	<b>(1,155,353)</b>	<b>51%</b>
63 <b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(105,703)</b>	<b>1,204,341</b>	<b>1,204,341</b>	
64 <b>OTHER FINANCING SOURCES &amp; USES</b>					
65 Transfers In	-	-	-	-	
66 Transfers Out	(109,319)	(109,319)	(109,319)	(0)	
67 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>(109,319)</b>	<b>(109,319)</b>	<b>(109,319)</b>	<b>(0)</b>	
68 <b>NET CHANGE IN FUND BALANCE</b>	<b>(109,319)</b>	<b>(215,022)</b>	<b>1,095,022</b>	<b>1,204,341</b>	
69 Fund Balance - Beginning	229,755		585,839	356,084	
70 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 120,436</b>		<b>\$ 1,680,861</b>	<b>\$ 1,560,425</b>	
71 <b>ANALYSIS OF FUND BALANCE</b>					
72 NONSPENDABLE					
73 PREPAID & DEPOSITS	886		662		
74 CAPITAL RESERVES	-		-		
75 OPERATING CAPITAL	392,821		392,821		
76 UNASSIGNED	(273,271)		1,287,378		
77 <b>TOTAL FUND BALANCE</b>	<b>\$ 120,436</b>		<b>\$ 1,680,861</b>		

**Beach CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 221,016	\$ 218,877	\$ (2,139)
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	2,864	2,864
5 Reserve Balance	109,319		(109,319)
<b>6 TOTAL REVENUES</b>	<b>330,335</b>	<b>221,741</b>	<b>(108,594)</b>
<b>7 EXPENDITURES</b>			
8 Capital Improvement Plan (CIP)	112,779	680	(112,099)
9 Contingency	108,237	6,170	(102,067)
<b>10 TOTAL EXPENDITURES</b>	<b>221,016</b>	<b>6,850</b>	<b>(214,166)</b>
<b>11 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>109,319</b>	<b>214,891</b>	<b>105,572</b>
<b>12 OTHER FINANCING SOURCES &amp; USES</b>			
13 Transfers In	-	109,319	109,319
14 Transfers Out	-	-	-
<b>15 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>109,319</b>	<b>109,319</b>
<b>16 NET CHANGE IN FUND BALANCE</b>	<b>109,319</b>	<b>324,211</b>	<b>214,892</b>
17 Fund Balance - Beginning	100,000	48,573	(51,427)
<b>18 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 209,319</b>	<b>\$ 372,784</b>	<b>\$ 163,465</b>

**Beach CDD**  
**Debt Service 2024**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 659,084	\$ 652,707	\$ (6,377)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	7,815	7,815
5 Misc. Revenue	-	-	-
<b>6 TOTAL REVENUES</b>	<b>659,084</b>	<b>660,522</b>	<b>1,437</b>
<b>7 EXPENDITURES</b>			
8 Interest Expense			
9 *November 1, 2024	-	115,173	115,173
10 May 1, 2025	199,338	199,338	0
11 November 1, 2025	194,534	-	(194,534)
12 Principal Retirement			
13 May 1, 2025	265,000	265,000	-
14 Principal Prepayment	-	-	-
<b>15 TOTAL EXPENDITURES</b>	<b>658,872</b>	<b>579,510</b>	<b>79,362</b>
<b>16 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>213</b>	<b>81,011</b>	<b>80,799</b>
<b>17 OTHER FINANCING SOURCES &amp; USES</b>			
18 Transfers In	-	2,980	2,980
19 Transfers Out	-	-	-
<b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>2,980</b>	<b>2,980</b>
<b>21 NET CHANGE IN FUND BALANCE</b>	<b>213</b>	<b>83,991</b>	<b>83,778</b>
22 Fund Balance - Beginning	-	290,651	290,651
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 213</b>	<b>\$ 374,643</b>	<b>\$ 374,431</b>

\* Financed with prior year's revenue



**Beach CDD**  
**Debt Service 2015A**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 575,993	\$ 570,419	\$ (5,573)
3 Assessments Off-Roll	-	93,573	93,573
4 Interest Revenue	-	3,794	3,794
5 Misc. Revenue	-	-	-
<b>6 TOTAL REVENUES</b>	<b>575,993</b>	<b>667,786</b>	<b>91,794</b>
<b>7 EXPENDITURES</b>			
8 Interest Expense			
9 *November 1, 2024	212,253	203,698	(8,555)
10 May 1, 2025	203,698	201,780	(1,918)
11 November 1, 2025	198,683	-	(198,683)
12 Principal Retirement			
13 May 1, 2025	170,000	170,000	-
14 Principal Prepayment	-	70,000	70,000
<b>15 TOTAL EXPENDITURES</b>	<b>572,380</b>	<b>645,478</b>	<b>(73,098)</b>
	-		
<b>16 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,613</b>	<b>22,309</b>	<b>18,696</b>
<b>17 OTHER FINANCING SOURCES &amp; USES</b>			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
<b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>21 NET CHANGE IN FUND BALANCE</b>	<b>3,613</b>	<b>22,309</b>	<b>18,696</b>
22 Fund Balance - Beginning	-	205,865	205,865
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 3,613</b>	<b>\$ 228,175</b>	<b>\$ 224,563</b>

\* Financed with prior year's revenue

**Beach CDD**  
**Check Register - FY2025**

Date	Number	Name	Memo	Deposits	Payments	Balance
<b>09/30/2024</b>		<b>Beginning of Year</b>				<b>48,937.56</b>
10/01/2024	100124ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	47,397.61
10/02/2024			Funds Transfer	150,000.00		197,397.61
10/02/2024	100588	Jacksonville Daily Record	Invoice: 24-06296D (Reference: Legal Advertising. )		93.13	197,304.48
10/02/2024	100589	The Tree Amigos Outdoor Services, Inc.	Invoice: 211284 (Reference: July Monthly Landscape Maintenance. ) Invoice: 664320 (Reference: ...		63,569.38	133,735.10
10/02/2024	100590	Integrated Access Solutions	Invoice: 2683 (Reference: Troubleshooting Gate. )		314.00	133,421.10
10/02/2024	100591	Vesta District Services	Invoice: 421892 (Reference: Billable Expenses - Aug 2024. )		49.71	133,371.39
10/02/2024	100592	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 166052 (Reference: Tennis Court Supplies. )		889.04	132,482.35
10/02/2024	100593	Kutak Rock LLP	Invoice: 3453864 (Reference: General Counsel. )		1,629.13	130,853.22
10/02/2024	100594	Bob's Backflow & Plumbing Services	Invoice: 16296 (Reference: Backflow Testing & Repair. )		390.63	130,462.59
10/02/2024	100595	TEKWave Solutions LLC	Invoice: 6744 (Reference: VMS - OCT 24. )		295.00	130,167.59
10/02/2024	100596	Lucas Tree Service, Inc.	Invoice: 9768 (Reference: Pine Tree Removal. )		500.00	129,667.59
10/02/2024	100597	Jani-King of Jacksonville	Invoice: JAK10240451 (Reference: MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER. )		1,670.72	127,996.87
10/09/2024	100598	The Lake Doctors, Inc.	Invoice: 217379B (Reference: Water Management. )		2,300.00	125,696.87
10/09/2024	100599	VGlobal Tech	Invoice: 6611 (Reference: Email hosting. )		90.00	125,606.87
10/09/2024	100600	Advanced Security Specialist & Consulting	Invoice: BCDD100124 (Reference: Guard House Security Management. )		9,000.00	116,606.87
10/09/2024	100924ACH1	GFL Environmental	Trash Service		239.65	116,367.22
10/14/2024	1319	Elena Korsakova	BOS Workshop 10/7/24		200.00	116,167.22
10/15/2024	101524ACH1	JEA	Service for the month of Sept 2024		17,831.16	98,336.06
10/16/2024			Deposit	4,910.00		103,246.06
10/16/2024	100601	Wind River Environmental LLC	Invoice: 6554095 (Reference: Jetted Storm Line. )		1,200.00	102,046.06
10/16/2024	100602	Sterling Specialties, Inc.	Invoice: 16474 (Reference: 12 Pickets for Aluminum Fence. ) Invoice: 16475 (Reference: Fence P...		494.00	101,552.06
10/16/2024	100603	E.T.M.	Invoice: 215974 (Reference: Professional Services thru 9/28/24. )		1,812.50	99,739.56
10/16/2024	100604	Vesta Property Services	Invoice: 422405 (Reference: Amenity Management. )		32,915.22	66,824.34
10/16/2024	100605	Vesta District Services	Invoice: 422530 (Reference: District Management Services - Oct 24. )		4,281.33	62,543.01
10/16/2024	100606	Custom Pump & Controls, Inc.	Invoice: 24-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION. )		300.00	62,243.01
10/16/2024	100607	Jacksonville Daily Record	Invoice: 101024- (Reference: Legal Advertising. )		96.50	62,146.51
10/16/2024	100608	Southeastern Paper Group	Invoice: 06261068 (Reference: Janitorial Supplies. )		347.85	61,798.66
10/18/2024	101824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Sep 28, 2024 to Oct 27, 2024		674.81	61,123.85
10/18/2024	101824ACH2	TECO	12545 Beach Blvd - Aug 20, 2024 - Sep 19, 2024		51.55	61,072.30
10/21/2024	1320	Morayma Roldan	Room Rental Deposit Reimbursement		200.00	60,872.30
10/21/2024	100609	Peter Built Fence, LLC	Invoice: 1436 (Reference: Add Bottom Rails and ties to existing fence. )		3,950.00	56,922.30
10/21/2024	100610	The Tree Amigos Outdoor Services, Inc.	Invoice: 670808 (Reference: Landscape Management Installment For September. )		31,784.69	25,137.61
10/21/2024	100611	TEKWave Solutions LLC	Invoice: 6810 (Reference: VMS - Nov. )		295.00	24,842.61
10/21/2024	102124ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Sep 30, 2024 to Oct 29, 2024		271.55	24,571.06
10/22/2024			Funds Transfer	200,000.00		224,571.06
10/22/2024	1321	Egis Insurance and Risk Advisors	FY Insurance Policy # 100124192 10/01/24-10/01/25		74,740.00	149,831.06
10/22/2024	102224ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/24 - 9/19/24		10.64	149,820.42
10/23/2024	ACH102324	BANKUNITED VISA CC			4,767.40	145,053.02
10/28/2024	1322	Elena Korsakova	BOS Meeting 10/21/24		200.00	144,853.02
10/30/2024	100612	Integrated Access Solutions	Invoice: 2895 (Reference: BAI Barcode Stickers. ) Invoice: 2896 (Reference: Service Call. )		1,124.72	143,728.30
10/30/2024	100613	Advanced Security Specialist & Consulting	Invoice: BCDD101624 (Reference: October 1, 2024 -October 15, 2024 Guard Gate Management. )		11,055.00	132,673.30
10/30/2024	103024ACH1	Turner Pest Control	Pest Control		118.67	132,554.63
10/31/2024	103124ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2024 to Nov 09, 2024		207.57	132,347.06
<b>10/31/2024</b>		<b>End of Month</b>		<b>354,910.00</b>	<b>271,500.50</b>	<b>132,347.06</b>
11/01/2024	100614	Jani-King of Jacksonville	Invoice: JAK11240445 (Reference: MONTHLY CONTRACT FOR NOVEMBER. )		1,670.72	130,676.34
11/01/2024	110124ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	129,136.39
11/06/2024			Deposit	43,030.21		172,166.60
11/07/2024	100615	The Lake Doctors, Inc.	Invoice: 2255048 (Reference: Water Management Nov 24. )		2,300.00	169,866.60
11/07/2024	100616	VGlobal Tech	Invoice: 6692 (Reference: Email Hosting Nov 24. )		90.00	169,776.60
11/07/2024	100617	Beaches Electrical Service, Inc.	Invoice: 13786 (Reference: troubleshoot tennis court lights. )		349.35	169,427.25
11/07/2024	100618	Jacksonville Daily Record	Invoice: 24-06958D (Reference: Legal Advertising. )		93.13	169,334.12
11/07/2024	100619	Cintas Corporation	Invoice: 9294491622 (Reference: ZOLL 3 AED - AUTOMATIC AGREEMENT. )		145.00	169,189.12

Date	Number	Name	Memo	Deposits	Payments	Balance
11/07/2024	100620	Advanced Security Specialist & Consulting	Invoice: BCDD110124 (Reference: Guard House Security Management. )		12,369.50	156,819.62
11/07/2024	100621	Ruppert Landscape, LLC	Invoice: 678104 (Reference: Landscape Management Installment. )		31,784.69	125,034.93
11/08/2024	110824ACH1	GFL Environmental	Trash Service		239.65	124,795.28
11/11/2024	1323	Chance Wedderburn	BOS Workshop 11/7/24		200.00	124,595.28
11/11/2024	1324	Elena Korsakova	BOS Workshop 11/7/24		200.00	124,395.28
11/12/2024	1325	TEKWave Solutions LLC	VMS - August		295.00	124,100.28
11/12/2024	100622	360 Painting of SE Jacksonville	Invoice: 26763617 (Reference: Painting Labor. )		1,910.00	122,190.28
11/13/2024	1326	Elena Korsakova	BOS Meeting 9/16/24		200.00	121,990.28
11/14/2024	111424ACH1	JEA	Service for the month of Oct 2024		8,897.87	113,092.41
11/15/2024			Deposit	264,526.72		377,619.13
11/18/2024	100623	Jacksonville Daily Record	Invoice: 24-07080D (Reference: Legal Advertising. )		96.50	377,522.63
11/18/2024	100624	Kutak Rock LLP	Invoice: 3480167 (Reference: General Counsel. )		1,203.00	376,319.63
11/18/2024	100625	SchoolNow	Invoice: INV-SN-430 (Reference: Website Hosting. )		1,515.00	374,804.63
11/18/2024	100626	E.T.M.	Invoice: 216451 (Reference: Engineering Services. )		362.00	374,442.63
11/18/2024	100627	Vesta Property Services	Invoice: 423206 (Reference: Billable Expenses. )		1,072.40	373,370.23
11/18/2024	100628	Vesta District Services	Invoice: 423011 (Reference: Management Fees Nov 24. ) Invoice: 423155 (Reference: Disseminatio...		7,007.50	366,362.73
11/18/2024	111824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Oct 28, 2024 to Nov 27, 2024		675.49	365,687.24
11/18/2024	111824ACH2	TECO	12545 Beach Blvd - Sep 20, 2024 - Oct 21, 2024		51.50	365,635.74
11/18/2024			Deposit	112.34		365,748.08
11/20/2024	1327	Elena Korsakova	BOS Meeting 11/18/24		200.00	365,548.08
11/20/2024	112024ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Oct 30, 2024 to Nov 29, 2024		286.95	365,261.13
11/21/2024	100629	Vesta Property Services	Invoice: 423008 (Reference: Amenity Management - October 24. ) Invoice: 422360 (Reference: Bil...		38,927.63	326,333.50
11/21/2024	100630	Bob's Backflow & Plumbing Services	Invoice: 17567 (Reference: Backflow Test - 11/17/2024. )		405.00	325,928.50
11/21/2024	100631	TEKWave Solutions LLC	Invoice: 6886 (Reference: VMS - DEC. )		295.00	325,633.50
11/21/2024	112124ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 9/19/24 - 10/21/24		10.94	325,622.56
11/21/2024	112124ACH2	Turner Pest Control	Pest Control		118.67	325,503.89
11/21/2024			Deposit	185,189.32		510,693.21
11/23/2024	ACH112324	BANKUNITED VISA CC			4,507.78	506,185.43
11/25/2024	1328	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	506,010.43
11/27/2024	100632	Precision Sidewalk Safety Corp	Invoice: b-2629 (Reference: Repair 496 Trip Hazards. )		44,823.00	461,187.43
11/27/2024	100633	Jacksonville Daily Record	Invoice: 24-07322D (Reference: Legal Advertising. )		93.13	461,094.30
11/27/2024	100634	E.T.M.	Invoice: 0021141 (Reference: Professional Services rendered through April 2. 2022. ) Invoice: ...		7,535.00	453,559.30
11/27/2024	100635	Blinge of Jacksonville	Invoice: 8254787 (Reference: Decorate Tamaya community for holidays. Structures include clubhous...		9,615.00	443,944.30
11/27/2024	100636	Advanced Security Specialist & Consulting	Invoice: BCDD111624 (Reference: Guard House Security Management - Nov 2024. )		11,365.75	432,578.55
11/27/2024	100637	Pinch A Penny	Invoice: 111924- (Reference: Maytronics Wave 140 Robot Pool Cleaner. )		6,999.00	425,579.55
11/29/2024			Deposit	254,126.82		679,706.37
11/30/2024		End of Month		746,985.41	199,626.10	679,706.37
12/02/2024	120224ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Nov 10, 2024 to Dec 09, 2024		207.57	679,498.80
12/02/2024	120224ACH2	KS State Bank	Fitness Equipment Financing		1,539.95	677,958.85
12/05/2024			Deposit	273,930.19		951,889.04
12/09/2024	100638	Vesta District Services	Invoice: 423462 (Reference: Management Services Dec 24. )		4,281.33	947,607.71
12/09/2024	100639	Cintas Corporation	Invoice: 9298514033 (Reference: AED - AUTOMATIC AGREEMENT. )		145.00	947,462.71
12/09/2024	100640	Advanced Security Specialist & Consulting	Invoice: BCDD120124 (Reference: Guard Services. )		13,329.25	934,133.46
12/09/2024	100641	Bob's Backflow & Plumbing Services	Invoice: 17799 (Reference: Backflow Testing. )		135.00	933,998.46
12/09/2024	100642	All Weather Contractors, Inc.	Invoice: 188116 (Reference: Final Billing Water Pump. )		4,145.00	929,853.46
12/09/2024	100643	Jani-King of Jacksonville	Invoice: JAK12240445 (Reference: MONTHLY CONTRACT BILLING Dec 24. )		1,670.72	928,182.74
12/09/2024	100644	Jacksonville Daily Record	Invoice: 24-07477D (Reference: Legal Advertising. )		96.50	928,086.24
12/09/2024	100645	Southeastern Paper Group	Invoice: 06299252 (Reference: Janitorial Supplies. )		310.23	927,776.01
12/09/2024	100646	The Lake Doctors, Inc.	Invoice: 2328508 (Reference: Water Management Zones 1 & 2. )		2,300.00	925,476.01
12/09/2024	100647	VGlobel Tech	Invoice: 6769 (Reference: Email Hosting Dec 24. )		90.00	925,386.01
12/10/2024	100648	Ruppert Landscape, LLC	Invoice: 684707 (Reference: Landscape Management For November. )		31,784.69	893,601.32
12/10/2024	100649	E.T.M.	Invoice: 217038 (Reference: Engineering Services thru 11/23/24. )		244.00	893,357.32
12/10/2024	121024ACH1	GFL Environmental	Trash Service		239.65	893,117.67
12/10/2024			Deposit	2,222,673.37		3,115,791.04
12/11/2024	1329	Chance Wedderburn	BOS Meeting 12/5/24		200.00	3,115,591.04
12/11/2024	1330	Elena Korsakova	BOS Meeting 12/5/24		200.00	3,115,391.04

Date	Number	Name	Memo	Deposits	Payments	Balance
12/11/2024	1331	Pawel Szeszko	BOS Meeting 12/5/24		200.00	3,115,191.04
12/12/2024	1332	Sundancer Sign Graphics			780.00	3,114,411.04
12/13/2024	121324ACH1	JEA	Service for the month of Nov 2024		16,075.49	3,098,335.55
12/16/2024			Deposit	3,825.00		3,102,160.55
12/16/2024	100650	Big Z Pool Service, LLC	Invoice: 6179-1 (Reference: Service Call Family Pool. )		195.00	3,101,965.55
12/16/2024	100651	Kutak Rock LLP	Invoice: 3496101 (Reference: General Counsel thru 9/30/24. )		1,905.04	3,100,060.51
12/16/2024	100652	Vesta Property Services	Invoice: 423551 (Reference: Billable Expenses - Nov 2024. )		1,659.32	3,098,401.19
12/16/2024	100653	Vesta District Services	Invoice: 423558 (Reference: Billable Expenses - Nov 2024. )		49.43	3,098,351.76
12/17/2024	1333	BNY Mellon Payment/Trustee Fees	Trustee Fees 2015A: November 01, 2024 to October 31, 2025		4,400.00	3,093,951.76
12/17/2024	121724ACH2	TECO	12545 Beach Blvd - Oct 22, 2024 - Nov 19, 2024		50.83	3,093,900.93
12/17/2024	121724ACH1	Turner Pest Control	Pest Control		118.67	3,093,782.26
12/18/2024	121824ACH1	Comcast	12788 Meritace Blvd MINI MDTA Nov 28, 2024 to Dec 27, 2024		725.83	3,093,056.43
12/19/2024	1334	Egis Insurance and Risk Advisors	FY Insurance Policy # 100124192 10/01/24-10/01/25 Add IM - Unit 3		70.00	3,092,986.43
12/19/2024	100654	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1142979 (Reference: NFPA 25 Quarterly Sprinkler Inspection. ) Invoice: 1164535 (Refer...		375.00	3,092,611.43
12/19/2024	100655	Integrated Access Solutions	Invoice: 3233 (Reference: BAI Barcode Stickers. )		447.36	3,092,164.07
12/19/2024	100656	Shannon Brooke Thomas	Invoice: TamayaBeachCDD121424 (Reference: Christmas Ornaments 12/14/24. )		650.00	3,091,514.07
12/19/2024			Deposit	245,940.05		3,337,454.12
12/20/2024	122024ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Nov 30, 2024 to Dec 29, 2024		286.95	3,337,167.17
12/23/2024	ACH122324	BANKUNITED VISA CC			4,294.87	3,332,872.30
12/23/2024	1335	Chance Wedderburn	BOS Meeting 12/16/24		200.00	3,332,672.30
12/23/2024	1336	Elena Korsakova	BOS Meeting 12/16/24		200.00	3,332,472.30
12/23/2024	1337	Pawel Szeszko	BOS Meeting 12/16/24		200.00	3,332,272.30
12/26/2024	100657	Beaches Electrical Service, Inc.	Invoice: 14221 (Reference: Service Call. ) Invoice: 13919 (Reference: Service Call. )		647.40	3,331,624.90
12/26/2024	122624ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 10/21/24 - 11/19/24		10.46	3,331,614.44
12/27/2024	122724ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Dec 10, 2024 to Jan 09, 2025		207.57	3,331,406.87
12/31/2024			Deposit	895.00		3,332,301.87
12/31/2024	132		2025 Budget transfer - GF to CRF		109,319.00	3,222,982.87
<b>12/31/2024</b>		<b>End of Month</b>		<b>2,747,263.61</b>	<b>203,987.11</b>	<b>3,222,982.87</b>
01/02/2025	100658	Advanced Security Specialist & Consulting	Invoice: TamayaEvent121524 (Reference: Guard House Management 12/1/24 - 12/15/24. )		10,939.50	3,212,043.37
01/02/2025	100659	Jacksonville Daily Record	Invoice: 24-07864D (Reference: Legal Advertising. )		93.13	3,211,950.24
01/02/2025	100660	Integrated Access Solutions	Invoice: 3247 (Reference: Service Call. ) Invoice: 3248 (Reference: Service Call. )		1,010.00	3,210,940.24
01/02/2025	010225ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,209,400.29
01/07/2025			Deposit	101,743.19		3,311,143.48
01/08/2025	100661	Integrated Access Solutions	Invoice: 3274 (Reference: Battery Backup Power Supply. ) Invoice: 3299 (Reference: Service Cal...		1,359.98	3,309,783.50
01/08/2025	100662	Vesta Property Services	Invoice: 424016 (Reference: Amenity Management - Dec 2024. ) Invoice: 423612 (Reference: Ameni...		67,222.76	3,242,560.74
01/08/2025	100663	Cintas Corporation	Invoice: 9302655532 (Reference: Zoll 3 AED - Automatic Agreement. )		145.00	3,242,415.74
01/08/2025	100664	Custom Pump & Controls, Inc.	Invoice: 25-314-01 (Reference: Quarterly Lift Station. )		300.00	3,242,115.74
01/08/2025	100665	The Lake Doctors, Inc.	Invoice: 240098B (Reference: Water Management Zone 1 & 2 - Jan 2025. )		2,300.00	3,239,815.74
01/08/2025	100666	VGlobal Tech	Invoice: 6898 (Reference: Email Hosting Jan 2025. )		90.00	3,239,725.74
01/08/2025	100667	Advanced Security Specialist & Consulting	Invoice: BCDD10125 (Reference: Guard House 11.16-24.2024, 11.26-31.2024 12.25.24 & Roving Guard ...		12,969.00	3,226,756.74
01/08/2025	100668	TEKWave Solutions LLC	Invoice: 6958 (Reference: Tamaya Community VMS - Jan 2025. )		350.00	3,226,406.74
01/08/2025	100669	Jani-King of Jacksonville	Invoice: JAK01250444 (Reference: Monthly Billing - January 2025. )		1,670.72	3,224,736.02
01/08/2025	100670	Ruppert Landscape, LLC	Invoice: 690519 (Reference: Landscape Management December 2024. )		32,420.39	3,192,315.63
01/08/2025	010825ACH1	GFL Environmental	Trash Service		239.65	3,192,075.98
01/09/2025	1338	Elena Korsakova	BOS Meeting 1/2/25		200.00	3,191,875.98
01/09/2025	1339	Pawel Szeszko	BOS Meeting 1/2/25		200.00	3,191,675.98
01/10/2025	100671	Southeastern Paper Group	Invoice: 06320563 (Reference: Janitorial Supplies. )		254.39	3,191,421.59
01/10/2025	100672	ConservH2O LLC	Invoice: I153411203 (Reference: Irrigation Inspection. )		1,200.00	3,190,221.59
01/10/2025	100673	E.T.M.	Invoice: 217494 (Reference: Engineering Services Dec 24. )		781.50	3,189,440.09
01/10/2025	100674	Vesta District Services	Invoice: 424075 (Reference: Management Fees Jan 25. )		4,281.33	3,185,158.76
01/14/2025	100675	Jacksonville Daily Record	Invoice: 25-00123D (Reference: Legal Advertising. )		117.50	3,185,041.26
01/14/2025	100676	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1188439 (Reference: Fire Alarm Monitoring. )		750.00	3,184,291.26
01/14/2025	100677	Vesta Property Services	Invoice: 424148 (Reference: Billable Expenses - Dec 24. )		1,492.98	3,182,798.28
01/14/2025	011425ACH1	JEA	Service for the month of Dec 2024		15,607.14	3,167,191.14
01/15/2025			Deposit	1,047.84		3,168,238.98
01/15/2025			Deposit	56.17		3,168,295.15

Date	Number	Name	Memo	Deposits	Payments	Balance
01/16/2025	EFT011625	US BANK VISA CC			99.00	3,168,196.15
01/21/2025	012125ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Dec 30, 2024 to Jan 29, 2025		291.01	3,167,905.14
01/21/2025	012125ACH2	Comcast	12788 Meritace Blvd MINI MDTA Dec 28, 2024 to Jan 27, 2025		733.17	3,167,171.97
01/21/2025			Deposit	56.17		3,167,228.14
01/21/2025	012125ACH3	TECO	12545 Beach Blvd - Nov 20, 2024 - Dec 19, 2024		55.21	3,167,172.93
01/21/2025			Deposit	20,205.27		3,187,378.20
01/22/2025	012225ACH1	Turner Pest Control	Pest Control		122.23	3,187,255.97
01/23/2025	ACH012325	BANKUNITED VISA CC			3,318.26	3,183,937.71
01/28/2025	1341	Chance Wedderburn	BOS Meeting 1/20/25		200.00	3,183,737.71
01/28/2025	1342	Elena Korsakova	BOS Meeting 1/20/25		200.00	3,183,537.71
01/28/2025	1343	Pawel Szeszko	BOS Meeting 1/20/25		200.00	3,183,337.71
01/28/2025	100678	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 167567 (Reference: Windscreen. )		885.95	3,182,451.76
01/28/2025	100679	Kutak Rock LLP	Invoice: 3512073 (Reference: Legal Services Oct 24. )		3,580.00	3,178,871.76
01/28/2025	100680	Advanced Security Specialist & Consulting	Invoice: BCDD011625 (Reference: Guard House Mgmt 1/1/25 - 1/15/25. )		11,385.00	3,167,486.76
01/28/2025	100681	Buehler Air Conditioning	Invoice: 226118 (Reference: Service Call. ) Invoice: 226579 (Reference: Service Call. ) Invo...		3,368.00	3,164,118.76
01/28/2025	100682	Integrated Access Solutions	Invoice: 3399 (Reference: Camera Installation. ) Invoice: 3411 (Reference: Barcode Stickers. )		872.36	3,163,246.40
01/28/2025	012825ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 11/19/24 - 12/19/24		16.07	3,163,230.33
01/30/2025	013025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2025 to Feb 09, 2025		214.72	3,163,015.61
<b>01/30/2025</b>		<b>End of Month</b>		<b>123,108.64</b>	<b>183,075.90</b>	<b>3,163,015.61</b>
02/03/2025	100683	Vesta District Services	Invoice: 424062 (Reference: Billable Expenses - Dec 2024. )		41.23	3,162,974.38
02/03/2025	100684	TEKWave Solutions LLC	Invoice: 7051 (Reference: Hosting Services. )		350.00	3,162,624.38
02/03/2025	100685	Lucas Tree Service, Inc.	Invoice: 9893 (Reference: Tree Removal. )		1,000.00	3,161,624.38
02/03/2025	100686	Jani-King of Jacksonville	Invoice: JAK02250437 (Reference: Cleaning Service Feb 25. )		1,670.72	3,159,953.66
02/03/2025	100687	360 Painting of SE Jacksonville	Invoice: 29419220 (Reference: Painting Labor. )		755.87	3,159,197.79
02/03/2025	100688	Beaches Electrical Service, Inc.	Invoice: 14379 (Reference: Bulb Installation at Tennis Courts. ) Invoice: 14380 (Reference: Se...		675.00	3,158,522.79
02/03/2025	100689	Jacksonville Daily Record	Invoice: 25-00486D (Reference: Legal Advertising. )		103.50	3,158,419.29
02/03/2025	020325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,156,879.34
02/04/2025	1344	The Good Souls	Entertainment - Feb 7, 2025		700.00	3,156,179.34
02/05/2025	100690	Ruppert Landscape, LLC	Invoice: 701372 (Reference: Landscape Maintenance Jan 25. )		32,420.39	3,123,758.95
02/06/2025			Deposit	30,070.73		3,153,829.68
02/10/2025	100691	Southeastern Paper Group	Invoice: 06338694 (Reference: Janitorial Supplies. )		147.50	3,153,682.18
02/10/2025	100692	The Lake Doctors, Inc.	Invoice: 2473398 (Reference: Water Management Feb 25. )		2,300.00	3,151,382.18
02/10/2025	100693	VGlobal Tech	Invoice: 06974 (Reference: Email Hosting Feb 25. )		90.00	3,151,292.18
02/10/2025	100694	Buehler Air Conditioning	Invoice: 228152 (Reference: Service Call. )		1,422.00	3,149,870.18
02/10/2025	100695	E.T.M.	Invoice: 217967 (Reference: Professional Services rendered through January 25, 2025. )		488.00	3,149,382.18
02/10/2025	100696	Integrated Access Solutions	Invoice: 3516 (Reference: Exit right gate not running. )		282.00	3,149,100.18
02/10/2025	100697	Vesta District Services	Invoice: 424703 (Reference: Management Fees Feb 25. )		4,281.33	3,144,818.85
02/10/2025	100698	Cintas Corporation	Invoice: 9306926112 (Reference: AED - AUTOMATIC AGREEMENT. )		145.00	3,144,673.85
02/10/2025	100699	Advanced Security Specialist & Consulting	Invoice: BCDD020125 (Reference: Security Monitoring 1/16/25 - 1/31/25. )		12,177.00	3,132,496.85
02/10/2025	100700	Bob's Backflow & Plumbing Services	Invoice: 19508 (Reference: Backflow Testing & Repair. )		317.00	3,132,179.85
02/10/2025	021025ACH1	GFL Environmental	Trash Service		239.65	3,131,940.20
02/11/2025	1345	Chance Wedderburn	BOS Meeting 2/06/25		200.00	3,131,740.20
02/11/2025	1346	Elena Korsakova	BOS Meeting 2/06/25		200.00	3,131,540.20
02/11/2025	1347	Pawel Szeszko	BOS Meeting 2/06/25		200.00	3,131,340.20
02/12/2025	1349	Egis Insurance and Risk Advisors	FY Insurance Policy # WC100124192 02/15/25-10/01/25		531.00	3,130,809.20
02/12/2025	021225ACH1	Turner Pest Control	Pest Control		122.23	3,130,686.97
02/14/2025	100701	Vesta Property Services	Invoice: 424575 (Reference: Amenity Management. )		28,686.79	3,102,000.18
02/14/2025	021425EFT1	Bank United	Ordering checks		321.56	3,101,678.62
02/18/2025	1348	Elena Korsakova	BOS Meeting 2/10/25		200.00	3,101,478.62
02/18/2025	1350	Chance Wedderburn	BOS Meeting 2/10/25		200.00	3,101,278.62
02/18/2025	1351	Pawel Szeszko	BOS Meeting 2/10/25		200.00	3,101,078.62
02/18/2025			Deposit	56.17		3,101,134.79
02/18/2025	021825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Jan 28, 2025 to Feb 27, 2025		733.49	3,100,401.30
02/19/2025	021925ACH1	TECO	12545 Beach Blvd - Dec 20, 2024 - Jan 22, 2025		54.28	3,100,347.02
02/20/2025	022025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Jan 30, 2025 to Feb 28, 2025		291.12	3,100,055.90
02/20/2025	EFT022025	US BANK VISA CC			2,893.37	3,097,162.53

Date	Number	Name	Memo	Deposits	Payments	Balance
02/20/2025	022025ACH2	JEA	Service for the month of Jan 2024		15,574.70	3,081,587.83
02/21/2025			Deposit	8,653.61		3,090,241.44
02/24/2025	ACH022425	BANKUNITED VISA CC			93.72	3,090,147.72
02/24/2025	022425ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/19/24 - 1/22/25		14.06	3,090,133.66
<b>02/28/2025</b>		<b>End of Month</b>		<b>38,780.51</b>	<b>111,662.46</b>	<b>3,090,133.66</b>
03/03/2025	030325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	3,088,593.71
03/03/2025	030325ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Feb 10, 2025 to Mar 09, 2025		214.72	3,088,378.99
03/06/2025	030625ACH1	GFL Environmental	Trash Service		239.65	3,088,139.34
03/06/2025			Deposit	21,942.28		3,110,081.62
03/10/2025			Deposit	12,380.00		3,122,461.62
03/10/2025	100702	Jacksonville Daily Record	Invoice: 25-00863D ( ) Invoice: 25-01077D (Reference: Legal Advertising. )		273.50	3,122,188.12
03/10/2025	100703	The Lake Doctors, Inc.	Invoice: 254562B (Reference: Water Management Mar 25. )		2,300.00	3,119,888.12
03/10/2025	100704	VGlobal Tech	Invoice: 7051 (Reference: Email hosting Mar 25. )		90.00	3,119,798.12
03/10/2025	100705	Advanced Security Specialist & Consulting	Invoice: BCDD021624 (Reference: Guard Service 2/1/25 - 2/15/25. ) Invoice: BCDD030125 (Referen...		21,252.00	3,098,546.12
03/10/2025	100706	TEKWave Solutions LLC	Invoice: 7114 (Reference: Website Hosting Mar 25. )		350.00	3,098,196.12
03/10/2025	100707	Ruppert Landscape, LLC	Invoice: 709976 (Reference: Landscape Management. ) Invoice: 710968 (Reference: Installation o...		37,360.39	3,060,835.73
03/10/2025	100708	E.T.M.	Invoice: 218434 (Reference: General Consulting thru 2/22/25. )		382.50	3,060,453.23
03/10/2025	100709	Integrated Access Solutions	Invoice: 3590 (Reference: Service Call on Gate. ) Invoice: 3620 (Reference: Camera Replacement...		3,008.00	3,057,445.23
03/10/2025	100710	Vesta District Services	Invoice: 424842 (Reference: Billable Expenses - Jan 2025. ) Invoice: 424935 (Reference: Manage...		4,294.66	3,053,150.57
03/10/2025	100711	Cintas Corporation	Invoice: 9310847470 (Reference: AED - AUTOMATIC AGREEMENT. )		145.00	3,053,005.57
03/10/2025			Funds Transfer		2,850,000.00	203,005.57
03/11/2025	1352	Wild Wonders	The Reptile Show 6/21/25		350.00	202,655.57
03/12/2025	142		Returned Check Due To Uncollected Funds Hold		950.00	201,705.57
03/17/2025	100712	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1204682 (Reference: Annual Fire Extinguisher Certification Inspection. )		153.00	201,552.57
03/17/2025	100713	Smarter Investments of Jacksonville	Invoice: 534934 (Reference: Repair Electric Panel Cover. )		200.00	201,352.57
03/17/2025	100714	Buehler Air Conditioning	Invoice: 230550 (Reference: Service Call. ) Invoice: 230658 (Reference: Service Call. ) Invo...		723.65	200,628.92
03/17/2025	100715	Vesta Property Services	Invoice: 425202 (Reference: Amenity Management. )		29,092.06	171,536.86
03/17/2025	100716	Vesta District Services	Invoice: 425346 (Reference: Billable Expenses - Feb 2025. )		106.02	171,430.84
03/17/2025	100717	Jacksonville Daily Record	Invoice: 25-01217D (Reference: Legal Advertising. ) Invoice: 25-00485D (Reference: Notice of B...		214.00	171,216.84
03/17/2025	100718	Kutak Rock LLP	Invoice: 3535700 (Reference: Legal Services Dec 24. )		4,352.86	166,863.98
03/18/2025	1353	Tax Collector			152.22	166,711.76
03/18/2025	031825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Feb 28, 2025 to Mar 27, 2025		733.49	165,978.27
03/19/2025	031925ACH1	JEA	Service for the month of Feb 2025		13,081.66	152,896.61
03/19/2025			Deposit	32,696.69		185,593.30
03/20/2025	032025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 01, 2025 to Mar 29, 2025		291.12	185,302.18
03/20/2025	032025ACH2	TECO	12545 Beach Blvd - Jan 23, 2025 - Feb 19, 2025		54.29	185,247.89
03/24/2025			Deposit	200.00		185,447.89
03/24/2025	100719	Southeast Fitness	Invoice: 105991 (Reference: Semi-Annual maintenance on Fitness Equipment. )		756.00	184,691.89
03/24/2025	100720	Vesta Property Services	Invoice: 425255 (Reference: Billable Expenses - Feb 2025. )		7,460.99	177,230.90
03/24/2025	100721	Ruppert Landscape, LLC	Invoice: 683548 (Reference: Landscape Enhancement. )		746.00	176,484.90
03/24/2025	100722	Beaches Electrical Service, Inc.	Invoice: 14541 (Reference: Repair to parking lot lights. ) Invoice: 14540 (Reference: Replace ...		600.00	175,884.90
03/25/2025	1354	Chance Wedderburn	BOS Meeting 3/17/25		200.00	175,684.90
03/25/2025	1355	Elena Korsakova	BOS Meeting 3/17/25		200.00	175,484.90
03/25/2025	1356	Pawel Szeszko	BOS Meeting 3/17/25		200.00	175,284.90
03/25/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	1,180,073.91		1,355,358.81
03/25/2025	032525ACH1	Turner Pest Control	Pest Control		122.23	1,355,236.58
03/25/2025	032525ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 1/22/25- 2/19/25		14.21	1,355,222.37
03/26/2025	1358	BNY Mellon Tax Distributions			1,182,302.99	172,919.38
03/28/2025	1359	Heart2Heart HHC, Inc.	Refund Rental Reservation Andrea & Michael Wilkes		1,500.00	171,419.38
03/28/2025	032825CC1	US BANK VISA CC	February Statement 1/24/25 - 2/24/25		9,248.33	162,171.05
03/31/2025	033125ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Mar 10, 2025 to Apr 09, 2025		214.72	161,956.33
<b>03/31/2025</b>		<b>End of Month</b>		<b>1,247,292.88</b>	<b>4,175,470.21</b>	<b>161,956.33</b>
04/01/2025	040125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	160,416.38
04/03/2025	100723	The Lake Doctors, Inc.	Invoice: 2033298 (Reference: Stocking of Pond. ) Invoice: 262597B (Reference: Water Management...		4,550.00	155,866.38
04/03/2025	100724	VGlobal Tech	Invoice: 7178 (Reference: Email Hosting Apr 25. )		90.00	155,776.38
04/03/2025	100725	Beaches Electrical Service, Inc.	Invoice: 14542 (Reference: Replace bulb & ballast on tennis court. )		400.00	155,376.38



Date	Number	Name	Memo	Deposits	Payments	Balance
04/03/2025	100726	Jacksonville Daily Record	Invoice: 25-01639D (Reference: Legal Advertising. )		96.50	155,279.88
04/03/2025	100727	Southeastern Paper Group	Invoice: 06372539 (Reference: Janitorial Supplies. )		341.00	154,938.88
04/03/2025	100728	Advanced Security Specialist & Consulting	Invoice: BCDD031625 (Reference: Guard Services March 1-15, 2025. ) Invoice: BCDD040125 (Refere...		22,847.00	132,091.88
04/03/2025	100729	TEKWave Solutions LLC	Invoice: 7165 (Reference: VMS - April. )		350.00	131,741.88
04/03/2025	100730	Ruppert Landscape, LLC	Invoice: 713004 (Reference: Install wire for new clocks 18 & 25. ) Invoice: 714958 (Reference:...		32,907.39	98,834.49
04/03/2025	100731	Smarter Investments of Jacksonville	Invoice: 534937 (Reference: Install hitch on Golf Cart. )		500.00	98,334.49
04/03/2025	100732	Integrated Access Solutions	Invoice: 3719 (Reference: Service Call. )		420.00	97,914.49
04/03/2025	100733	Vesta District Services	Invoice: 425412 (Reference: Management Fees April 25. )		4,281.33	93,633.16
04/03/2025	100734	Cintas Corporation	Invoice: 9314832361 (Reference: AED - AUTOMATIC AGREEMENT. )		145.00	93,488.16
04/03/2025			Deposit	36,794.21		130,282.37
04/07/2025	040725ACH1	GFL Environmental	Trash Service		239.65	130,042.72
04/15/2025			Funds Transfer	50,000.00		180,042.72
04/15/2025			Deposit	9,945.00		189,987.72
04/15/2025	1360	Elena Korsakova	BOS Workshop 3/6/25		200.00	189,787.72
04/15/2025	1361	Pawel Szeszko	BOS Workshop 3/6/25		200.00	189,587.72
04/15/2025	1362	J.C. Pappas Ent Inc.	Live music show 5/2/25		1,800.00	187,787.72
04/15/2025	100735	Custom Pump & Controls, Inc.	Invoice: 25-314-02 (Reference: Lift Station Inspection. )		300.00	187,487.72
04/15/2025	100737	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1187809 (Reference: Sprinkler Inspection. )		75.00	187,412.72
04/15/2025	100738	Ruppert Landscape, LLC	Invoice: 715632 (Reference: 71 bales of pine straw. )		500.00	186,912.72
04/15/2025	100739	E.T.M.	Invoice: 218908 (Reference: Engineer Services thru 3/29/25. )		255.00	186,657.72
04/15/2025	100740	Integrated Access Solutions	Invoice: 3611 (Reference: BAI Barcode Stickers. ) Invoice: 3812 (Reference: Service call for I...		1,102.36	185,555.36
04/15/2025			Deposit	112.34		185,667.70
04/17/2025	041725ACH1	JEA	Service for the month of March 2025		15,139.11	170,528.59
04/18/2025	100741	Vesta Property Services	Invoice: 425931 (Reference: Billable Expenses - Mar 2025. ) Invoice: 425921 (Reference: Amenit...		30,393.28	140,135.31
04/18/2025	100742	Vesta District Services	Invoice: 425900 (Reference: Billable Expenses - Mar 2025. )		42.45	140,092.86
04/18/2025	100743	Jacksonville Daily Record	Invoice: 25-01933D (Reference: Legal Advertising. )		100.00	139,992.86
04/18/2025	100744	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 168880 (Reference: Parts. )		296.99	139,695.87
04/18/2025	041825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Mar 28, 2025 to Apr 27, 2025		733.49	138,962.38
04/21/2025	042125ACH4	Comcast	12750 Meritace Blvd. GATEHOUSE Mar 30, 2025 to Apr 29, 2025		291.12	138,671.26
04/21/2025	042125ACH3	TECO	12545 Beach Blvd - Feb 20, 2025 - Mar 20, 2025		57.39	138,613.87
04/21/2025	042125ACH2	Turner Pest Control	Pest Control		122.23	138,491.64
04/21/2025	042125CC1	US BANK VISA CC	March Statement 2/25/25 - 3/25/25		5,939.57	132,552.07
04/22/2025	042225ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 2/19/25 - 3/20/25		17.54	132,534.53
04/24/2025	1363	Quality Cleaning by Viktoriia LLC			3,360.00	129,174.53
04/25/2025	1364	FL Hurricane Pros	Bartending Services		300.00	128,874.53
04/25/2025			Funds Transfer	1,918,414.12		2,047,288.65
04/25/2025			Funds Transfer	30,000.00		2,077,288.65
04/25/2025			Funds Transfer		1,835,688.65	241,600.00
04/28/2025	100746	Advanced Security Specialist & Consulting	Invoice: BCDD041525 (Reference: 4/1-15/25 Guard services. )		10,978.00	230,622.00
04/28/2025	100747	All Weather Contractors, Inc.	Invoice: 193834 (Reference: excavation and investigation - final. )		3,990.00	226,632.00
04/28/2025	100748	Integrated Access Solutions	Invoice: 3913 (Reference: Service call. ) Invoice: 3932 (Reference: LED barrier arm. )		1,042.72	225,589.28
04/29/2025	1365	Elena Korsakova	BOS Meeting 4/21/25		200.00	225,389.28
04/29/2025	1366	Pawel Szeszko	BOS Meeting 4/21/25		200.00	225,189.28
04/29/2025	1367	Hajjar Medical PA	Cancellation of Rental Hall Fee - Reimbursement		700.00	224,489.28
04/30/2025	043025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Apr 10, 2025 to May 09, 2025		214.72	224,274.56
04/30/2025			Funds Transfer	5,032.72		229,307.28
04/30/2025			Funds Transfer	214.72		229,522.00
04/30/2025		End of Month		2,050,513.11	1,982,947.44	229,522.00
05/01/2025			Funds Transfer	1,539.95		231,061.95
05/01/2025	050125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	229,522.00
05/02/2025	100749	Vesta District Services	Invoice: 425988 (Reference: Management Fees May 25. )		4,281.33	225,240.67
05/05/2025			Funds Transfer	4,850.00		230,090.67
05/06/2025	050625ACH1	GFL Environmental	Trash Service		239.65	229,851.02
05/06/2025			Funds Transfer		20,272.16	209,578.86
05/06/2025			Deposit	28,502.56		238,081.42
05/06/2025			Funds Transfer	4,787.25		242,868.67

Date	Number	Name	Memo	Deposits	Payments	Balance
05/07/2025			Funds Transfer	492.55		243,361.22
05/07/2025			Deposit	2.45		243,363.67
05/07/2025	150		Voided Check #100550 Cashed in Error		295.00	243,068.67
05/13/2025			Funds Transfer	600.00		243,668.67
05/14/2025			Deposit	56.17		243,724.84
05/14/2025			Funds Transfer		56.17	243,668.67
05/15/2025	051525ACH1	Turner Pest Control	Pest Control		122.23	243,546.44
05/15/2025	051525ACH2	Florida Department of Health			850.35	242,696.09
05/15/2025	100750	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 169076 (Reference: Har-Tru. )		1,006.20	241,689.89
05/15/2025	100751	Kutak Rock LLP	Invoice: 3555026 (Reference: Professional Services Feb 25. )		1,408.50	240,281.39
05/15/2025	100752	The Lake Doctors, Inc.	Invoice: 270881B (Reference: Water Management May 25. )		2,300.00	237,981.39
05/15/2025	100753	VGlobal Tech	Invoice: 7253 (Reference: Email Hosting. )		90.00	237,891.39
05/15/2025	100754	Integrated Access Solutions	Invoice: 3933 (Reference: Guard Gate Installation. ) Invoice: 4042 (Reference: Installation of...		2,269.84	235,621.55
05/15/2025	100755	Cintas Corporation	Invoice: 9319167906 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	235,467.55
05/15/2025	100756	Advanced Security Specialist & Consulting	Invoice: BCDD050125 (Reference: Guard Services 4/16/25 - 4/30/25. )		11,594.00	223,873.55
05/15/2025	100757	TEKWave Solutions LLC	Invoice: 7235 (Reference: VMS May 25. )		350.00	223,523.55
05/15/2025	100758	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1209543 (Reference: Sprinkler Inspection. )		75.00	223,448.55
05/15/2025	100759	Ruppert Landscape, LLC	Invoice: 721741 (Reference: Landscape Management Apr 25. )		32,420.39	191,028.16
05/15/2025	100760	Jacksonville Daily Record	Invoice: 25-02312D (Reference: Legal Advertising. )		100.00	190,928.16
05/15/2025			Funds Transfer	5,253.91		196,182.07
05/16/2025	051625ACH1	JEA	Service for the month of April 2025		18,090.16	178,091.91
05/16/2025			Funds Transfer	23,995.20		202,087.11
05/19/2025	051925ACH1	Comcast	12788 Meritace Blvd MINI MDTA Apr 28, 2025 to May 27, 2025		732.85	201,354.26
05/19/2025			Funds Transfer	732.85		202,087.11
05/20/2025	1368	Chance Wedderburn	BOS Workshop 5/12/25		200.00	201,887.11
05/20/2025	1369	Elena Korsakova	BOS Workshop 5/12/25		200.00	201,687.11
05/20/2025	1370	Pawel Szeszko	BOS Workshop 5/12/25		200.00	201,487.11
05/20/2025	052025ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Apr 30, 2025 to May 29, 2025		290.88	201,196.23
05/20/2025	052025ACH3	TECO	12545 Beach Blvd - Mar 21, 2025 - Apr 21, 2025		52.02	201,144.21
05/20/2025			Deposit	2,947.40		204,091.61
05/20/2025			Funds Transfer	6,170.36		210,261.97
05/20/2025	052025ACH1	US BANK VISA CC	March Statement 3/26/25 - 4/23/25		6,052.46	204,209.51
05/21/2025	100761	Smarter Investments of Jacksonville	Invoice: 534939 (Reference: Door & Jamb Repair. )		500.00	203,709.51
05/21/2025	100762	Integrated Access Solutions	Invoice: 4013 (Reference: BAI Barcode Stickers. )		517.00	203,192.51
05/21/2025	100763	Vesta Property Services	Invoice: 426680 (Reference: Amenity Management. ) Invoice: 426677 (Reference: Billable Expense...		33,369.53	169,822.98
05/21/2025	100764	Vesta District Services	Invoice: 426650 (Reference: Billable Expenses - Apr 2025. )		13.39	169,809.59
05/21/2025	100765	Jacksonville Daily Record	Invoice: 25-02484D (Reference: Legal Advertising. )		131.50	169,678.09
05/21/2025	100766	Southeastern Paper Group	Invoice: 06405319 (Reference: Janitorial Supplies. ) Invoice: 06407557 (Reference: Janitorial ...		502.25	169,175.84
05/21/2025	100767	Quality Cleaning by Viktoriia LLC	Invoice: 151 _US (Reference: Cleaning Services. )		1,680.00	167,495.84
05/21/2025			Funds Transfer	4,183.05		171,678.89
05/21/2025			Deposit	6,097.05		177,775.94
05/22/2025			Funds Transfer	1,500.75		179,276.69
05/23/2025	052325ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/20/25 - 4/21/25		12.40	179,264.29
05/23/2025			Funds Transfer	32,432.79		211,697.08
05/27/2025	1371	Chance Wedderburn	BOS Meeting 5/19/25		200.00	211,497.08
05/27/2025	1372	Elena Korsakova	BOS Meeting 5/19/25		200.00	211,297.08
05/27/2025	1373	Pawel Szeszko	BOS Meeting 5/19/25		200.00	211,097.08
05/27/2025			Funds Transfer	200.00		211,297.08
05/30/2025	053025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2025 to Jun 09, 2025		214.72	211,082.36
05/30/2025			Funds Transfer	33,597.64		244,680.00
05/31/2025		End of Month		157,941.93	142,783.93	244,680.00



# **Ron's Receipts**

**April 2025**

## Credit Card Expense Tracker

District: Beach CDD Tamaya

Cardholder: Ron Zastrocky

Month: **Apr-25**

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
25-Mar	Amazon	1560110	99.95	solar sync rain sensors
26-Mar	Amazon	1560110	11.69	weatherproof outlet cover
26-Mar	Home Depot	1560110	111.94	Pressure wash hose
28-Mar	BJ's	1560110	25.01	Gas for pressure washer
29-Mar	Amazon	1560110	125.97	steel lid for trash can
1-Apr	Amazon	1560110	199.9	solar sync rain sensors
2-Apr	Amazon	1580015	22.71	reagent and pool railing anchors
2-Apr	Amazon	1580015	19.55	reagents
2-Apr	Amazon	1560110	34.46	hitch for golf cart to pull pressure washer
2-Apr	Amazon	1463013	299.99	keyscan cards
5-Apr	Amazon	1580015	12.79	Reagents
10-Apr	Amazon	1560110	495.95	battery backup for IT rack
10-Apr	Amazon	1560110	19.78	fire ant bait
10-Apr	BJ's	1560110	139.99	Security camera monitor for guardhouse
11-Apr	Amazon	1560110	305.02	battery for ada pool lift
11-Apr	Amazon	1560110	278.1	solar street lights
15-Apr	Amazon	1560110	46.74	c fold paper towels
16-Apr	Amazon	1560110	39.9	replacement belts for arm gates
17-Apr	Amazon	1560110	101.59	multi fold paper towels
16-Apr	Home Depot	1560110	9.6	MISSING RECEIPT
21-Apr	Door Hardware	1560110	134.46	Deadbolt for lobby door
21-Apr	Amazon	1560110	221.44	sprinklers for tennis courts,rubber gloves
21-Apr	Amazon	1560110	63.69	hand soap for dispensors
21-Apr	Home Depot	1560110	38.97	Lock to temp repair ent door
21-Apr	Home Depot	1560110	32.42	screws and liquid teflon tape
22-Apr	Amazon	1560110	291.57	Bathroom faucet
<b>Total on Report</b>			3183.18	



### Final Details for Order #112-5808914-8441019

Order Placed: March 25, 2025

PO number : ron

Amazon.com order number: 112-5808914-8441019

Order Total: \$11.69

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 25, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: ENERLITES 2-Gang Weatherproof Outdoor Outlet Cover Extra-Duty in-Use Outlet Cover, Outdoor Decorator/GFCI Receptacle Out lets, 6.1" H x 5.2" W x 2.5" D, IUC2V-D, Clear Sold by: Amazon.com Condition: New	\$11.69
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$11.69 Shipping & Handling: \$0.00 ----- Total before tax: \$11.69 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$11.69</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$11.69 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$11.69 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$11.69</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 25, 2025: \$11.69

To view the status of your order, return to [Order Summary](#) .



**Final Details for Order #112-6157276-8079427**

**Order Placed:** April 1, 2025

**PO number :** ron

**Amazon.com order number:** 112-6157276-8079427

**Order Total:** \$32.34

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on April 1, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: TAYLOR TECHNOLOGIES INC R-0001-C REAGENT #1 DPD 2 OZ Sold by: National Hardware Supply ( <a href="#">seller profile</a> ) Business Price Condition: New	\$10.89
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$10.89 Shipping & Handling: \$0.00 ----- Total before tax: \$10.89 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$10.89</b> -----

Shipped on April 1, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Taylor Technologies R-0004 pH Indicator Reagent, 2 Ounce Sold by: National Hardware Supply ( <a href="#">seller profile</a> ) Business Price Condition: New	\$8.66
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$8.66 Shipping & Handling: \$0.00 ----- Total before tax: \$8.66 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$8.66</b> -----

Shipped on April 5, 2025

**Items Ordered**

**Price**

1 of: *Taylor Technologies Taylor Tech R-0002-C No.2 Reagent DPD Liquid for Swimming Pool, 2-Ounce, As Shown*  
Sold by: SDR Supply ([seller profile](#))  
Condition: New

\$12.79

**Shipping Address:**

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$12.79

Shipping & Handling: \$0.00

-----

Total before tax: \$12.79

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$12.79**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$32.34

Shipping & Handling: \$0.00

-----

Total before tax: \$32.34

**Estimated Tax: \$0.00**

-----

**Grand Total: \$32.34**

**Billing address**

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

**Credit Card transactions**

Visa ending in 8047: April 5, 2025: \$12.79

Visa ending in 8047: April 1, 2025: \$19.55

To view the status of your order, return to [Order Summary](#) .

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### Final Details for Order #112-7767919-8499448

Order Placed: April 9, 2025

PO number : Tamaya

Amazon.com order number: 112-7767919-8499448

Order Total: \$19.78

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 9, 2025	
<b>Items Ordered</b> 1 of: <i>AMDRO Fire Ant Bait Granules, 2 Pound</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$19.78
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.78 Shipping & Handling: \$0.00 ----- Total before tax: \$19.78 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$19.78</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$19.78 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$19.78 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$19.78</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 9, 2025: \$19.78

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-1994172-7982607

Order Placed: April 1, 2025

PO number : ron

Amazon.com order number: 112-1994172-7982607

Order Total: \$22.71

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 1, 2025

##### Items Ordered

1 Of: *upuuup Pool Cover Anchors for inground Pools 2 Pack | Replacement Perma-Cast PW-4C Hanover No 40 Wedge*

**Price**  
\$15.19

Sold by: GHaidée ([seller profile](#))

Business Price

Condition: New

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$15.19

Shipping & Handling: \$0.00

-----

Total before tax: \$15.19

Sales Tax: \$0.00

-----

##### Shipping Speed:

FREE Prime Delivery

**Total for This Shipment: \$15.19**

-----

#### Shipped on April 2, 2025

##### Items Ordered

1 Of: *Taylor R-0002-A Reagent #2 Chlorine/Bromine DPD .75 ounce*

**Price**  
\$7.52

Sold by: SDR Supply ([seller profile](#))

Condition: New

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$7.52

Shipping & Handling: \$0.00

-----

Total before tax: \$7.52

Sales Tax: \$0.00

-----

##### Shipping Speed:

FREE Prime Delivery

**Total for This Shipment: \$7.52**

-----

#### Payment information

<b>Payment Method:</b>		Item(s) Subtotal: \$22.71
Visa   Last digits: 8047		Shipping & Handling: \$0.00
<b>Billing address</b>		-----
Ron Zastrocky		Total before tax: \$22.71
12788 MERITAGE BLVD		<b>Estimated Tax:</b> \$0.00
JACKSONVILLE, FL 32246-0705		-----
United States		<b>Grand Total: \$22.71</b>
<b>Credit Card transactions</b>		Visa ending in 8047: April 2, 2025: \$22.71

To view the status of your order, return to [Order Summary](#) .

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### Final Details for Order #112-8546354-7449061

Order Placed: April 1, 2025

PO number : ron

Amazon.com order number: 112-8546354-7449061

Order Total: \$34.46

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 1, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Reese 21536 Trailer Hitch Ball Mount Starter Kit, Fits 2 Inch Square Receiver, 2 Inch Drop, 6,000 lbs. Capacity, Includes 2 Inch Trailer Ball and Pin & Clip Sold by: Amazon.com Condition: New	\$34.46
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$34.46 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$34.46 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$34.46</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$34.46 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$34.46 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$34.46</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 2, 2025: \$34.46

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-2131447-3736215

Order Placed: April 15, 2025

PO number : Tamaya

Amazon.com order number: 112-2131447-3736215

Order Total: \$39.90

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 16, 2025	
<b>Items Ordered</b> 2 of: Liftmaster 16-4L290 Cogged V Belt (1/2" x 29") Replacement Part Medium-Duty, Also Known as: 162001, 164L290, 16-2001 Sold by: Gate Openers Unlimited ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$19.95
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$39.90 Shipping & Handling: \$0.00 ----- Total before tax: \$39.90 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$39.90</b> -----
<b>Shipping Speed:</b> Standard Shipping	
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$39.90 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$39.90 Estimated Tax: \$0.00 ----- <b>Grand Total: \$39.90</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 16, 2025: \$39.90

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-9578148-7311459

Order Placed: April 15, 2025

PO number : Tamaya

Amazon.com order number: 112-9578148-7311459

Seller's order number: 6104036731

Order Total: \$46.74

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 15, 2025

##### Items Ordered

##### Price

1 of: *Scott Professional Essential C-Fold Folded Paper Towels, Bulk (01510), Fast-Drying Absorbency Pockets, 13.15"x10.12*

\$46.74

*5" Towel, White (200 Sheets/Pack, 12 Packs/Case, 2,400 Sheet Total)*

Sold by: MyOfficeInnovations/Staples, Inc. ([seller profile](#))

Business Price

Condition: New

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$46.74

Shipping & Handling: \$0.00

-----

Total before tax: \$46.74

Sales Tax: \$0.00

-----

##### Shipping Speed:

Two-Day Shipping

**Total for This Shipment: \$46.74**

-----

#### Payment information

##### Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$46.74

Shipping & Handling: \$0.00

-----

##### Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$46.74

Estimated Tax: \$0.00

-----

**Grand Total: \$46.74**

##### Credit Card transactions

Visa ending in 8047: April 15, 2025: \$46.74

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-1710598-7253002

Order Placed: April 18, 2025  
PO number : Tamaya  
Amazon.com order number: 112-1710598-7253002  
Seller's order number: 7136081  
Order Total: \$63.69

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on April 21, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Zep Industrial Antibacterial Hand Soap - 1 Gallon (Case of 4) R46124 - Mild Formula, Removes Dirt and Soils From Hands Sold by: Zep Inc ( <a href="#">seller profile</a> ) Business Price Condition: New	\$63.69
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$63.69 Shipping & Handling: \$0.00 ----- Total before tax: \$63.69 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$63.69</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$63.69 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$63.69 Estimated Tax: \$0.00 ----- <b>Grand Total: \$63.69</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 21, 2025: \$63.69

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-4726366-8653027

Order Placed: March 25, 2025

PO number : ron

Amazon.com order number: 112-4726366-8653027

Seller's order number: AZM103007009

Order Total: \$99.95

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on March 25, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Hunter SOLARSYNCSN Wired Rain Freeze and Sun Sensor</i> Sold by: Sprinkler Warehouse ( <a href="#">seller profile</a> ) Condition: New	\$99.95
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$99.95 Shipping & Handling: \$0.00 ----- Total before tax: \$99.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$99.95</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$99.95 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$99.95 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$99.95</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 25, 2025: \$99.95

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-3914468-9958665

Order Placed: April 15, 2025

PO number : Tamaya

Amazon.com order number: 112-3914468-9958665

Order Total: \$101.59

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 16, 2025

##### Items Ordered

1 of: Tork Multifold Hand Towel, Natural, 100% recycled, FSC certified, Compatible with H2 Dispensers, 16 packs x 250 sheets (MK520A)

Sold by: Amazon.com

Condition: New

##### Price

\$25.00

##### Shipping Address:

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$25.00

Shipping & Handling: \$0.00

-----

Total before tax: \$25.00

Sales Tax: \$0.00

-----

##### Shipping Speed:

Delivery in fewer trips to your address

**Total for This Shipment: \$25.00**

-----

#### Shipped on April 16, 2025

##### Items Ordered

1 of: XINGO 12 Inch Black Zip Ties 1200 PCS, 75 LBS Tensile Strength, UV Resistant Cable Ties, Premium Self-locking Plastic Ties for Indoor and Outdoor Use

Sold by: XINGO Official Store ([seller profile](#))

Business Price

Condition: New

##### Price

\$26.59

##### Shipping Address:

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$26.59

Shipping & Handling: \$0.00

-----

Total before tax: \$26.59

Sales Tax: \$0.00

-----

##### Shipping Speed:

Delivery in fewer trips to your address

**Total for This Shipment: \$26.59**

-----

Shipped on April 16, 2025

**Items Ordered**

1 of: *Tork Multifold Hand Towel, Natural, 100% recycled, FSC certified, Compatible with H2 Dispensers, 16 packs x 250 sheets (MK520A)*

Sold by: Amazon.com

Condition: New

**Price**

\$25.00

**Shipping Address:**

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$25.00

Shipping & Handling: \$0.00

-----

Total before tax: \$25.00

Sales Tax: \$0.00

-----

**Shipping Speed:**

Delivery in fewer trips to your address

**Total for This Shipment: \$25.00**

-----

Shipped on April 16, 2025

**Items Ordered**

1 of: *Tork Multifold Hand Towel, Natural, 100% recycled, FSC certified, Compatible with H2 Dispensers, 16 packs x 250 sheets (MK520A)*

Sold by: Amazon.com

Condition: New

**Price**

\$25.00

**Shipping Address:**

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$25.00

Shipping & Handling: \$0.00

-----

Total before tax: \$25.00

Sales Tax: \$0.00

-----

**Shipping Speed:**

Delivery in fewer trips to your address

**Total for This Shipment: \$25.00**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$101.59

Shipping & Handling: \$0.00

-----

**Billing address**

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Total before tax: \$101.59

Estimated Tax: \$0.00

-----

**Grand Total: \$101.59**

**Credit Card transactions**

Visa ending in 8047: April 16, 2025: \$101.59

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-1892219-9199443

Order Placed: March 27, 2025

PO number : ron

Amazon.com order number: 112-1892219-9199443

Order Total: \$125.97

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 29, 2025	
<b>Items Ordered</b> 1 of: Trash can Lid for Alpine Commercial Outdoor Trash Can - Weather Resistant Round Metal Trash Can Rain Bonnet Lid Sold by: Berger Industries ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$125.97
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$125.97 Shipping & Handling: \$0.00 ----- Total before tax: \$125.97 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$125.97</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$125.97 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$125.97 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$125.97</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 29, 2025: \$125.97

To view the status of your order, return to [Order Summary](#) .





### Final Details for Order #112-9011164-0772218

Order Placed: April 1, 2025

PO number : ron

Amazon.com order number: 112-9011164-0772218

Seller's order number: AZM103015507

Order Total: \$199.90

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on April 1, 2025	
<b>Items Ordered</b>	<b>Price</b>
2 of: Hunter SOLARSYNCSN Wired Rain Freeze and Sun Sensor Sold by: Sprinkler Warehouse ( <a href="#">seller profile</a> ) Condition: New	\$99.95
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$199.90 Shipping & Handling: \$0.00 ----- Total before tax: \$199.90 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$199.90</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$199.90 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$199.90 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$199.90</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 1, 2025: \$199.90

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-7229797-5089812

Order Placed: April 17, 2025

PO number : Tamaya

Amazon.com order number: 112-7229797-5089812

Order Total: \$221.44

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 18, 2025

##### Items Ordered

1 of: *Hillman 59454 5/16-18-Inch - Nylon Hex Nut, 20-Pack*

Sold by: Amazon.com

Condition: New

**Price**

\$8.48

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$8.48

Shipping & Handling: \$0.00

-----

Total before tax: \$8.48

Sales Tax: \$0.00

-----

##### Shipping Speed:

Delivery in fewer trips to your address

**Total for This Shipment: \$8.48**

-----

#### Shipped on April 21, 2025

##### Items Ordered

2 of: *Supmedic Medical Nitrile Exam Gloves, Latex-Free, Powder-Free, Food Safe, Cooking Food Prep, Disposable Gloves, Blue,*

10

0 Pcs (Small)

Sold by: Supmedic ([seller profile](#))

Business Price

Condition: New

**Price**

\$8.58

4 of: *Rain Bird F4-PC Falcon 6504 Series Part Circle Rotor Pop-up Sprinkler*

Sold by: ADVANCITY ([seller profile](#))

Condition: New

\$48.95

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$212.96

Shipping & Handling: \$0.00

-----

Total before tax: \$212.96

Sales Tax: \$0.00

<b>Shipping Speed:</b>	-----
Delivery in fewer trips to your address	<b>Total for This Shipment: \$212.96</b>
	-----

Payment information	
<b>Payment Method:</b>	Item(s) Subtotal: \$221.44
Visa   Last digits: 8047	Shipping & Handling: \$0.00
<b>Billing address</b>	-----
Ron Zastrocky	Total before tax: \$221.44
12788 MERITAGE BLVD	Estimated Tax: \$0.00
JACKSONVILLE, FL 32246-0705	-----
United States	<b>Grand Total: \$221.44</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 21, 2025: \$221.44

To view the status of your order, return to [Order Summary](#) .

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### Final Details for Order #112-7219312-9580215

Order Placed: April 9, 2025

PO number : Tamaya

Amazon.com order number: 112-7219312-9580215

Order Total: \$278.10

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 10, 2025

##### Items Ordered

##### Price

1 of: Adewalk 8000W Solar Street Light, Commercial Grade Flood Lights with Thickened Shell, Outdoor Lighting with Motion Senso

\$309.00

r and Remote Control for Parking Lot, Countryside and Suburbs 2PACK

Sold by: Adewalk light ([seller profile](#))

Condition: New

##### Shipping Address:

Ron Zastrocky  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal: \$309.00

Shipping & Handling: \$0.00

Exclusive Promotion Applied: -\$30.90

-----

Total before tax: \$278.10

Sales Tax: \$0.00

-----

**Total for This Shipment: \$278.10**

-----

#### Payment information

##### Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$309.00

Shipping & Handling: \$0.00

Promotion applied: -\$30.90

-----

Total before tax: \$278.10

**Estimated Tax: \$0.00**

-----

**Grand Total: \$278.10**

##### Credit Card transactions

Visa ending in 8047: April 11, 2025: \$278.10

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-2672344-4520246

Order Placed: April 22, 2025

PO number : ron

Amazon.com order number: 112-2672344-4520246

Order Total: \$291.57

Business order information	
<b>Location:</b> DSD - Beach (Tamaya) <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 22, 2025	
<b>Items Ordered</b> 1 of: KOHLER Sculpted Single-Hole Touchless DC-Powered Bathroom Sink Faucet with Insight(TM) Technology, Temperature Mixer and 5-3/4" Spout, Polished Chrome Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$291.57
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$291.57 Shipping & Handling: \$0.00 ----- Total before tax: \$291.57 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$291.57</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$291.57 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$291.57 Estimated Tax: \$0.00 ----- <b>Grand Total: \$291.57</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 22, 2025: \$291.57

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-8781726-4545840

Order Placed: April 1, 2025

PO number : ron

Amazon.com order number: 112-8781726-4545840

Order Total: \$299.99

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 1, 2025	
<b>Items Ordered</b> 1 of: KEYSKAN HID-C1325-50 HID Standard Proximity Card 36-bit Format (Pack of 50) Sold by: JMAC Supply ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$299.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$299.99 Shipping & Handling: \$0.00 ----- Total before tax: \$299.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$299.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$299.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$299.99 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$299.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 1, 2025: \$299.99

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-5587872-8849043

Order Placed: April 11, 2025  
PO number : Tamaya  
Amazon.com order number: 112-5587872-8849043  
Seller's order number: 10354507  
Order Total: \$305.02

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on April 11, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: S.R.Smith 1001495 Intelligent Control Lift Battery, Beige Sold by: BackyardPoolSuperstore ( <a href="#">seller profile</a> ) Condition: New	\$305.02
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$305.02 Shipping & Handling: \$0.00 ----- Total before tax: \$305.02 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$305.02</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$305.02 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$305.02 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$305.02</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 11, 2025: \$305.02

To view the status of your order, return to [Order Summary](#) .



### Final Details for Order #112-6866115-1215424

Order Placed: April 9, 2025  
PO number : Tamaya  
Amazon.com order number: 112-6866115-1215424  
Order Total: \$495.95

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 14000 Prepaid Expense <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on April 9, 2025	
<b>Items Ordered</b> 1 of: <i>CyberPower OR1500LCDRT2U Smart App LCD UPS System, 1500VA/900W, 8 Outlets, AVR, 2U Rack/Tower</i> Sold by: Amazon.com Condition: New	<b>Price</b> \$495.95
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$495.95 Shipping & Handling: \$0.00 ----- Total before tax: \$495.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$495.95</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$495.95 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$495.95 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$495.95</b>
<b>Credit Card transactions</b>	Visa ending in 8047: April 9, 2025: \$495.95

To view the status of your order, return to [Order Summary](#) .



BJ'S WHOLESALE CLUB  
12200 Atlantic Blvd.  
Jacksonville FL 3222

SITE: 108  
DATE: 3/28/2025  
TIME: 6:33:32

Tran#: 1837340

PUMP: 04  
PRODUCT: Unleaded  
PRICE/GAL: \$2.819  
SAV/GAL: \$0.050  
QTY/GAL: 9.031  
FUEL TOTAL: \$25.01

Mer#: 134000001467381  
Terminal : 00999002  
Dev : D  
Appr: 508203  
Visa  
Contactless  
Type: Preauthorization  
Resp: APPROVED  
Card Num :  
XXXXXXXXXXXX8047  
Bat#: 20250327419  
Seq#: 7806  
Ref :  
50872522695846508737  
8540061D2WJVCZ000000  
00  
3  
AVS : Z (ZIP Code  
matches but street  
address does not)

USD\$ 25.01

VISA CREDIT  
AID: A00000000031010  
TVR: 0000000000  
IAD: XXXXXXXXXXXXXXX  
TSI: 0000  
ARQC:  
7DD9E4B9327977F7

APPROVED BY ISSUER

03/28/2025 06:30:46

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

Exp: 10/25  
XXXXXXXX6293  
Term: 108  
Appr: 1  
Reference: 205350860

You Saved on Gas  
Come Inside For  
More Savings

THANK YOU FOR  
SHOPPING AT BJ'S  
WHOLESALE CLUB





12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Club Mgr. Jeffrey Wellesley

Club: 108 Reg: 63 Trans: 786  
Cashier: 410594 04/10/25 03:35pm

\*\*\*\*\*

\*\*\* MEMBERSHIP ID. \*\*\*\*\*6293 \*\*\*

\*\*\* MEMBERSHIP EXPIRES ON 10/25 \*\*\*

\*\*\*\*\*

CASH CREDIT DBIT ONLY

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 0858013855552 FL 05/31/27

88727645089

SAMSUNG

139.99

139.99

139.99

\*\*\*\* SUBTOTAL

\*\*\*\* TOTAL

\*\*\*\*\*8047

ENTRY: C

Purchase 00 APPROVED

AUTH 410163

TERMINAL NUMBER 78073010863

04/10/25 03:36pm 108 63 786 410594

VISA CREDIT

AID: A0000000031010

Visa

139.99

CHANGE

0.00

TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: \$28.00

BJ's Member Savings 28.00

Coupons Redeemed 0.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 04/09/25 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 781 DAYS

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay

Scan items, clip coupons & pay  
with the BJ's app.



MEMBER COPY



\*0410108630786\*



12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00015 16558 04/21/25 10:15 AM  
CASHIER OLIVIA  
\* ORIG REC: 6365 062 55384 04/21/25 TA \*

050134007932 ABZ DCDB -16.47N

SUBTOTAL	-16.47
SALES TAX	0.00
TOTAL	-\$16.47
XXXXXXXXXXXX8047 VISA	-16.47
INVOICE 0150654	TA

### REFUND-CUSTOMER COPY

CUSTOMER PRO XTRA ID ###-###-2277  
THIS RECEIPT PO/JOB NAME: TAMAYA

----- PRO XTRA -----  
\$16.47 will be removed from your total  
qualifying spend in 2025.

BUY ONLINE PICK-UP IN STORE  
AVAILABLE NOW ON HOMEDEPOT.COM.  
CONVENIENT, EASY AND MOST ORDERS  
READY IN LESS THAN 2 HOURS!

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[Door Levers](#)

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[INOX](#)

[KABA](#)

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[Michael Healy Designs](#)

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[RK International](#)

**FREE GROUND SHIPPING** All orders over \$250.00 - ship free until the end of May

Order: 183001

Order Date: 04/21/2025

Bill To:

TAMAYA CDD (VESTA PROPERTY SERVICES)  
RON ZASTROCKY  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246  
UNITED STATES  
9045773075  
rzaastrocky@vestapropertyservices.com

Ship To:

TAMAYA CDD (VESTA PROPERTY SERVICES)  
RON ZASTROCKY  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246  
UNITED STATES  
9045773075

Order Status

**Shipped**

Shipped:

04/21/2025

Shipper:

FedEx

Tracking:

451008520833

Payment Method:

Credit Card

Order Details

Qty	Product	Price	Extended
1	<a href="#">2-1/4 Inch Thick Door Single Cylinder Deadbolt, DB60/61072</a> Item: DWD-DB60/61072 <b>Select Finish:</b> 609: Antique Brass <b>Keying:</b> I only ordered one	\$71.99	\$71.99

Sub Total	\$71.99
Shipping (UPS Next Day)	\$53.67
Tax	\$8.80
<b>Order Total</b>	<b>\$134.46</b>

Your credit card statement will reflect a charge from **Door Hardware, Inc.**

**Doorware.com - Supplying all your Home and Business Door Hardware needs.**

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Prices, promotions, specifications, availability and terms of offers may change without notice. Despite our best efforts, a small number of items may contain pricing, typography, or photography errors. Correct prices and promotions are validated at the time your order is placed.

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00062 55384 04/21/25 08:56 AM  
SALE CASHIER FRANK MANUEL

050134007932 ABZ DCDB <A> 16.47N  
DEFIANT ABZ DCDB  
021449236317 THREAD SEAL <A> 7.98N  
40Z THRD SEALANT W/PTFE T + 2  
887480028027 SCREW <A> 7.97N  
SDRL SCRW ZNC PHL PAN #8 X 5/8 100PC

SUBTOTAL 32.42  
SALES TAX 0.00

TAX EXEMPT  
TOTAL \$32.42

XXXXXXXXXXXX8047 VISA  
USD\$ 32.42

AUTH CODE 701275/0624953 TA  
Chip Read  
AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2277 SUMMARY  
THIS RECEIPT PO/JOB NAME: TAMAYA

2025 PRO XTRA SPEND 04/20: \$3,140.02

Get the CREDIT LINE your business needs  
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6365 04/21/25 08:56 AM

6365 62 55384 04/21/2025 8825

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/20/2025

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 73694 04/21/25 10:26 AM  
SALE CASHIER FRANK MANUEL

043156719815 SGL CYL DBLT <A> 38.97N  
SCHLAGE DEADBOLT SGL CYL MB

	SUBTOTAL	38.97
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$38.97
XXXXXXXXXXXX8047	VISA	
		USD\$ 38.97
AUTH CODE 901272/0612463		TA
Chip Read		
AID A0000000031010	VISA CREDIT	

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2277 SUMMARY  
THIS RECEIPT PO/JOB NAME: TAMAYA

2025 PRO XTRA SPEND 04/20: \$3,155.97

Get the CREDIT LINE your business needs  
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6365 04/21/25 10:26 AM

6365 61 73694 04/21/2025 0697

RETURN POLICY DEFINITIONS			
POLICY	ID	DAYS	POLICY EXPIRES ON
A	1	90	07/20/2025

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 21115 03/26/25 12:55 PM  
SALE CASHIER MICHAEL

008925142843 DIABLOPSAASS <A> 11.97N  
DIABLO 4.5"X4.5" PSA ASSORTED 10PK  
636893404764 DW RPLC HOSE <A> 99.97N  
DEWALT 3/8X50 PW HOSE 5000PSI DXPA50

SUBTOTAL 111.94  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$111.94  
XXXXXXXXXXXX8047 VISA  
USD\$ 111.94  
AUTH CODE 116285/6614898 TA  
Chip Read  
AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2277 SUMMARY  
THIS RECEIPT PO/JOB NAME: tamaya  
  
2025 PRO XTRA SPEND 03/25: \$2,694.58  
  
Get the CREDIT LINE your business needs  
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Credit Card. Apply and SAVE UP TO \$100.  
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6365 03/26/25 12:55 PM

6365 61 21115 03/26/2025 8606

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	06/24/2025	





**BEACH CDD**

Receipt # 6365-15-16558

PO/Job Name: TAMAYA

## In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

**Ordered**

4/21/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Aged Bronze Double Cylinder Deadbolt SKU 1008974354	1	\$-16.47	\$0.00	\$-16.47	\$-16.47
Subtotal					\$-16.47
Discount					\$0.0
Shipping					\$0
Delivery Charge					\$0
Sales Tax					\$0.00
<b>Order Total</b>					<b>\$-16.47</b>

# Oliver's Receipts

April 2025

## Credit Card Expense Tracker

District: Beach CDD Tamaya  
 Cardholder: Oliver Ingram  
 Month: Apr-25

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
28-Mar	BJs	1580120	\$ 86.93	Tamaya Movie Night
28-Mar	BJs	1580120	\$ 196.09	Easter Egg Hunt Event
28-Mar	Maximum Entertainment	1580120	\$ 250.00	Trivia Night
28-Mar	Marcos Pizza	1580120	\$ 53.72	Tamaya Movie Night
29-Mar	Ready Fresh Water	1510120	\$ 48.95	Water service for the office
4-Apr	Costco	1580120	\$ 195.49	Tamaya Happy Hour
8-Apr	Amazon	1580120	\$ 28.26	Story Time & Craft Hour
9-Apr	Ready Fresh Water	1510120	\$ 3.21	Water cooler rental fee
11-Apr	UPS Store	1510120	\$ 16.60	Package for district office in Lake Mary
12-Apr	Walmart	1580120	\$ 17.58	Story Time & Craft Hour
12-Apr	5th Element restaurant		\$ 77.40	Used card by mistake. Writing a check to reimburse.
16-Apr	constant contact	1510120	\$ 56.00	Email Blast services
17-Apr	Walmart	1580120	\$ 190.79	Easter Egg Hunt Event
17-Apr	BJs	1580120	\$ 180.62	Easter Egg Hunt Event
17-Apr	BJs	1580120	\$ 17.03	Easter Egg Hunt Event
17-Apr	Costco	1580120	\$ 502.43	Easter Egg Hunt Event
18-Apr	Walmart	1580120	\$ 33.45	Easter Egg Hunt Event
18-Apr	publix	1580120	\$ 32.20	Easter Egg Hunt Event
19-Apr	Bouncers & Cupcake	1580120	\$ 800.00	Easter Egg Hunt Event
Total on Report			\$ 2,786.75	

Tamaga Movie  
Night



12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Club Mgr. Jeffrey Wellesley

Club:108 Reg:4 Trans:3700

Cashier:558831 03/28/25 05:13pm

\*\*\*\*\*

\*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*

\*\*\* MEMBERSHIP EXPIRES ON 10/25 \*\*\*

\*\*\*\*\*

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 0858013855552 FL 05/31/27

88867007812 WFBBLACKFOR28 10.99 R

88867017357 WFSPRGBROWNE 7.99 R

88867013520 FRZ TREATS 11.99 R

2900001791 PLANTER 24CT 21.98 R

2 @ 10.99

68208224134 FRZ TREATS 13.99 R

2840066997 COOL TANGY 19.99 R

\*\*\*\* SUBTOTAL 86.93

\*\*\*\* TOTAL 86.93

\*\*\*\*\*1058 ENTRY: H

Purchase 00 APPROVED

AUTH 618231

TERMINAL NUMBER 7807301084

03/28/25 05:13pm 108 4 3700 558831

VISA CREDIT

AID: A0000000031010

Visa 86.93

CHANGE 0.00

TOTAL ITEMS= 7

As a BJ's Member I JUST SAVED: \$17.39

BJ's Member Savings 17.39

Coupons Redeemed 0.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 03/27/25 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 794 DAYS

SAVE TIME ON YOUR NEXT SHOP  
Skip the checkout line with ExpressPay  
Scan items, clip coupons & pay  
with the BJ's app.



MEMBER COPY



\*0328108043700\*

# Easter Event



12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Club Mgr. Jeffrey Wellesley

Club:108 Reg:4 Trans:3701

Cashier:558831 03/28/25 05:13pm

\*\*\*\*\*

\*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*

\*\*\* MEMBERSHIP EXPIRES ON 10/25 \*\*\*

\*\*\*\*\*

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 0858013855552 FL 05/31/27

61124740408 DONUTSHPCOFF 39.99 R

4900005847 DCOKE 35/12 19.99 R

4900008145 COKE 30/7.5 16.99 R

88867003405 WF WATER 7.99 R

7920008395 NERDS 19.69 R

2196289 CCPN-NERDS 3.00-N

4142008440 FERRERA 20.99 R

2196289 CCPN-FERRERA 3.00-N

3400021542 HSY MINI 56 18.99 R

4000060656 MARS 29.98 R

2 @ 14.99

3400045761 HERSHEY 15.99 R

2205144 CCPN-HERSHEY 1.50-N

3400045757 HERSHEY 14.99 R

2195659 CCPN-HERSHEY 2.00-N

\*\*\*\* SUBTOTAL 196.09

\*\*\*\* TOTAL 196.09

\*\*\*\*\*1058 ENTRY: H

Purchase 00 APPROVED

AUTH 618241

TERMINAL NUMBER 7807301084

03/28/25 05:14pm 108 4 3701 558831

VISA CREDIT

AID: A0000000031010

Visa 196.09

CHANGE 0.00

TOTAL ITEMS= 11

As a BJ's Member I JUST SAVED: \$50.62

BJ's Member Savings 41.12

Coupons Redeemed 9.50

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 03/27/25 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 794 DAYS

SAVE TIME ON YOUR NEXT SHOP  
Skip the checkout line with ExpressPay  
Scan items, clip coupons & pay  
with the BJ's app.



MEMBER COPY



\*0328108043701\*

From: [PayAnywhere](#)  
To: [Oliver E. Ingram](#)  
Subject: Your receipt from Maximum Entertainment  
Date: Friday, March 28, 2025 10:37:33 AM  
Attachments: [67e6b4252305f.png](#)  
[67e6b4254509d.png](#)

Having trouble viewing this receipt? [Click here.](#)

**Maximum Entertainment**

Invoice 272493410

Sold by Mack W.

Created: 03/28/2025 at 10:36 am ET

<b>Express Item</b>	<b>\$250.00</b>
<hr/>	
Sub-total	\$250.00
Tax	\$0.00
Tip	\$0.00
<hr/>	
<b>Total</b>	<b>\$250.00</b>



**Sold to Oliver Ingram**

**\$250.00**

Visa \*1058 (Keyed)

Auth Code: 908263

**Maximum Entertainment**

15808 Spotted Saddle Circle

JACKSONVILLE, FL 32218

904.422.1285



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Tamaya Movie Night

## Marco's Pizza

Jacksonville, FL 32246  
(904) 635-2322

# 196

### Take-Out Online

Taken By: MOMS  
03/28/2025 06:07:14 PM  
Transaction No: 177147939

Item	QTY	Price
Build Your Own XLarge	2	30.98
Pepperoni Magnifico® XLarge Garlic Sauce Crust Romesan Everywhere	1	18.99

Order Total: 49.97  
Sales Tax: 3.75  
Total: 53.72  
Credit Card: 53.72

Authorization Code: 718270  
Reference No: 177147939  
Card Issuer: Visa  
Account No: XXXXXXXXXXXXXXX1058  
Acquired: Chip  
Transaction ID: 1845148424  
Merchant ID: 4445029724093  
Terminal ID: 001  
Application Label: VISA CREDIT  
AID: A0000000031010  
Response Code: 0  
Approved

ARQC 840403245883EE79

Tell Marco's about your experience! Scan the QR code and complete our survey within 7 days to receive an offer code for one order of free CheezyBread when you spend at least \$10 on menu-priced items.



Offer code will be sent via email upon survey completion and will be valid for 30 days. Not combinable with other offers or codes. See email for all applicable terms and conditions.

Thank You



Have questions or want to order? Call us at 1-866-503-8811



4 Next Delivery

Cold Drinks Water Dispensers Coffee & Cups Shop by Brand Water Filtration Offers

Get Started

Menu

Invoice for Mar 26, 2025

Paperless Billing & Account Information

BEACH CDD  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705

Account Number  
56709319276

INVOICE INFORMATION  
05C6709319276  
03/26/25

AMOUNT DUE  
\$48.95

DATE	REF #	QTY	DESCRIPTION	AMOUNT
		0	PREVIOUS BALANCE	\$41.46
03/02	984732	0	PAYMENT-THANK YOU	\$-41.46
03/26	8647984841	1	PAPER CONE CUPS 4.25 OZ SLEEVE OF 200	\$5.39
03/26	8647984841	4	5 GALLON BOTTLE DEPOSIT	\$0
03/26	8647984841	1	DELIVERY FEE	\$9.99
03/26	8647984841	4	PURE LIFE BRAND DRINKING WATER 5 GALLON BOTTLE	\$29.96
03/01	C8784447	0	RENT	\$2.00
		0	SALES TAX	\$0.62



DATE	REF #	QTY	DESCRIPTION	AMOUNT
		0	TOTAL	\$48.95

For your convenience, you can pay your bill online.fast and easy!

\$0.0

Account summary for Mar 26, 2025

PREVIOUS BALANCE:	PAYMENT/CREDIT	CURRENT ACTIVITY	CURRENT AMOUNT DUE
\$41.46	\$41.46	\$48.95	\$48.95

FUTURE DELIVERIES

WED- APR 23  
WED- MAY 21  
WED- JUN 18  
WED- JUL 16

DELIVERY ADDRESS

BEACH CDD  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246

FOR CUSTOMER SERVICE CALL 1-800-274-5282  
Primo Brands

BlueTriton Brands Inc.  
P.O. Box 856680  
Louisville, KY 40285-6680



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Direct Store Delivery  
Emergency Water

Tamaya Happy Hour

# **COSTCO**

## **WHOLESALE**

W. Jacksonville #1294  
8000 Parramore Rd  
Jacksonville, FL 32244

I8 Member 111982179290

RESALE ON

	1895187 GLAD TAKEAWY	10.99
	1186080 DIXIE 12 OZ	15.99
E	1481558 SUNCHIPS VTY	18.49
E	40706 TUXEDO CAKE	17.99
E	34423 COOKIES 24CT	9.99
E	1338984 BUFFALO WING	18.99
E	222464 MOZZ STICKS	15.99
E	1450796 CHKN CHUNKS	17.99
E	1300509 KS NUT BARS	14.49
E	43217 GRASS FED BF	25.81
E	1234826 RAO'S 2PK	11.99
E	27003 STRAWBERRIES	4.79
E	50683 FRUIT TRAY	11.99

G:858013855552C3

EXP:

RESALE TOTAL	195.49
NON RESALE TOTAL	0.00

SUBTOTAL	195.49
TAX	0.00
**** TOTAL	<b>195.49</b>

XXXXXXXXXXXXX1058 H  
AID: A0000000031010  
Seq# 7936 App#: 014071  
Visa Resp: APPROVED  
Tran ID#: 509400007936....

APPROVED - Purchase  
AMOUNT: \$195.49  
04/04/2025 11:17 1294 7 29 68

Visa	195.49
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 13  
~~04/04/2025~~ 11:17 1294 7 29 68



21129400700292504041117

OP#: 68 Name: Martin B.

Thank You!

Please Come Again

Whse:1294 Trm:7 Trn:29 OP:68

**Items Sold: 13**

**I8 04/04/2025 11:17**



### Final Details for Order #113-5058553-7345047

Order Placed: April 8, 2025

Amazon.com order number: 113-5058553-7345047

Order Total: \$28.26

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 53206 Special Events Cost

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on April 8, 2025

Items Ordered	Price
1 of: <i>SPLENDA Stevia Zero Calorie Sweetener, Sugar Substitute Packets, 400 Count (Pack of 1)</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$16.48
1 of: <i>SPLENDA Zero Calorie Sweetener, 200 Count Packets</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$4.49
1 of: <i>The Hiccupotamus (Hiccupotamus and Friends) , Zenz, Aaron</i> Sold by: Amazon.com Condition: New	\$7.29

#### Shipping Address:

Oliver Ingram  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Item(s) Subtotal:	\$28.26
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$28.26
Sales Tax:	\$0.00
	-----

#### Shipping Speed:

FREE Prime Delivery

**Total for This Shipment: \$28.26**

#### Payment information

#### Payment Method:

Visa | Last digits: 1058

Item(s) Subtotal:	\$28.26
Shipping & Handling:	\$0.00
	-----

#### Billing address

Oliver Ingram  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705  
United States

Total before tax:	\$28.26
<b>Estimated Tax:</b>	\$0.00
	-----

**Grand Total: \$28.26**

#### Credit Card transactions

Visa ending in 1058: April 8, 2025: \$28.26

Have questions or want to order? Call us at 1-866-503-8811



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4 Next Delivery

Cold Drinks Water Dispensers Coffee & Cups Shop by Brand Water Filtration Offers

Get Started

Menu

# Invoice for Apr 4, 2025

Paperless Billing & Account Information

**BEACH CDD**  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246-0705

Account Number  
56709319276

INVOICE INFORMATION  
05D6709319276  
04/04/25

AMOUNT DUE  
\$3.21

DATE	REF #	QTY	DESCRIPTION	AMOUNT
		0	PREVIOUS BALANCE	\$0
04/01	D8861943	0	RENT (04/01-04/30)	\$2.99
		0	SALES TAX	\$0.22
		0	TOTAL	\$3.21

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\$0.0

Account summary for Apr 4, 2025

PREVIOUS BALANCE:	PAYMENT/CREDIT	CURRENT ACTIVITY	CURRENT AMOUNT DUE
\$0	\$0	\$3.21	\$3.21

FUTURE DELIVERIES

WED- APR 23  
WED- MAY 21  
WED- JUN 18  
WED- JUL 16  
DELIVERY ADDRESS

BEACH CDD  
12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246

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for Returns, Refunds or Exchanges.

Cards			
Total			
Subtotal			
Shipping/Other Charges			
Total tax			
Tax			
Ground Commercial			
Tax			
Tracking Number - 1ZAG01730399175620			
Photo Fiberboard - 9x12			
1 @ \$2.99			
1 @ \$13.39			
TOTAL			
ITEM NAME			
QTY			
PRICE			
TOTAL			

Terminal..... POS3547A  
Employee..... 262049  
Date.: 4/11/2025  
Time.: 02:56 PM

The UPS Store #3547  
12620 BEACH BLVD STE 3  
JACKSONVILLE, FL 32246-7130  
904-642-1070



# Story-Time & Craft Hour

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7VP00BF8BTH

## Walmart

WM Supercenter

904-272-0036 Mgr. JULIAN

899 BLANDING BLVD

ORANGE PARK FL 32065

ST# 01225 OP# 007174 TE# 24 TR# 04501

# ITEMS SOLD 8

TC# 5956 9336 5896 6096 8529



TWINKIESFP	888109130400 F	5.28 N
OREO	044000015920 F	2.98 0
P LAV BUN	070970570630 F	1.47 X
PNK BUNNY8CT	070970570610 F	1.47 X
YLW BUNNY8CT	070970570600 F	1.47 X
PEEP BLUEMWB	070970570620 F	1.47 X
PRETZELS	194346383210 F	1.50 0
PRETZELS	194346383210 F	1.50 0

	SUBTOTAL	17.14
TAX1	7.5000 %	0.44
	TOTAL	17.58

	VISA TEND	17.58
	CHANGE DUE	0.00

VISA CREDIT- 1058 I 2 APPR#412105

17.58 TOTAL PURCHASE

REF # U759GC334785

TRANS ID - 465102714234947

VALIDATION - CXSN

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 54728147

\*No Signature Required

04/12/25 15:50:22



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

04/12/25 15:50:25




[Print](#)

## Billing Activity - Invoices

**Vesta Property Services, Inc.**

Attn: Oliver Ingram  
12788 Meritage Blvd.  
Jacksonville FL 32246  
US  
P.: 904 844 6834

**Today's Date:** 04/30/2025

**User Name:**

### Invoices from 03/01/2025 to 04/30/2025

Date	Description	Charge Amount	Credit Amount
04/16/2025	Invoice #1744792731	\$56.00	
	<b>Constant Contact - Email</b>		
	501-1500 Contacts	\$56.00	
	Highest contact count: 1174		
	From 03/16/2025 to 04/16/2025		
03/16/2025	Invoice #1742113430	\$86.41	
	<b>Email message overage fee</b>		
	Total Send Count: 51203		
	Email Overage Count: 15203	\$30.41	
	From 02/16/2025 to 03/16/2025		
	<b>Constant Contact - Email</b>		
	501-1500 Contacts	\$56.00	
	Highest contact count: 1173		
	From 02/16/2025 to 03/16/2025		

**Billing questions?** [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

# Easter Event

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPOJFDPLR2

## Walmart

WM Supercenter  
904-223-0772 Mgr: JERIMANE  
13490 BEACH BLVD  
JACKSONVILLE FL 32224

ST# 01172 OP# 006348 TE# 23 TR# 05876  
# ITEMS SOLD 55  
TC# 7018 5819 3728 8251 1679 7



SPRING CLAMP	088952640451	4.98	0
SPRING CLAMP	088952640451	4.98	0
640Z BUBBLES	695219272840	2.94	0
YLW BUNNY8CT	007097057060 F	1.47	0
YLW BUNNY8CT	007097057060 F	1.47	0
YLW BUNNY8CT	007097057060 F	1.47	0
YLW BUNNY8CT	007097057060 F	1.47	0
PEEP BLUEMWB	007097057062 F	1.47	0
PEEP BLUEMWB	007097057062 F	1.47	0
PEEP BLUEMWB	007097057062 F	1.47	0
PEEP BLUEMWB	007097057062 F	1.47	0
PNK BUNNY8CT	007097057061 F	1.47	0
PNK BUNNY8CT	007097057061 F	1.47	0
PNK BUNNY8CT	007097057061 F	1.47	0
PNK BUNNY8CT	007097057061 F	1.47	0
PNK BUNNY8CT	007097057061 F	1.47	0
TWINKIESFP	088810913040 F	5.28	0
BASKET	075204167976	25.00	0
TWINKIESFP	088810913040 F	5.28	0
TWINKIESFP	088810913040 F	5.28	0
BATH SET	697070774890	5.00	0
PNK BUNNY8CT	007097057061 F	1.47	0
2.25Z PPR PK	074449877556	0.98	0
BF SIG JAPA	002616903781	1.00	0
BB BRY BGIE	085001757265	2.97	0
LG HPNK BSKT	075204121414	3.48	0
LG HPNK BSKT	075204121414	3.48	0
** VOIDED ENTRY **			
LG HPNK BSKT	075204121414	3.48	0
CANDLE	007600151792	3.96	0
GIMME SOME	934710801491	3.48	0
2.25Z PPR PK	074449877556	0.98	0
DISH CLOTH	003444192890	9.58	0
H08TSTRWTWNK	088810926008 F	3.48	0
H08TSTRWTWNK	088810926008 F	3.48	0
H08TSTRWTWNK	088810926008 F	3.48	0
H08TSTRWTWNK	088810926008 F	3.48	0
H08TSTRWTWNK	088810926008 F	3.48	0
** VOIDED ENTRY **			
H08TSTRWTWNK	088810926008 F	3.48	0
H08TSTRWTWNK	088810926008 F	3.48	0
OREO	004400001592 F	2.98	0
OREO	004400001592 F	2.98	0
SWTRT ROPE	007920008072 F	8.66	0
GOLD-BEARS	004223830276 F	12.42	0
COOKIES	019434637751 F	3.97	0
COOKIES	019434637751 F	3.97	0
COOKIES	019434637751 F	3.97	0
COOKIES	019434637751 F	3.97	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
PRETZELS	019434638321 F	1.50	0
SUBTOTAL		178.07	
LD MINIDONUT	002430004558 F	3.18	0
LD MINIDONUT	002430004558 F	3.18	0
LD MINIDONUT	002430004558 F	3.18	0
LD MINIDONUT	002430004558 F	3.18	0
SUBTOTAL		190.79	
TOTAL		190.79	
VISA TEND		190.79	
VISA CREDIT		****	1058 I 2
APPROVAL # 217170			
REF # U188CG067533			
TRANS ID - 585107616408347			
VALIDATION - Q4C4			
PAYMENT SERVICE - E			
AID A0000000031010			
AAC A8A6D7E37BF728C2			
TERMINAL # 52416498			
*NO SIGNATURE REQUIRED			
04/17/25		13:07:21	
CHANGE DUE		0.00	
***CUSTOMER COPY***			



Get free delivery  
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04/17/25

13:07:32

# Easter Event



12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Club Mgr. Jeffrey Wellesley

Club:108 Reg:4 Trans:8402  
Cashier:558831 04/17/25 02:24pm  
\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 10/25 \*\*\*  
\*\*\*\*\*  
BEACH CDD  
3501 QUADRANGLE BLVD STE 270  
ORLANDO, FL 32817-8329  
R 0858013855552 FL 05/31/27  
5200004775 GATORADE 12Z 31.98 R  
2 @ 15.99  
7343004800 ZEPH WATER 15.98 R  
2 @ 7.99  
2840066997 COOL TANGY 119.94 R  
6 @ 19.99  
2840069718 CLASSIC MIX 19.99 R  
5200004817 GATORADE 12Z 15.99 R  
5200004819 GATORADE RWB 15.99 R  
\*\*\*\* SUBTOTAL 219.87  
\*\*\*\* TOTAL 219.87  
Rewards 39.25

\*\*\*\*\*1058 ENTRY: H  
Purchase 00 APPROVED  
AUTH 317162  
TERMINAL NUMBER 7807301084  
04/17/25 02:26pm 108 4 8402 558831  
VISA CREDIT  
AID: A0000000031010

Visa 180.62  
CHANGE 0.00  
TOTAL ITEMS= 13

As a BJ's Member I JUST SAVED: \$83.22  
BJ's Member Savings 43.97  
Coupons Redeemed 0.00  
Rewards Redeemed 39.25

Current BJ's Gas Savings  
FuelSaver earned thru 04/16/25 0.00/gal  
FuelSaver earned in this trx: 0.00/gal  
Visit BJ's.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 774 DAYS

SAVE TIME ON YOUR NEXT SHOP  
Skip the checkout line with ExpressPay  
Scan items, clip coupons & pay  
with the BJ's app.



MEMBER COPY



\*0417108048402\*



# Easter Event



12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Club Mgr. Jeffrey Wellesley

Club:108 Reg:75 Trans:816  
Cashier:399870 04/17/25 02:34pm

\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 10/25 \*\*\*  
\*\*\*\*\*  
BEACH CDD

3501 QUADRANGLE BLVD STE 270  
ORLANDO, FL 32817-8329

R 0858013855552 FL 05/31/27  
488534 20 LB PROPAN

990000488534 Munic. Tax

14.49 T  
1.45 N

\*\*\*\* SUBTOTAL  
FL 7.5% Tax  
\*\*\*\* TOTAL

15.94  
1.09  
17.03

\*\*\*\*\*1058 ENTRY: H  
Purchase 00 APPROVED  
AUTH 317153  
TERMINAL NUMBER 78073010875  
04/17/25 02:35pm 108 75 816 399870  
VISA CREDIT  
AID: A0000000031010

Visa 17.03  
CHANGE 0.00  
TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: \$0.29  
BJ's Member Savings 0.29  
Coupons Redeemed 0.00  
Rewards Redeemed 0.00

Current BJ's Gas Savings  
FuelSaver earned thru 04/16/25 0.00/gal  
FuelSaver earned in this trx: 0.00/gal  
Visit BJs.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 774 DAYS

SAVE TIME ON YOUR NEXT SHOP  
Skip the checkout line with ExpressPay  
Scan items, clip coupons & pay  
with the BJ's app.



MEMBER COPY



\*0417108750816\*

Easter Event



W. Jacksonville #1294

8000 Parramore Rd

Jacksonville, FL 32244

2G Member 111982179290

RESALE ON

21 @ 3.59

E 1160114 HOT DOG BUNS 75.39

E 43475 COOKIES 60CT 22.99

E 43475 COOKIES 60CT 22.99

E 43475 COOKIES 60CT 22.99

E 1299062 COKE MINI 16.99

E 1299062 COKE MINI 16.99

E 4164501 KS SPARKLING 11.99

E 854344 \*\* SPRITE \*\* 19.39

E 854342 \*DIET COKE\*\* 19.39

E 2990 ORG HONEST K 12.99

E 2990 ORG HONEST K 12.99

E 2990 ORG HONEST K 12.99

E 906165 KS WATER 80Z 8.99

E 906165 KS WATER 80Z 8.99

10 @ 17.99

E 447180 KS HOT DOGS 179.90

TOTAL NUMBER OF ITEMS SOLD = 44

1153934 FOAM PLATE 13.49

1153934 FOAM PLATE 13.49

E 1649268 PICNIC PACK 9.49

G:858013855552C3

EXP:

RESALE TOTAL 502.43

NON RESALE TOTAL 0.00

SUBTOTAL 502.43

TAX 0.00

\*\*\*\* TOTAL 502.43

XXXXXXXXXXXX1058 H

AID: A0000000031010

Seq# 7967 App#: 907172

Visa Resp: APPROVED

Tran ID#: 510700007967....

APPROVED - Purchase

AMOUNT: \$502.43

04/17/2025 10:27 1294 7 30 52

Visa 502.43

CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 47

04/17/2025 10:27 1294 7 30 52



21129400700302504171027

OP#: 52 Name: Lalaine B.

Thank You!

Please Come Again

Whse:1294 Trm:7 Trn:30 OP:52

Items Sold: 47

2G 04/17/2025 10:27

# Easter Event

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPOMPDPMXG

## Walmart\*

WM Supercenter  
904-223-0772 Mgr: JERIMANE  
13490 BEACH BLVD  
JACKSONVILLE FL 32224

ST# 01172 DP# 003475 TE# 24 TR# 07004  
# ITEMS SOLD 7  
TC# 7295 5111 3455 8847 7393



MTHD FHW SC	084353611162	3.98	0
MTHD FHW SWE	081793900361	3.98	0
MTHD FHW ER	084353611164	3.98	0
MTHD FHW WTR	081793901160	3.98	0
MTHD GHW SEA	081793900365	3.98	0
PAM REG SPR	006414403031 F	3.97	0
DISH CLOTH	003444192890	9.58	0

SUBTOTAL 33.45

TOTAL 33.45

VISA TEND 33.45

VISA CREDIT \*\*\*\* \* 1058 I 2

APPROVAL # 418141

REF # U198zw334440

TRANS ID - 465108692629013

VALIDATION - 9D5C

PAYMENT SERVICE - E

ATD A0000000031010

AAC E8D4F4DF04AF9A79

TERMINAL # 53597397

\*NO SIGNATURE REQUIRED

04/18/25 15:14:25

CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



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04/18/25

15:14:38



Easter Event

**Publix**

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 4IQ 024 654

ICE 16 LB

5 @

5.99

29.95 T F

Order Total

29.95

Sales Tax

2.25

Grand Total

32.20

Credit

Payment

32.20

Change

0.00

Receipt ID: 0644 4IQ 024 654

PRESTO!

Trace #: 026885

Reference #: 0874011115

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$32.20

Auth #: 908102

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Natale


04/18/2025 10:20 S0644 R102 4654 C0249

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Publix Super Markets, Inc.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> <u>Date:</u> April 19th, 2025 <u>Invoice No.:</u> 04192025.08		
<u>Name / Address</u> Attn: Loucite Michelle Beach CDD 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817		<b>Additional Details:</b> From 10a-1p, delivery before 9a				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Obstacle Course	1	\$350.00			\$800.00
2	XL Tropical Dry Slide	1	\$300.00			
3	Pirate Ship Combintion	1	\$250.00			
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$800.00
		<b>Sales Tax (0.0%)</b>				n/a
		<b>Total</b>				\$800.00



# **US BANK STATEMENTS**

**April 2025**

**April 2025 Statement**

Open Date: 03/26/2025 Closing Date: 04/23/2025

Page 1 of 4

Account: 4798 5319 2144 8538

**U.S. Bank Visa® Rewards Community Card**  
BEACH CDD (CPN 002750410)**Cardmember Service**  
BUS 30 USB 1-866-485-4545  
15

<b>New Balance</b>	<b>\$6,052.46</b>
<b>Minimum Payment Due</b>	<b>\$6,052.46</b>
<b>Payment Due Date</b>	<b>05/22/2025</b>

**Late Payment Warning:** As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

**Cash Rewards**

Earned This Statement	\$59.54
Reward Dollars Available	\$237.59

For details, see your rewards summary.

**Activity Summary**

Previous Balance	+	\$15,187.90
Payments	-	\$15,187.90 <sup>CR</sup>
Other Credits	-	\$16.47 <sup>CR</sup>
Purchases	+	\$5,969.93
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$99.00
Interest Charged		\$0.00

**New Balance** = **\$6,052.46****Past Due** **\$0.00****Minimum Payment Due** **\$6,052.46**

Credit Line \$20,000.00

Available Credit \$13,947.54

Days in Billing Period 29

**Payment Options:**Mail payment coupon  
with a checkPay online at  
usbank.comPay by phone  
1-866-485-4545Pay at your local  
U.S. Bank branch

No payment is required.

CPN 002750410



0047985319214485380006052460006052467

**Automatic Payment**

24-Hour Cardmember Service: 1-866-485-4545

 . to pay by phone  
 . to change your address

106481314688171 E

  
BEACH CDD  
ACCOUNTS PAYABLE  
12788 MERITAGE BLVD  
JACKSONVILLE FL 32246-0705

Account Number: 4798 5319 2144 8538

Your new full balance of \$6,052.46 will be automatically deducted from your account on 05/20/25.

### What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or write to us at:

Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

- ▶ **Account information:** Your name and account number.
- ▶ **Dollar amount:** The dollar amount of the suspected error.
- ▶ **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:
  - ▶ We cannot try to collect the amount in question, or report you as delinquent on that amount.
  - ▶ The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
  - ▶ While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
  - ▶ We can apply any unpaid amount against your credit limit.

### Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### Important Information Regarding Your Account

1. **INTEREST CHARGE:** Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the **INTEREST CHARGE** by multiplying the applicable Daily Periodic Rate ("**DPR**") by the Average Daily Balance ("**ADB**") (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the **ADB** separately for the Purchases, Advances and Balance Transfer categories. To get the **ADB** in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the **ADB** of your Account that accrues interest and will reduce the amount of credit available to you. To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the **ADB** calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the **ADB** calculation.

2. **Payment Information:** We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at U.S. Bank National Association, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional interest charges, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Cardmember Service for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.

3. **Credit Reporting:** We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.



April 2025 Statement 03/26/2025 - 04/23/2025  
BEACH CDD (CPN 002750410)

Cardmember Service



Page 2 of 4  
1-866-485-4545

### Visa Company Rewards

Rewards Available Last Statement \$178.05

Redemption Activity \$0.00

Reward Dollars Earned This Statement

Triple Rwd For Cell Phone/Service Prov. \$0.00

Triple Rewards For Gas Stations \$0.00

Triple Rewards For Office Supply Stores \$0.00

Rewards for all other purchases \$0.00

Cash Rewards \$59.54

<b>Total Earned</b>	<b>\$59.54</b>
<b>Total Reward Dollars Available</b>	<b>\$237.59</b>

#### To Redeem:

Login at [usbank.com](https://usbank.com)  
or call 1-866-485-4545

#### Redemption Options:

U.S. Bank Rewards Card  
Statement Credit  
Direct Deposit to U.S. Bank  
Checking  
Savings  
Money Market

### Important Messages

**Paying Interest:** You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$6052.46 will be automatically deducted from your bank account on 05/20/2025. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

<b>Transactions</b>	INGRAM,OLIVER E	Credit Limit \$5000
---------------------	-----------------	---------------------

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Purchases and Other Debits</b>					
03/31	03/28	2779	BJS WHOLESALE #0108 JACKSONVILLE FL	\$86.93	_____
03/31	03/28	2852	BJS WHOLESALE #0108 JACKSONVILLE FL	\$196.09	_____
03/31	03/28	2501	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	\$250.00	_____
03/31	03/28	0893	MARCOS PIZZA - 8478 JACKSONVILLE FL	\$53.72	_____
03/31	03/29	2885	PRIMO BRANDS/WATERSERV 800-274-5282 CA	\$48.95	_____
04/07	04/04	7247	COSTCO WHSE#1294 JACKSONVILLE FL	\$195.49	_____
04/09	04/08	3671	Amazon.com*F28RV11D3 Amzn.com/bill WA	\$28.26	_____
04/10	04/09	2311	PRIMO BRANDS/WATERSERV 800-274-5282 CA	\$3.21	_____
04/14	04/11	4663	THE UPS STORE 3547 904-8661939 FL	\$16.60	_____
04/14	04/12	1497	WM SUPERCENTER #1225 ORANGE PARK FL	\$17.58	_____
04/14	04/12	2686	5TH ELEMENT TASTE OF I JACKSONVILLE FL	\$77.40	_____
04/17	04/16	6614	EIG*CONSTANTCONTACT.CO 855-2295506 MA	\$56.00	_____
04/18	04/17	9812	WM SUPERCENTER #1172 JACKSONVILLE FL	\$190.79	_____
04/18	04/17	3697	BJS WHOLESALE #0108 JACKSONVILLE FL	\$180.62	_____
04/18	04/17	3770	BJS WHOLESALE #0108 JACKSONVILLE FL	\$17.03	_____
04/18	04/17	4682	COSTCO WHSE#1294 JACKSONVILLE FL	\$502.43	_____
04/21	04/18	7071	WM SUPERCENTER #1172 JACKSONVILLE FL	\$33.45	_____

Continued on Next Page



April 2025 Statement 03/26/2025 - 04/23/2025  
BEACH CDD (CPN 002750410)

Cardmember Service ( 1-866-485-4545

Transactions		INGRAM,OLIVER E			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
04/21	04/18	5543	PUBLIX #644 JACKSONVILLE FL	\$32.20	_____	
04/21	04/19	8847	SQ *BOUNCERS & CUPCAKE ORANGE PARK FL	\$800.00	_____	
Total for Account 4798 5319 4145 1058				\$2,786.75		

Transactions		ZASTROCKY,RONALD W			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Other Credits						
04/23	04/21	9279	THE HOME DEPOT #6365 JACKSONVILLE FL MERCHANDISE/SERVICE RETURN	\$16.47	CR _____	
Purchases and Other Debits						
03/26	03/25	7939	AMAZON MKTPL*FK6MU1C93 Amzn.com/bill WA	\$99.95	_____	
03/26	03/26	1107	Amazon.com*Y60212VB3 Amzn.com/bill WA	\$11.69	_____	
03/28	03/26	9562	THE HOME DEPOT #6365 JACKSONVILLE FL	\$111.94	_____	
03/31	03/28	3017	BJS FUEL #9108 JACKSONVILLE FL	\$25.01	_____	
03/31	03/29	7049	AMAZON MKTPL*XB8RQ51R3 Amzn.com/bill WA	\$125.97	_____	
04/02	04/01	3949	AMAZON MKTPL*M16Q33AL3 Amzn.com/bill WA	\$199.90	_____	
04/03	04/02	7762	AMAZON MKTPL*N06WR9P13 Amzn.com/bill WA	\$22.71	_____	
04/03	04/02	1909	AMAZON MKTPL*VY0CI2X23 Amzn.com/bill WA	\$19.55	_____	
04/03	04/02	5007	Amazon.com*7Z52J5BM3 Amzn.com/bill WA	\$34.46	_____	
04/03	04/02	7495	AMAZON MKTPL*AX70U0YQ3 Amzn.com/bill WA	\$299.99	_____	
04/07	04/05	3973	AMAZON MKTPL*G61097RX3 Amzn.com/bill WA	\$12.79	_____	
04/10	04/10	8598	Amazon.com*9V5AC68B3 Amzn.com/bill WA	\$495.95	_____	
04/10	04/10	1828	Amazon.com*IL11P6W73 Amzn.com/bill WA	\$19.78	_____	
04/11	04/10	8882	BJS WHOLESALE #0108 JACKSONVILLE FL	\$139.99	_____	
04/14	04/11	4493	AMAZON MKTPL*AF4KJ9KY3 Amzn.com/bill WA	\$305.02	_____	
04/14	04/11	0785	AMAZON MKTPL*U47Q80KR3 Amzn.com/bill WA	\$278.10	_____	
04/16	04/15	3492	AMAZON MKTPL*G57EM7U73 Amzn.com/bill WA	\$46.74	_____	
04/17	04/16	7172	AMAZON MKTPL*E08CK6KZ3 Amzn.com/bill WA	\$39.90	_____	
04/17	04/17	6446	AMAZON MKTPL*US6IY06I3 Amzn.com/bill WA	\$101.59	_____	
04/18	04/16	8540	THE HOME DEPOT #6365 JACKSONVILLE FL	\$9.60	_____	
04/22	04/21	2092	DOOR HARDWARE INC 954-776-5340 FL	\$134.46	_____	
04/22	04/21	2406	AMAZON MKTPL*DB8DT3EG3 Amzn.com/bill WA	\$221.44	_____	
04/22	04/21	4227	AMAZON MKTPL*BS6FI02V3 Amzn.com/bill WA	\$63.69	_____	
04/23	04/21	4644	THE HOME DEPOT #6365 JACKSONVILLE FL	\$38.97	_____	
04/23	04/21	5575	THE HOME DEPOT #6365 JACKSONVILLE FL	\$32.42	_____	
04/23	04/22	6749	Amazon.com*HB5RO6HP3 Amzn.com/bill WA	\$291.57	_____	
Total for Account 4798 5319 4185 8047				\$3,166.71		

Continued on Next Page



April 2025 Statement 03/26/2025 - 04/23/2025  
BEACH CDD (CPN 002750410)

Page 4 of 4  
Cardmember Service 1-866-485-4545

**Transactions** LEE,JOHANNA S Credit Limit \$20000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Fees</b>					
03/26			ANNUAL MEMBERSHIP FEE	\$99.00	
			<b>TOTAL FEES FOR THIS PERIOD</b>	<b>\$99.00</b>	
			<b>Total for Account 4798 5320 1123 2295</b>	<b>\$99.00</b>	

**Transactions** BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Payments and Other Credits</b>					
03/27	03/27		PAYMENT THANK YOU	\$9,248.33CR	
04/21	04/21	MTC	PAYMENT THANK YOU	\$5,939.57CR	
			<b>Total for Account 4798 5319 2144 8538</b>	<b>\$15,187.90CR</b>	

<b>2025 Totals Year-to-Date</b>	
Total Fees Charged in 2025	\$376.44
Total Interest Charged in 2025	\$0.00

**Interest Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

\*\*APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$6,052.46	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

**Contact Us**



Voice: 1-866-485-4545  
TDD: 1-888-352-6455  
Fax: 1-866-807-9053



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**BNY Mellon**

**Trustee Bank Statements**

**May 2025**



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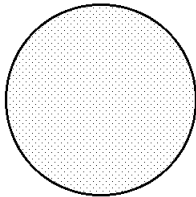
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014861      Base Currency = USD  
BEACH CDD 2024 ACQ AND CONST FD

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014861 Base Currency = USD  
BEACH CDD 2024 ACQ AND CONST FD

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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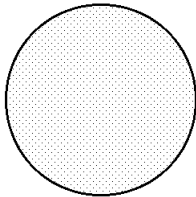
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014875      Base Currency = USD  
BEACH CDD 2024 REVENUE AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	187,591.35
100%	TOTAL OF ALL INVESTMENTS	187,591.35

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	187,591.35	187,591.35	0.00	0.00	0.00 %
ACCOUNT TOTALS	187,591.35	187,591.35	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	0.01	0.00	0.00	81.77	0.00
SALES AND REDEMPTIONS	0.01	0.00	0.00	131.29	16,231.08
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	2,363,775.15
OTHER CASH DISBURSEMENTS	0.01 -	0.00	0.00	131.29 -	2,371,704.03 -



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014875      Base Currency = USD  
BEACH CDD 2024 REVENUE AC

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	0.01 -	0.00	0.00	81.77 -	8,302.20 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014875 Base Currency = USD  
BEACH CDD 2024 REVENUE AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
<b>EQUITY</b>								
1.000	AGM MUNI BND POLICY BEACH CDD 2024 CUSIP: MM005GJRJ	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
187,590.350	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	187,590.35	187,590.35	1.00000	0.00	0.00	0.00%
<b>Total EQUITY</b>			<b>187,591.35</b>	<b>187,591.35</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>ACCOUNT TOTALS</b>			<b>187,591.35</b>	<b>187,591.35</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

Total Market Value Plus Total Accrued Income 187,591.35

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	185,265.46	
05/02/25	Purchase DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPCI 0.010 SHARES	0.01-	0.00	0.01	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	185,265.47	0.00
05/05/25	Sale DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP X9USDDTPCI 0.010 SHARES	0.01	0.00	0.01-	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2024 /IAS/BEACH CDD 2024 REVENUE AC TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71M 2,325.880 SHARES	0.00	0.00	2,325.88	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2024 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71M	0.00	0.00	0.01	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014875 Base Currency = USD  
BEACH CDD 2024 REVENUE AC

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/05/25	0.010 SHARES Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED DETAIL: AGENCY ACCT 112250, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2024 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US	0.01-	0.00	0.00	0.00
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	187,591.35	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	187,591.35	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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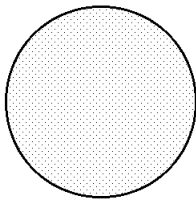
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171172      Base Currency = USD  
BEACH CDD 2015A REDEMPTION ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171172 Base Currency = USD  
BEACH CDD 2015A REDEMPTION ACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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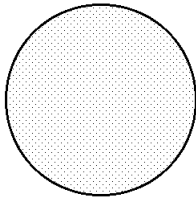
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171178      Base Currency = USD  
BEACH CDD 2015A REBATE ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171178 Base Currency = USD  
BEACH CDD 2015A REBATE ACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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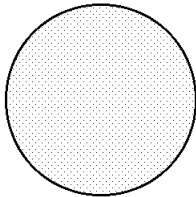
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014865      Base Currency = USD  
BEACH CDD 2024 DEBT SERV AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014865 Base Currency = USD  
BEACH CDD 2024 DEBT SERV AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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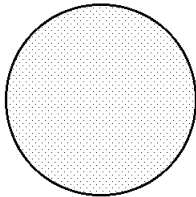
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014878      Base Currency = USD  
BEACH CDD 2024 REBATE AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014878      Base Currency = USD  
BEACH CDD 2024 REBATE AC

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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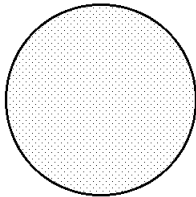
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171173      Base Currency = USD  
BEACH CDD 2015A PREPAYMENT SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.54
100%	TOTAL OF ALL INVESTMENTS	1.54

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.54	1.54	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.54	1.54	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	0.54	0.00	0.00	14.52	0.00
SALES AND REDEMPTIONS	0.00	5,000.00	0.00	0.00	6,563.94
OTHER CASH ADDITIONS	0.00	0.54	0.00	0.00	5,014.52
OTHER CASH DISBURSEMENTS	0.54 -	5,000.54 -	0.00	14.52 -	6,564.48 -



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171173      Base Currency = USD  
BEACH CDD 2015A PREPAYMENT SUBACCT

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	0.00	0.00	0.00	0.00	5,013.98 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171173 Base Currency = USD  
BEACH CDD 2015A PREPAYMENT SUBACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.540	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.54	1.54	1.00000	0.00	0.00	0.00%
Total EQUITY			1.54	1.54		0.00	0.00	0.00%
ACCOUNT TOTALS			1.54	1.54		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 1.54

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	5,001.00	
05/01/25	Sale DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/01/25 SET/DATE 05/01/25 CUSIP X9USDDTPC 5,000.000 SHARES	0.00	5,000.00	5,000.00-	0.00
05/01/25	Cash Debit TXN2122183 DS PREPAYMENT	0.00	5,000.00-	0.00	0.00
05/01/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.54	0.00	0.00	0.00
05/02/25	Cash Credit CW00063566: SWP FRM 1711738401	0.00	0.54	0.00	0.00
05/02/25	Cash Debit CW00063566: SWP TO 1711738400	0.54-	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.54	1.00	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2015 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71H 0.540 SHARES	0.00	0.00	0.54	0.00
05/05/25	Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED	0.00	0.54-	0.00	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171173 Base Currency = USD  
BEACH CDD 2015A PREPAYMENT SUBACCT

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
	DETAIL: AGENCY ACCT 112251, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2015 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US				
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.54	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	1.54	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

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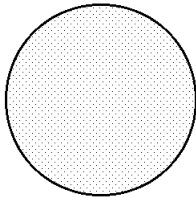
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171177      Base Currency = USD  
BEACH CDD 2015A REVENUE ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	209,089.28
100%	TOTAL OF ALL INVESTMENTS	209,089.28

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	209,089.28	209,089.28	0.00	0.00	0.00 %
ACCOUNT TOTALS	209,089.28	209,089.28	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	0.07	0.00	0.00	305.68	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	35,536.34
OTHER CASH ADDITIONS	0.00	0.07	0.00	0.00	2,034,011.34
OTHER CASH DISBURSEMENTS	0.07 -	0.07 -	0.00	305.68 -	2,069,242.07 -



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171177      Base Currency = USD  
BEACH CDD 2015A REVENUE ACCT

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	0.00	0.00	0.00	0.00	305.61 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.





Statement Period 05/01/2025 Through 05/31/2025  
Account 00171177 Base Currency = USD  
BEACH CDD 2015A REVENUE ACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
209,089.280	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	209,089.28	209,089.28	1.00000	0.00	0.00	0.00%
Total EQUITY			209,089.28	209,089.28		0.00	0.00	0.00%
ACCOUNT TOTALS			209,089.28	209,089.28		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 209,089.28

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	207,523.70	
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.01	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.02	0.00	0.00	0.00
05/02/25	Cash Credit CW00063604: SWP FRM 1711778401	0.00	0.07	0.00	0.00
05/02/25	Cash Debit CW00063604: SWP TO 1711778400	0.07-	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.07	207,523.70	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171177 Base Currency = USD  
BEACH CDD 2015A REVENUE ACCT

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/05/25	Receive FLORIDA PRIME SERIES 2015 /IAS/BEACH CDD 2015A REVENUE ACCT TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71H 1,565,510 SHARES	0.00	0.00	1,565.51	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2015 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71H 0.070 SHARES	0.00	0.00	0.07	0.00
05/05/25	Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED DETAIL: AGENCY ACCT 112251, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2015 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US	0.00	0.07-	0.00	0.00
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	209,089.28	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	209,089.28	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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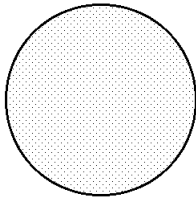
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014866      Base Currency = USD  
BEACH CDD 2024 SNK FD AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	29.36
100%	TOTAL OF ALL INVESTMENTS	29.36

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	29.36	29.36	0.00	0.00	0.00 %
ACCOUNT TOTALS	29.36	29.36	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	28.36	0.00	0.00	28.36	0.00
SALES AND REDEMPTIONS	28.36	265,000.00	0.00	28.36	265,000.00
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	265,000.00
OTHER CASH DISBURSEMENTS	28.36 -	265,000.00 -	0.00	28.36 -	265,000.00 -



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014866      Base Currency = USD  
BEACH CDD 2024 SNK FD AC

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	28.36 -	0.00	0.00	28.36 -	265,000.00 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014866 Base Currency = USD  
BEACH CDD 2024 SNK FD AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
29.360	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	29.36	29.36	1.00000	0.00	0.00	0.00%
Total EQUITY			29.36	29.36		0.00	0.00	0.00%
ACCOUNT TOTALS			29.36	29.36		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 29.36

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	265,001.00	
05/01/25	Sale DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/01/25 SET/DATE 05/01/25 CUSIP X9USDDTPC 265,000.000 SHARES	0.00	265,000.00	265,000.00-	0.00
05/01/25	Cash Debit TXN2471763 DS PRINCIPAL PAYMENT	0.00	265,000.00-	0.00	0.00
05/01/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.00	0.00
05/02/25	Purchase DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPCI 28.360 SHARES	28.36-	0.00	28.36	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	28.36	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	29.36	0.00
05/05/25	Sale DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP X9USDDTPCI 28.360 SHARES	28.36	0.00	28.36-	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2024 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025	0.00	0.00	28.36	0.00

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014866 Base Currency = USD  
BEACH CDD 2024 SNK FD AC

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/05/25	TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71M 28.360 SHARES Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED DETAIL: AGENCY ACCT 112250, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2024 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US	28.36-	0.00	0.00	0.00
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	29.36	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	29.36	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

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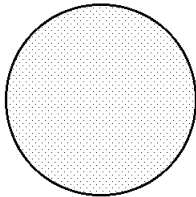
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014868      Base Currency = USD  
BEACH CDD 2024 REDEMP AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014868 Base Currency = USD  
BEACH CDD 2024 REDEMP AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

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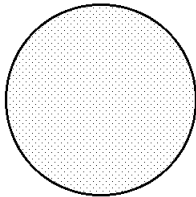
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171168                      Base Currency = USD  
BEACH CDD 2015A ACQ CONST SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171168 Base Currency = USD  
BEACH CDD 2015A ACQ CONST SUBACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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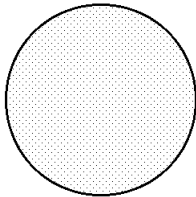
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014867      Base Currency = USD  
BEACH CDD 2024 INTEREST AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	22.33
100%	TOTAL OF ALL INVESTMENTS	22.33

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	22.33	22.33	0.00	0.00	0.00 %
ACCOUNT TOTALS	22.33	22.33	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	21.33	0.00	0.00	36.87	0.00
SALES AND REDEMPTIONS	21.33	199,337.51	0.00	485.73	200,964.42
OTHER CASH ADDITIONS	0.00	0.00	0.00	0.00	199,797.63
OTHER CASH DISBURSEMENTS	21.33 -	199,337.51 -	0.00	485.73 -	200,964.42 -



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014867      Base Currency = USD  
BEACH CDD 2024 INTEREST AC

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	21.33 -	0.00	0.00	36.87 -	199,797.63 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014867 Base Currency = USD  
BEACH CDD 2024 INTEREST AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
22.330	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	22.33	22.33	1.00000	0.00	0.00	0.00%
Total EQUITY			22.33	22.33		0.00	0.00	0.00%
ACCOUNT TOTALS			22.33	22.33		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 22.33

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	199,338.51	
05/01/25	Sale DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/01/25 SET/DATE 05/01/25 CUSIP X9USDDTPC 199,337.510 SHARES	0.00	199,337.51	199,337.51-	0.00
05/01/25	Cash Debit TXN2471763 DS INT	0.00	199,337.51-	0.00	0.00
05/01/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.00	0.00
05/02/25	Purchase DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPCI 21.330 SHARES	21.33-	0.00	21.33	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	21.33	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	22.33	0.00
05/05/25	Sale DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP X9USDDTPCI 21.330 SHARES	21.33	0.00	21.33-	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2024 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025	0.00	0.00	21.33	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014867 Base Currency = USD  
BEACH CDD 2024 INTEREST AC

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/05/25	TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71M 21.330 SHARES Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED DETAIL: AGENCY ACCT 112250, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2024 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US	21.33-	0.00	0.00	0.00
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	22.33	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	22.33	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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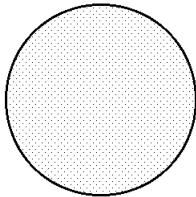
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171170      Base Currency = USD  
BEACH CDD 2015A SINKING FUND ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	19.19
100%	TOTAL OF ALL INVESTMENTS	19.19

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	19.19	19.19	0.00	0.00	0.00 %
ACCOUNT TOTALS	19.19	19.19	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	18.19	0.00	0.00	18.31	0.00
SALES AND REDEMPTIONS	0.00	170,000.00	0.00	0.00	170,023.34
OTHER CASH ADDITIONS	0.00	18.19	0.00	0.00	170,018.31
OTHER CASH DISBURSEMENTS	18.19 -	170,018.19 -	0.00	18.31 -	170,041.53 -





Statement Period 05/01/2025 Through 05/31/2025  
Account 00171170      Base Currency = USD  
BEACH CDD 2015A SINKING FUND ACCT

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	0.00	0.00	0.00	0.00	170,000.12 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171170 Base Currency = USD  
BEACH CDD 2015A SINKING FUND ACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
19.190	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	19.19	19.19	1.00000	0.00	0.00	0.00%
Total EQUITY			19.19	19.19		0.00	0.00	0.00%
ACCOUNT TOTALS			19.19	19.19		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 19.19

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	170,001.00	
05/01/25	Sale DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/01/25 SET/DATE 05/01/25 CUSIP X9USDDTPC 170,000.000 SHARES	0.00	170,000.00	170,000.00-	0.00
05/01/25	Cash Debit TXN2122183 DS SINKING FUND	0.00	170,000.00-	0.00	0.00
05/01/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	18.19	0.00	0.00	0.00
05/02/25	Cash Credit CW00063568: SWP FRM 1711708401	0.00	18.19	0.00	0.00
05/02/25	Cash Debit CW00063568: SWP TO 1711708400	18.19-	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	18.19	1.00	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2015 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71H 18.190 SHARES	0.00	0.00	18.19	0.00
05/05/25	Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED	0.00	18.19-	0.00	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171170 Base Currency = USD  
BEACH CDD 2015A SINKING FUND ACCT

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
	DETAIL: AGENCY ACCT 112251, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2015 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US				
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	19.19	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	19.19	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.



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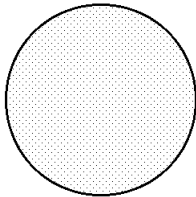
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014869      Base Currency = USD  
BEACH CDD 2024 PREPAY SUBAC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014869 Base Currency = USD  
BEACH CDD 2024 PREPAY SUBAC

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

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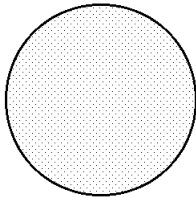
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171171                      Base Currency = USD  
BEACH CDD 2015A INTEREST ACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	22.59
100%	TOTAL OF ALL INVESTMENTS	22.59

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	22.59	22.59	0.00	0.00	0.00 %
ACCOUNT TOTALS	22.59	22.59	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	21.59	0.00	0.00	21.71	0.00
SALES AND REDEMPTIONS	0.00	201,780.00	0.00	0.00	201,809.40
OTHER CASH ADDITIONS	0.00	21.59	0.00	0.00	201,801.71
OTHER CASH DISBURSEMENTS	21.59-	201,801.59-	0.00	21.71 -	201,830.99-



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171171      Base Currency = USD  
BEACH CDD 2015A INTEREST ACCT

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
PURCHASES	0.00	0.00	0.00	0.00	201,780.12 -
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171171 Base Currency = USD  
BEACH CDD 2015A INTEREST ACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
22.590	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	22.59	22.59	1.00000	0.00	0.00	0.00%
Total EQUITY			22.59	22.59		0.00	0.00	0.00%
ACCOUNT TOTALS			22.59	22.59		0.00	0.00	0.00%

Total Market Value Plus Total Accrued Income 22.59

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	201,781.00	
05/01/25	Sale DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/01/25 SET/DATE 05/01/25 CUSIP X9USDDTPC 201,780.000 SHARES	0.00	201,780.00	201,780.00-	0.00
05/01/25	Cash Debit TXN2122183 DS INTEREST	0.00	201,780.00-	0.00	0.00
05/01/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	1.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	21.59	0.00	0.00	0.00
05/02/25	Cash Credit CW00063564: SWP FRM 1711718401	0.00	21.59	0.00	0.00
05/02/25	Cash Debit CW00063564: SWP TO 1711718400	21.59-	0.00	0.00	0.00
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	21.59	1.00	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2015 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71H 21.590 SHARES	0.00	0.00	21.59	0.00
05/05/25	Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED	0.00	21.59-	0.00	0.00

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00171171 Base Currency = USD  
BEACH CDD 2015A INTEREST ACCT

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
	DETAIL: AGENCY ACCT 112251, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2015 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US				
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	22.59	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	22.59	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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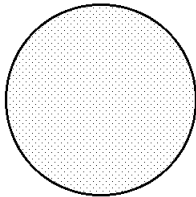
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014870      Base Currency = USD  
BEACH CDD 2024 OPT REDEMP SUBAC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.00
100%	TOTAL OF ALL INVESTMENTS	1.00

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.00	1.00	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.00	1.00	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014870 Base Currency = USD  
BEACH CDD 2024 OPT REDEMP SUBAC

Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.000	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	1.00	1.00	1.00000	0.00	0.00	0.00%
Total EQUITY			1.00	1.00		0.00	0.00	0.00%
ACCOUNT TOTALS			1.00	1.00		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.00								

Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

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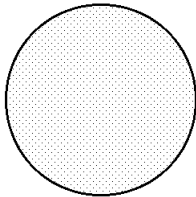
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00014872      Base Currency = USD  
BEACH CDD 2024 RESERVE AC

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	165,209.23
100%	TOTAL OF ALL INVESTMENTS	165,209.23

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	165,209.23	165,209.23	0.00	0.00	0.00 %
ACCOUNT TOTALS	165,209.23	165,209.23	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	0.39	0.00	0.00	1,589.77	0.00
SALES AND REDEMPTIONS	0.39	0.00	0.00	2,806.32	164,771.10
OTHER CASH DISBURSEMENTS	0.39 -	0.00	0.00	2,806.32 -	164,771.10 -
PURCHASES	0.39 -	0.00	0.00	1,589.77 -	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014872      Base Currency = USD  
BEACH CDD 2024 RESERVE AC

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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Statement Period 05/01/2025 Through 05/31/2025  
Account 00014872 Base Currency = USD  
BEACH CDD 2024 RESERVE AC

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
<b>EQUITY</b>								
165,209.230	FLORIDA PRIME SERIES 2024 CUSIP: MM005Y71M	1.00000	165,209.23	165,209.23	1.00000	0.00	0.00	0.00%
<b>Total EQUITY</b>			<b>165,209.23</b>	<b>165,209.23</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>ACCOUNT TOTALS</b>			<b>165,209.23</b>	<b>165,209.23</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

Total Market Value Plus Total Accrued Income 165,209.23

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/01/25	ACCOUNT OPENING PERIOD BALANCE	0.00	0.00	165,208.84	
05/02/25	Purchase DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPCI 0.390 SHARES	0.39-	0.00	0.39	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.05	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.05	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.05	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.05	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.05	0.00	0.00	0.00
05/02/25	Dividend DREYFUS TRSY SEC CM INVESTOR 674 TRADE DATE 05/02/25 SET/DATE 05/02/25 CUSIP X9USDDTPC	0.14	0.00	0.00	0.00



Statement Period 05/01/2025 Through 05/31/2025  
Account 00014872 Base Currency = USD  
BEACH CDD 2024 RESERVE AC

## Statement of Transactions by Transaction Date - Continued

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
05/02/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	165,209.23	0.00
05/05/25	Sale DREYFUS TREASURY SECURITIES CM 674 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP X9USDDTPCI 0.390 SHARES	0.39	0.00	0.39-	0.00
05/05/25	Receive FLORIDA PRIME SERIES 2024 /IAS/WIRE DEPOSIT TO FLORIDA PRIME /IAS/APRIL 2025 TRADE DATE 05/05/25 SET/DATE 05/05/25 CUSIP MM005Y71M 0.390 SHARES	0.00	0.00	0.39	0.00
05/05/25	Cash Debit BNF: STATE BOARD OF ADMINISTRATION NOTPROVIDED DETAIL: AGENCY ACCT 112250, NAME BNY TTEE F DETAIL: OR BEACH CDD SERIES 2024 A/C WITH: BANK OF AMERICA, N.A. 10038,NY,US	0.39-	0.00	0.00	0.00
05/05/25	ACCOUNT CLOSING DAILY BALANCE	0.00	0.00	165,209.23	0.00
05/31/25	ACCOUNT CLOSING PERIOD BALANCE	0.00	0.00	165,209.23	0.00

Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:

Short Term: 0.00 \* Long Term: 0.00 \*

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.



Go Paperless.  
Securely access your accounts online to view your statements. Ask your BNY contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our cloud-based ecosystem, can help you.

Visit us at [www.bny.com](http://www.bny.com)

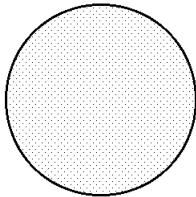
Account Statement

Statement Period 05/01/2025 Through 05/31/2025

Account 00171175      Base Currency = USD  
BEACH CDD 2015A OPT REDEMPT SUBACCT

CLIENT SERVICE MANAGER: CAROLINE COWART  
4655 SALISBURY RD STE 300  
AIM-324-0000  
JACKSONVILLE, FL 32256  
904-645-1919  
CAROLINE.COWART@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	EQUITY	1.27
100%	TOTAL OF ALL INVESTMENTS	1.27

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
EQUITY	1.27	1.27	0.00	0.00	0.00 %
ACCOUNT TOTALS	1.27	1.27	0.00	0.00	0.00 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
SALES AND REDEMPTIONS	0.00	0.00	0.00	0.00	0.27
OTHER CASH DISBURSEMENTS	0.00	0.00	0.00	0.00	0.27 -





Statement Period 05/01/2025 Through 05/31/2025  
Account 00171175      Base Currency = USD  
BEACH CDD 2015A OPT REDEMPT SUBACCT

Summary of Cash Transactions by Transaction Category - Continued

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
CLOSING BALANCE	0.00	0.00	0.00	0.00	0.00

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.



Statement Period 05/01/2025 Through 05/31/2025  
Account 00171175 Base Currency = USD  
BEACH CDD 2015A OPT REDEMPT SUBACCT

## Statement of Assets Held by Asset Classification

Shares/Par Value	Asset Description	Market Price	Market Value	Cost	Average Cost	Accrued Income	Estimated Income	Market Yield
EQUITY								
1.270	FLORIDA PRIME SERIES 2015 CUSIP: MM005Y71H	1.00000	1.27	1.27	1.00000	0.00	0.00	0.00%
Total EQUITY			1.27	1.27		0.00	0.00	0.00%
ACCOUNT TOTALS			1.27	1.27		0.00	0.00	0.00%
Total Market Value Plus Total Accrued Income 1.27								

## Statement of Transactions by Transaction Date

Transaction Date	Transaction Description	Income	Principal	Cost	Realized Gains/Losses
No Transactions This Period					
Cumulative realized capital gain and loss position from 12/31/2024 for securities held in principal of account:					
Short Term:	0.00 *	Long Term:	0.00 *		

\* The above gain and loss position does not include transactions where tax cost information is incomplete or unavailable.

Cash and securities set forth on this Account Statement are held by The Bank of New York Mellon, an affiliate of The Bank of New York Mellon Trust Company, N.A. In addition, The Bank of New York Mellon Trust Company, N.A. may utilize subsidiaries and affiliates to provide services and certain products to the Account. Subsidiaries and affiliates may be compensated for their services and products.

The value of securities set forth on this Account Statement are obtained by The Bank of New York Mellon Trust Company, N.A., from its affiliate, The Bank of New York Mellon which determines such values for Corporate Trust on the basis of market prices and information obtained by The Bank of New York Mellon from unaffiliated third parties (including independent pricing vendors) ("third party pricing services"). The Bank of New York Mellon has not verified such market values or information and makes no assurances as to the accuracy or correctness of such market values or information or that the market values set forth on this Account Statement reflect the value of the securities that can be realized upon the sale of such securities. In addition, the market values for the securities set forth in this Account Statement may differ from the market prices and information for the same securities used by other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates based upon market prices and information received from other third party pricing services utilized by such other business units. Corporate Trust does not compare its market values with those used by, or reconcile different market values used by, other business units of The Bank of New York Mellon Trust Company, N.A., The Bank of New York Mellon or their respective subsidiaries or affiliates. Neither The Bank of New York Mellon Trust Company, N.A. nor The Bank of New York Mellon shall be liable for any loss, damage or expense incurred as a result of or arising from or related to the market values or information provided by third party pricing services or the differences in market prices or information provided by other third party pricing services.

## EXHIBIT 11

*LifeFitness*

**HAMMER  
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

Jeff Dibler

Email: [jeffrey.dibler@lifefitness.com](mailto:jeffrey.dibler@lifefitness.com)

Phone: (410) 236-7753

Inspiring the world to work out



**QUOTE :** CPQ-16200

**DATE :** 06-17-2025

**BILL TO :** BEACH COMMUNITY DEVELOPMENT  
DISTRICT

TAMAYA COMMUNITY BY ICI HOMES  
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246

US

**SHIP TO :** BEACH COMMUNITY DEVELOPMENT  
DISTRICT

TAMAYA COMMUNITY BY ICI HOMES  
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246

US

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Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.


Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS



#	DESCRIPTION	CONFIGURATION DETAILS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Cardio						
1	<a href="#">HEAT ROW LCD</a> PRF-ROW-LCD-01		1	\$3,119.00	\$2,183.30	\$2,183.30



**QUOTE :** CPQ-16200

**DATE :** 06-17-2025

**BILL TO :** BEACH COMMUNITY DEVELOPMENT  
DISTRICT

**SHIP TO :** BEACH COMMUNITY DEVELOPMENT  
DISTRICT

**SHIPMENT :** STANDARD  
**FREIGHT TERMS :** Prepaid  
**FOB :** Shipping Point  
**PAYMENT TERM :** CC - FULL PMT

LIST PRICE	:	\$3,119.00
CUSTOMER DISCOUNT	:	- \$935.70
SELLING PRICE	:	\$2,183.30
TARIFF SURCHARGE	:	\$43.67
FREIGHT / FUEL/ INSTALLATION	:	\$268.55
ESTIMATED SALES TAX	:	AS APPLICABLE
TOTAL (USD)	:	\$2,495.51

**REMITTANCE ADDRESS**  
2716 NETWORK PLACE  
CHICAGO, IL 60673  
USA



## TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at [www.lifefitness.com/en-us/legal/terms-conditions](http://www.lifefitness.com/en-us/legal/terms-conditions) which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.



# HEAT ROW

---

## TURN UP THE INTENSITY IN YOUR FACILITY

The powerful, modern design allows exercisers to train for every intensity level in any setting. We pushed the envelope to create a streamlined rower that helps exercisers to push past their limits. The intuitive LCD console offers an easy-to-use digital experience with extremely accurate feedback.



*Life Fitness*

# HEAT ROW

---

## TRAIN FOR EVERY INTENSITY LEVEL

Performance rowing challenges exercisers in a group or individual environment. The powerfully designed rower provides accurate power readings and 100 resistance levels that allow exercisers to fine tune their workouts to any level of intensity.

## SMART DESIGN TOUCHES

Life Fitness is known for product design that enhances the exerciser experience. The Heat Row follows that approach. Features like smartly designed easy-access ratchet foot straps, and smooth air/magnetic resistance contribute to a performance workout that's inviting and rewarding.

## SIMPLIFY YOUR ROWING EXPERIENCE

The LCD console automatically boots up into Quick Start mode, giving exercisers the ability to start their workout quickly. The intuitive LCD console allows instructors to optimize a small group training class or enable exercisers to easily train on their own with simple programs including target workouts, distance, time, calories, and intervals.



# HEAT ROW

## SMART DESIGN TOUCHES

Crafted with the exerciser in mind.



*LifeFitness*

# HEAT ROW

## SPECIFICATIONS

CONSOLE	LCD Console
CONNECTIVITY	Polar/Analog
WORKOUT PROGRAMS	Quick Start Interval 30-30 Interval 60-60 Interval Custom Target Time, Calories, Distance, Heart Rate
WORKOUT METRICS	Time, Distance, SPM, 500 Meter Split Time, Resistance Level, Calories, Watts, Heart Rate
POWER MEASUREMENT (WATT)	WattRate® Power Meter
RESISTANCE TECHNOLOGY	Static Air & Magnetic via 300° dial
RESISTANCE LEVELS	100
DRIVETRAIN	Poly-V belt
PULLING MECHANISM	Chain
HANDLEBAR	Ergonomic handle
FOOTSTRAP	Ratchet adjustment mechanism
CONSOLE POWER SUPPLY	2D Batteries
FRAME/RAIL COLOR	Charcoal black
FRAME MATERIAL	Steel
RAIL MATERIAL	Aluminium
PHONE HOLDER	Yes
TRANSPORT HANDLE	Yes
TRANSPORT WHEELS	2
MAX USER WEIGHT	330 lbs (150 kg)
ASSEMBLED WEIGHT	134 lbs ( 61 kg)
ASSEMBLED DIMENSIONS	85" x 28" x 47" (216cm x 71cm x 120cm)
DISTANCE - SEAT TO RAIL	2.4" (6 cm)
DISTANCE - SEAT TO FLOOR	17.7" (45 cm)

**LifeFitness.com**

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*LifeFitness*

## EXHIBIT 12

**Motion: authorize Ron to spend up to \$4k to purchase a solar radar speed sign (with a mount and metal pole - Ron to decide if mount is needed)**

Details: this is a solar sign that could be mounted on a metal pole that Ron can install himself. He can move it to different location every month. Depending on the speed, the sign would flash and could display speeds and messages like "Slow Down" or "Too Fast" or "Thank you" or emoji's like "😊" "☹️" There were concerns with speeding, and studies show that solar signs do lead to a decrease in speed, and effect is long lasting



Traffic Logix Corporation  
3 Harriett Lane  
Spring Valley, NY 10977 USA  
Tel: (866) 915-6449  
Fax: (844) 405-6449  
[www.trafficlogix.com](http://www.trafficlogix.com)

Page | 1

Quote Number QUO-47216-V7Y2C8  
Created Date 6/12/2025  
Expiration Date 7/14/2025  
Prepared by Nino Martinez

## QUOTATION

Product	Product Code	Quantity	Sales Price	Total Price
Evolution 12 FM English White Solar LA	EV12FMEWL-SOLLA	1.00000	\$3,149.00	\$3,149.00
Universal Mounting Bracket Assembly	SP1BK2	1.00000	\$209.00	\$209.00

## Totals

Subtotal:	\$3,358.00
<b>Discount:</b>	<b>\$100.00</b>
Freight:	\$130.00
Sales Tax (if applicable):	\$254.10
<b>Grand Total:</b>	<b>\$3,642.10</b>

## EXHIBIT 13

## Beach CDD Fact Finding Volunteer and Purpose Form

Project	Pickleball courts and dog park (including applying with JEA to use JEA easement for pickleball courts and dog park)
Board member Contact	Elena Korsakova
Board member Phone	904-881-7259
Board member Email	Boardmember1@beachcdd.com

**If you are interested in volunteering as a fact-finding group member, please contact the board member listed above**

To align with Florida's Sunshine Law, the group's responsibility is to gather and report facts relevant to the subject identified by the Beach Board of Supervisors (CDD). It is not to make recommendations for action, but to present facts the Board can use to make a decision. A written report with all of the findings will be produced and submitted to the Board.

This group will perform at least the following:

- Identify typical size/shape for dog park and pickleball courts
- Identify possible locations for dog park and pickleball courts
- Research noise and traffic concerns and possible solutions related to having dog park and pickleball courts
- Research compatible communities regarding dog parks and pickleball courts
- Obtain, review and summarize quotes for dog park and pickleball courts
- Fill out JEA application to have a dog park and pickleball courts on JEA easement and submit the draft to the Board



## EXHIBIT 14

### Beach CDD Fact Finding Volunteer and Purpose Form

Project	Tamaya Hall improvements (furniture, windows, floors)
Board Member Contact	Karen Young
Board member Phone	n/a
Board member Email	Boardmember4@beachcdd.com

**If you are interested in volunteering as a fact-finding group member, please contact the board member listed above**

To align with Florida's Sunshine Law, the group's responsibility is to gather and report facts relevant to the subject identified by the Beach Board of Supervisors (CDD). It is not to make recommendations for action, but to present facts the Board can use to make a decision. A written report with all of the findings will be produced and submitted to the Board.

This group will perform at least the following:

- Identify areas for improvement (floor resurfacing, window tinting, furniture replacement, etc.)
- Obtain, review, and summarize quotes for items identified above

## EXHIBIT 15

## Beach CDD Fact Finding Volunteer and Purpose Form

Project	Swimming pool matters
Board Member Contact	Pawel Szeszko
Board member Phone	n/a
Board member Email	Boardmember5@beachcdd.com

**If you are interested in volunteering as a fact-finding group member, please contact the board member listed above**

To align with Florida's Sunshine Law, the group's responsibility is to gather and report facts relevant to the subject identified by the Beach Board of Supervisors (CDD). It is not to make recommendations for action, but to present facts the Board can use to make a decision. A written report with all of the findings will be produced and submitted to the Board.

This group will perform at least the following:

- Research possible solutions for various pool-related matters, including but not limited to the pavers being lifted by palm trees, rocks from palm beds being thrown into the pool, etc.
- Obtain, review, and summarize quotes for items identified above

## EXHIBIT 16

**RESOLUTION 2025-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024-2025; 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, 2025, and ending September 30, 2026 (“Fiscal Year 2025-2026”), 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 2025-2026 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 21<sup>st</sup> day of July 2025.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES BEACH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026**

The Board of Supervisors of the Beach Community Development District will hold their regular meetings for **Fiscal Year 2025-2026 at 6:00 pm at 12788 Meritage Blvd., Jacksonville, FL 32246**, unless otherwise indicated as follows:

October 20, 2025  
November 17, 2025  
December 15, 2025  
January 19, 2026 – Martin Luther King Jr. Day  
February 16, 2026 – President’s Day (Vesta Holiday)  
March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026

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, DPGF 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 17



## **RESOLUTION 2025-12**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the District has had no District revenues and has therefore made no public deposits nor has the District heretofore delegated to a Treasurer, or to any other person, responsibility for handling public deposits; and

**WHEREAS**, the District, prior to making any public deposit, is required to furnish to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

**WHEREAS**, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositories; and

**WHEREAS**, the Board wishes to designate a public depository for District funds.

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

**SECTION 1.** \_\_\_\_\_ is hereby designated as the public depository for funds of the District.

**SECTION 2.** In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

- C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

**SECTION 3.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

**SECTION 4.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 5.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of July 2025.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

## EXHIBIT 18



**May 22, 2025**

**12788 Meritage Boulevard  
Jacksonville , FL 32246**

**Attn: Ron Zastrocky**

**Re: Tamaya Mulch #3**

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Beach CDD**. Specifically, the scope of work shall be as described here in.

**Scope of Work: This proposal is to install 80 yds of pine bark around the amenities center.**

**Materials:**

<b>Description</b>	<b>Quantity</b>	<b>UM/Size</b>
Mini Pine Bark Nuggets	80	yds

**Total price\* :                      \$4,940 \_\_\_\_\_ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.

Ruppert Landscape, Inc.  
2105 Harbor Lake Drive ■ Fleming Island, FL 32003  
Office 904-778-1030 ■ Fax 301-482-0303 ■ [www.ruppertlandscape.com](http://www.ruppertlandscape.com)

- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

### **Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We

recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Ron Zastrocky**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape, Inc.**

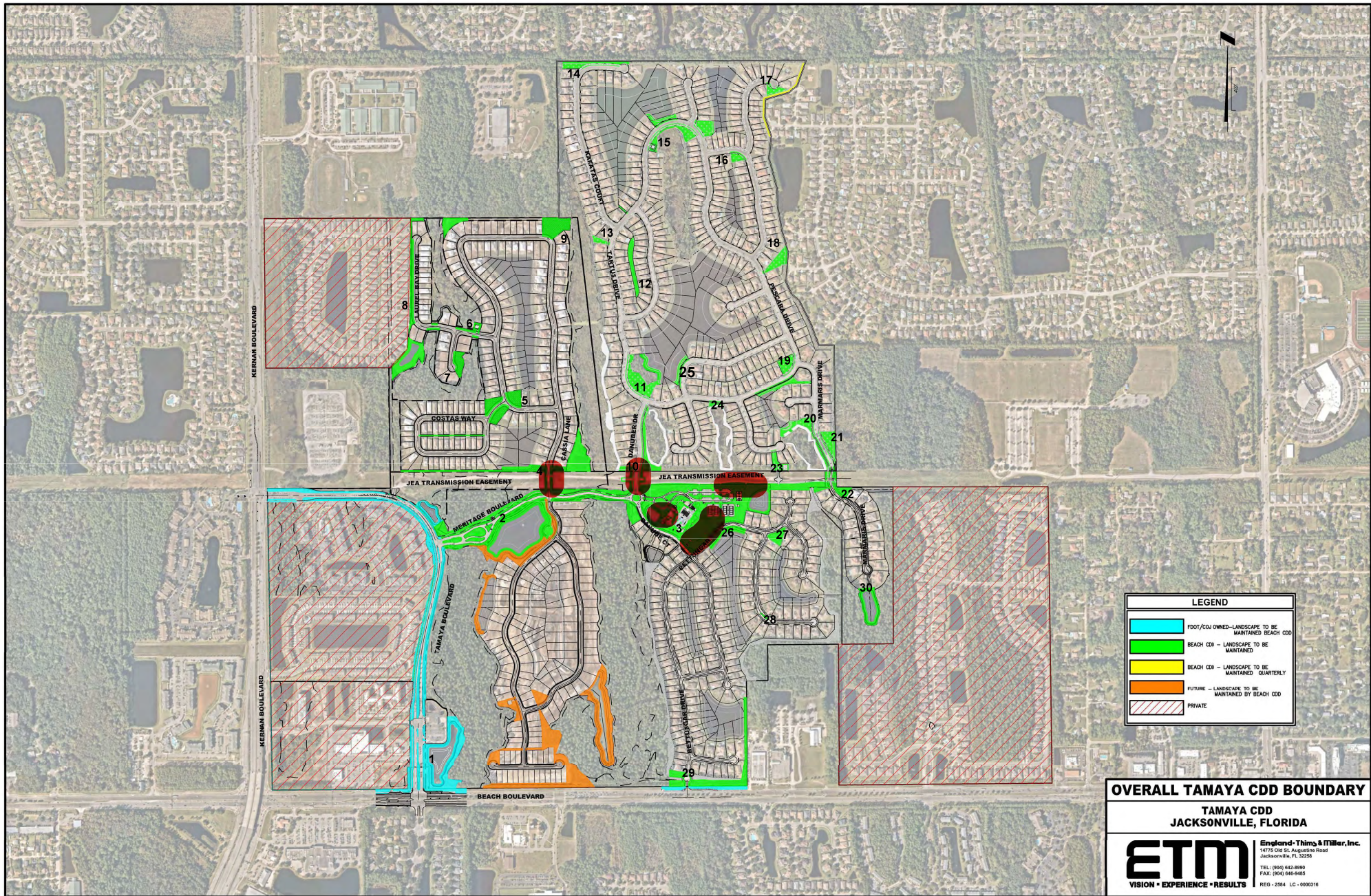
**Kyle Carasea**

**813-293-0587 cell**

**kcarasea@ruppertcompanies.com**

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







## EXHIBIT 19



## EXHIBIT 20

## EXHIBIT 21



LLS Tax Solutions Inc.  
1645 Sun City Center Pl,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 11, 2025

Beach Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Beach Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$8,255,000 Beach Community Development District Capital Improvement Revenue Bonds, Series 2024

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the two-year bond period beginning July 17, 2024, through the period ending July 16, 2026, is \$1,300, which is \$650 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Beach Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

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

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

Title \_\_\_\_\_

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

## EXHIBIT 22



# Customer Service Agreement

GFL Solid Waste Southeast, LLC  
7580 Philips Highway  
Jacksonville, FL, 32256  
(P) 844-464-3587  
(W) www.gflenv.com

AGREEMENT # 86842.01.00  
PREPARED FOR RONALD ZASTROCKY  
ACCOUNT # 152|99684  
TYPE PERMANENT SERVICE AGREEMENT

## CUSTOMER'S LEGAL ENTITY NAME ("Customer")

BEACHES CDD C/O PFM  
12788 MERITAGE BLVD  
JACKSONVILLE, Florida 32246

## BILLING ADDRESS

BEACHES CDD C/O PFM  
12788 MERITAGE BLVD  
JACKSONVILLE, Florida 32246

## PRIMARY CONTACT

Ronald Zastrocky  
Email: rzastrocky@vestapropertyservices.com  
Mobile:  
Phone: 904-577-3075

## SCHEDULE OF SERVICE

## EFFECTIVE DATE

July 23, 2025

QTY	SERVICE	CHARGE TYPE	FREQUENCY	MATERIAL	STANDARD RATE
1	8.00 - YD - COMM FL WASTE PERM	Monthly	1 x Every Week	MSW	\$210.00

Site Name: BEACHES CDD

Address: 12788 MERITAGE BLVD  
JACKSONVILLE, FL 32246

## STANDARD FEES

Delivery Fee (COMM DELIVERY): \$150.00  
Removal Fee (COMM REMOVAL): \$225.00  
Extra Pickup (EXTRA PICKUP-ROUTED DAY): \$185.00

Customer is responsible for fuel, environmental, administrative, set-up fees, and other fees and charges as invoiced.

## Initial Set-up Fees

SITE NAME	CHARGE	QUANTITY	PRICE
-----------	--------	----------	-------

# TERMS AND CONDITIONS

**SERVICES.** Customer grants Company the exclusive right to collect and dispose all of Customer's Waste Materials (as defined below). Company agrees to furnish the services and Equipment specified herein, subject to the terms and conditions of this Agreement. Changes in collection frequency and type of Equipment may be agreed to orally or in writing, provided that no terms and conditions added by Customer shall be binding upon Company unless expressly accepted in writing by the Company's authorized officer. Company reserves the right to substitute similar but equivalent services. These terms and conditions supersede any Customer issued agreements and/or purchase orders.

**TERM.** The term of this Agreement is sixty (60) months commencing on the Effective Date referenced herein, and shall automatically renew for additional sixty (60) month terms thereafter, unless the Customer provides notice by certified mail, personal delivery, or a nationally recognized courier service to the Company's address herein of non-renewal at least ninety (90) but not more than one hundred eighty (180) days prior to the expiration of the then current term.. If Customer terminates this Agreement other than as provided above, or if Company terminates due to Customer's breach (including nonpayment), Customer shall pay to Company, in addition to Company's legal fees, if any, liquidated damages in an amount equal to the average of the Customer's invoices for the prior twelve (12) months multiplied by six (6); or if Customer has not been serviced for twelve months, an amount equal to Customer's most recent monthly charge multiplied by six. Customer acknowledges that Company has dedicated certain Equipment, personnel and/or incurred other debts/commitments to service Customer and has a right to profit in good faith in its relationship with the Customer. Customer acknowledges that the actual damages to Company in the event of termination are not easily ascertainable and thus the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting from such termination, and is a genuine estimate of Company's anticipated damages and is not imposed as a penalty. The liquidated damages amount set out in this section does not include other costs and charges for servicing Customer's account including removing the Equipment which will be billed as a separate charge by Company. Company may terminate this Agreement at any time with not less than ten days prior notice to Customer.

**EQUIPMENT.** All equipment furnished to Customer or used by Company ("Equipment") shall remain Company's exclusive property and shall be used only for the purposes intended by this Agreement. Customer shall not encumber, alter, move or overload the Equipment (by weight or volume), or compact Waste Materials once placed in the Equipment or otherwise utilize the Equipment for any purpose other than for the disposal of Waste Materials without Company's approval. If Company is assessed an overweight fine Customer shall reimburse Company for the costs of such fine. Customer shall pay an extra yardage and pickup fee for Waste Material not properly contained and any fees for contaminated recyclables. Customer shall maintain the Equipment and surrounding areas in a clean manner to enable Company to service the Equipment safely and efficiently. Customer shall secure the Equipment at all times to prevent unauthorized access and accepts sole responsibility for all losses and damage related to the Equipment, normal wear and tear excepted. If Customer fails to use Company's Equipment for the disposal of Waste Materials for ten days or more, Customer authorizes Company to remove the Equipment and/or terminate this Agreement upon notice to Customer and/or charge Customer a rental fee.

**NON-HAZARDOUS WASTE ONLY.** Customer represents and warrants that all materials to be collected by Company are nonhazardous solid waste and Recyclables ("Waste Materials") and will not contain any of the following Excluded Waste: (i) hazardous, biohazardous, infectious, radioactive, flammable, explosive, biomedical, or toxic waste as defined by applicable laws or regulations, including, without limitation, any hazardous waste regulated under the Resource Conservation & Recovery Act, 42 U.S.C. §§ 6901 et seq, and associated regulations, 40 C.F.R. Part 261; and the Toxic Substance Control Act, 15 U.S.C. §§ 2601 et seq, and associated regulations, 40 C.F.R. Part 761 (including PCBs in any concentration); (ii) other materials, that because of their chemical or physical state, pose a risk to human health or the environment; or (iii) materials that require special handling or disposal due to weight, size or composition such as tree stumps, concrete, appliances or similar types of materials unless specifically described on the front page of this Agreement. Recyclables shall include all materials that may be recycled or recovered provided that Recyclables deemed contaminated by the receiving facility shall be charged to Customer as Waste Material plus a re-routing fee for the cost of routing the contaminated Recyclables from a recycling facility to a waste facility. Customer shall remove Excluded Waste from the Equipment or other property, but if such materials are not removed by Customer immediately then Company may arrange for lawful disposal at the sole cost and expense of Customer. Title to and liability for Excluded Waste shall at all times remain with Customer. Customer shall be responsible for all costs associated with Excluded Waste, including, but not limited to, handling, loading, preparing, exhuming, transporting, storing, and disposing of Excluded Waste and any materials contaminated therewith. Title to Waste Materials (as defined above) including any value in connection therewith (such as environmental attributes or otherwise) shall vest with the Company. Customer shall at its expense provide any requested chemical characterization of waste to be collected and provide prior notice of any changes in the waste characteristics or generation process. Customer shall be solely responsible for complying with applicable laws mandating pretreatment, source separation or recycling.

**INDEMNITY.** Company shall hold harmless and indemnify Customer from and against any claims for damage to persons, property or both (including death) to the extent such damage or injuries were caused by Company's negligence or willful misconduct or violation of law, in its performance of services pursuant to this Agreement, provided that Company's indemnification obligations shall not apply to occurrences involving Excluded Waste. Customer shall defend, hold harmless and indemnify Company, its officers, directors, members, affiliates, employees, and representatives from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, reasonable investigation and legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, violation of law, use of Equipment or breach of this Agreement.

**ACCESS.** Customer shall provide unobstructed access to the Waste Materials on the day of collection. If such access is not provided then Customer will be notified and Company may make additional collection attempts, subject to additional charges. Company shall be excused from providing service if precluded from doing so due to reasons beyond its control. All enclosures must meet Company's enclosure standards. Customer represents and warrants that any right-of-way used by Company to access the Equipment is sufficient to bear the weight of the Equipment, Waste Materials and Company's vehicle and further warrants sufficient overhead and side clearance to accommodate the placement and movement of Company's vehicles and Equipment. Company shall not be responsible for any damage to any curb, driveway or subsurface or enclosure or any side obstacles such as electrical wires, overhanging rooflines or eaves, trees, walls, or other obstacles within the service area except to the extent caused by Company's negligence.

**CHARGES & PAYMENT.** Customer agrees to pay all invoice charges within thirty days of the date of the invoice. If payment is not made when due, Customer agrees that Company may charge a late charge for which Customer is responsible in any amount up to the maximum amount allowed by applicable law. Company may suspend service or remove its Equipment if payment is late or for any other breach by Customer without prejudice to any of Company's other rights, and such suspension or removal shall not constitute termination of this Agreement unless Company so elects. Customer understands that all rates are charged exclusive of applicable taxes, and that it is Customer's responsibility to notify Company of any applicable tax exemption to which Customer is entitled prior to charges being billed. Customer shall pay any applicable franchise fees, suspension and reinstatement related charges, container exchange and relocation charges, charges for payments rejected due to non-sufficient funds, and any environmental, fuel, administrative and other charges included on Customer's invoice whether implemented on or after the Effective Date. Company may, in its sole discretion, increase rates and charges to Customer for: (i) any new or change in law, regulation, permit or approval, including any fees, taxes, franchise fees, tolls, host charges or similar charges related to Company's business; (ii) any increase in processing, recycling, treatment, disposal or transportation costs; (iii) any increase in the Consumer Price Index-All Urban Consumers (Water, Sewer & Trash Collection Services) (or upon notice to Customer any other nationally recognized index); (iv) weights of Waste Material being higher than those estimated; or (v) change in Company's charges or rate programs. In addition, Company may increase or impose additional charges for reasons other than those set forth above upon prior written notice (which notice may be contained in an invoice) and consent by Customer which may be evidenced verbally, in writing, or by the actions and practices of the parties including payment. Customer shall have conclusively agreed to any invoiced amounts upon the earlier of payment of the invoice, or Customer's failure to deliver a written objection within thirty days after the invoice date. If Customer does not consent to such increase, Company may terminate this Agreement upon written notice to Customer. Customer acknowledges and agrees that any rate or charge assessed or increased is not represented to be an offset or pass through of Company's costs, and that such rates or charges may actually reflect an amount for profit or margin.

**DISPUTES, ARBITRATION, JURY TRIAL & CLASS ACTION WAIVER.** Except for claims by Company for collection of its fees or indemnity or claims by Customer against Company for property damage, the parties knowingly, voluntarily and irrevocably agree that at the election of either party any controversy arising between them (WHETHER RELATED TO THIS AGREEMENT OR ANY PRIOR AGREEMENT) shall be resolved by BINDING ARBITRATION under the rules of the American Arbitration Association governed by and enforceable under the Federal Arbitration Act, and judgment on the award may be entered by any court having jurisdiction. Customer acknowledges the service Company provides to it impacts interstate commerce and agrees that any dispute about the enforceability or scope of the agreement to arbitrate shall be decided by the arbitrator. The parties' mutual promises contained herein, including to arbitrate certain disagreements, rather than litigate them before courts or other bodies, provides adequate consideration therefor. THE PARTIES EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, COUNTERCLAIM OR CROSS-CLAIM BROUGHT BY ANY OF THEM AGAINST THE OTHER WHETHER IN ARBITRATION OR AS OTHERWISE EXCEPTED ABOVE AND FURTHER WAIVE THE RIGHT TO PARTICIPATE AND/OR BE REPRESENTED IN ANY CLASS ACTION, ANY ACTION ON A CONSOLIDATED BASIS OR ANY OTHER COLLECTIVE OR REPRESENTATIVE PROCEEDING. THE PARTIES AGREE THAT NO ACTION MAY BE MAINTAINED AS A CLASS ACTION OR PURSUED ON A CONSOLIDATED BASIS IN ARBITRATION OR OTHERWISE. Any action (including arbitration) by Customer against Company whether related to this Agreement or any prior Agreement, must be brought within one year from the date of any alleged wrongful act. Any proceedings shall be conducted in the location where services are rendered by Company to the Customer and governed by the laws of that state. Customer shall promptly notify Company in writing via certified mail of any alleged breach by Company and allow Company a reasonable period of time to cure, but in any event no less than ten days. Customer's failure to give notice of an alleged breach as required by this section shall be deemed a waiver of any such claim. If any proceeding is brought by Company in connection with this Agreement Company shall be entitled to recover its legal fees and costs leading up to and incurred in that action in addition to any other relief to which it may be entitled. Company shall not be liable for any indirect, incidental or consequential damages and its aggregate liability, if any, arising out of this Agreement shall not exceed the amount paid to Company by Customer for the prior twelve month period, regardless of the recovery sought. This paragraph and Customer's representations, warranties and indemnification shall survive termination of the Agreement.

**MISCELLANEOUS.** COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL ARE EXPRESSLY DISCLAIMED. If there is a conflict between this Agreement and any other agreement or purchase order between Customer and Company, the terms of this Agreement shall govern. Customer consents and agrees that Company may monitor and record calls and that any contact information provided by Customer, including, but not limited to, telephone numbers and e-data, may be used by Company and its affiliates, and their respective employees, agents and service providers, for any and all communications (including, but not limited to: service issues, marketing and debt collection), which consent may not be unilaterally or orally revoked without the mutual written agreement of both parties. Customer represents that it is the subscriber or user of any contact information provided to Company by Customer. Customer acknowledges that this is an agreement between commercial business entities and does not involve the provision of goods or services to a consumer. This Agreement is binding on the parties and their successors and assigns, provided Customer may not assign this Agreement without the prior written consent of Company. This Agreement constitutes the entire understanding between the parties regarding the subject matter hereof and supersedes all prior negotiations and agreements. The invalidity of any provision of this Agreement shall not invalidate the remaining provisions.



CUSTOMER SPECIFIC TERMS

Notwithstanding the foregoing, the rates and fees charged by Company may be increased from time to time during the Term as set forth in this Agreement, including any increases contemplated by the Charges & Payment subsections (i), (ii) and (iv). Except as otherwise specifically set forth above with respect to the services, fees and periods described above, no changes to the Terms and Conditions is intended hereby and all terms and conditions, including those with respect to any adjustments in fees or rates charged by Contractor shall remain in full force and effect.

This Customer Service Agreement together with the Terms and Conditions set forth herein ("Agreement") is a legally binding contract between Company and Customer, and the individuals executing this Agreement have all power and authority to execute this Agreement on behalf of their respective company. This Agreement may be executed in counterparts and by electronic transmission.

SIGNATURES

Customer	GFL Solid Waste Southeast, LLC
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Signature:

Signature:

Printed Name:

Printed Name: Lourdes Rojas

Title/Position:

Title/Position: Inside Account Rep.

Signature Date:

Accepted Date:



## EXHIBIT 23

**AGREEMENT BETWEEN  
BEACH COMMUNITY DEVELOPMENT DISTRICT  
AND  
VESTA PROPERTY SERVICES, INC.  
FOR  
AMENITY MANAGEMENT SERVICES**

This Agreement for amenity management services (the "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between:

**Beach Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o District Manager, Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746 (the "District"), and

**Vesta Property Services, Inc.**, a Florida corporation with offices located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202 (the "Contractor" and, together with the District, the "Parties").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District financed, constructed, owns, maintains, and operates recreational facilities consisting of improvements such as, but not limited to, fitness facilities, pools, a covered outdoor space/sports complex, playgrounds, parks, and tennis courts, (collectively, the "Facilities")

**WHEREAS**, the District desires to hire an independent contractor to provide management, oversight, operation, and maintenance of the Facilities; and

**WHEREAS**, Contractor has a professional experience, knowledge and training in the management and operation of recreation facilities, including but not limited to aquatic management and field operation maintenance experience, and is willing to provide such management, oversight, operation, and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District and Contractor desire to enter into an agreement for the provision of said services as described in this Agreement (the "Services" or the "Scope of Services").

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. TERM OF THE AGREEMENT.** This Agreement shall be in effect for a term beginning on October 1, 2025, and ending on September 30, 2028, with an optional two one year renewals. Notwithstanding the foregoing term, the parties may elect to treat this Agreement as a continuing contract by extending it on the same terms as are set forth herein for periods after the ending date.

**3. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

**3. SCOPE OF SERVICES.**

a. **General Scope of Services:**

- i. The Services provided by Contractor shall be as set forth in this Agreement. The Parties acknowledge and agree that the Scope of Services set forth herein represent the minimum level of service to be provided by Contractor, and the Parties may amend this Agreement to identify a more detailed scope. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. This provision is meant to be exhaustive, such that the Contractor shall be directly responsible for all management, operation, and maintenance of the Facilities, whether the department is staffed by Contractor's employees, District employees, or another third-party contractor. Notwithstanding the foregoing, while it is expected that such entities will effectively coordinate with one another in connection with the provision of their respective services, Contractor shall not have oversight of the District's security provider.

- ii. The Amenity/Lifestyle Manager and/or Field Operations Manager shall attend the District's Board of Supervisors ("Board") meetings as requested, shall prepare a report (or reports) and submit it to the District Manager prior to the Board meeting, and shall provide substantive updates and information, if any, along with budget or operational requests requiring Board action.
- iii. The District may not employ or contract with any individual employed by the Contractor under this Agreement if such employment would be a violation of a non-compete agreement between Contractor and its employee. District may elect to add additional services, including any necessary litigation support services, to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.
- iv. Should the Contractor generate any revenue associated with running of the District's facilities, the Contractor shall remit any such revenue derived from income generating services and programs to the District at minimum on a monthly basis except as provided for in this Agreement. The Contractor shall keep close accounting of all revenue and expenditures and submit paperwork to sufficiently support all monthly sales and revenue sharing arrangements, as may be applicable.
- v. At all times during operation of the Facilities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Facilities. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses. District employees, if any, shall not be utilized for the provision of the Services set forth herein.
- vi. Contractor shall ensure at all times there is a manager assigned to on-call duty, including nights and weekends. The individual designated to be on-call or on site for such after-hours time periods shall be communicated to onsite staff working during such time periods or to the District Manager, as applicable. There shall always be management oversight, availability, and communication.
- vii. As referenced herein, "normal operating hours" shall be those hours established and posted by the District, as may be amended from time to time. The operating hours shall be posted at the main entrance along with the phone number(s) for regular matters and emergency matters.

- viii. Contractor hereby acknowledges and agrees that it has or will obtain a drug test and a background check for all of its employees providing the Services under this Agreement and shall not assign any employee who fails to pass the drug test or any employee with any criminal history to provide the Services under this Agreement. Contractor shall provide the District with a copy of the drug test and the background check for any or all employees upon request within two (2) business days.
- ix. The Contractor's staff shall report directly to the District Manager. When the Contractor's staff is on a vacation, the Contractor agrees to provide a substitute at no additional cost. The District agrees and the Contractor agrees to enforce for the Contractor's staff to take at least two weeks of vacation per calendar year.
- x. The Parties agree for the Contractor's staff to have at least 12 holidays – New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Juneteenth National Independence Day, Independence Day, Labor Day, Veterans' Day or Good Friday, Thanksgiving (2 days), Christmas (2 days).
- xi. The Contractor agrees to maintain the following staffing which could be modified by the Board at any point:
  - a. Amenity/Lifestyle Manager (Full-Time Employee (FTE)) – Must be approved by the Board or the District Manager if a new person is hired to fill this position
  - b. Amenity/Lifestyle Staff (Full-Time Employee (FTE))
  - c. Field Operations Manager (FTE) – Must be approved by the Board or the District Manager if a new person is hired to fill this position
  - d. Field Operations Staff (FTE)
  - e. Breezeway Staff (all part-time employees – hours limited to the budgeted amounts)
- xii. Contractor shall ensure that all personnel assigned to the District receive appropriate training and certifications, including but not limited to: CPR and AED training, customer service, ServSafe, safety procedures, and any other certifications or training required by applicable law or deemed necessary by the District. Contractor shall maintain documentation of all employee training and certifications and provide such records to the District upon request.
- xiii. Contractor shall assist the District Manager in preparing the annual budget for the Facilities, including providing estimates for staffing, programming, maintenance, and capital improvements. Contractor shall also provide updates or recommendations during the fiscal year if actual costs deviate from budgeted amounts.

b. **Amenity/Lifestyle Manager and Staff**

- i. The Contractor shall be responsible, through the Amenity/Lifestyle Manager position, for overseeing Amenity/Lifestyle Staff and any part-time staff, managing resident relations, coordinating with other outside entities as needed, interacting with the District's Board of Supervisors and District Manager, staffing the private event rentals if staff is required, and for the design, promotion and implementation of all the events, programs and classes, including scheduling, reservations, registration, payment collection and staffing if needed and described herein.
- ii. The Amenity/Lifestyle Manager shall assist the District with recommending, establishing, implementing, and ensuring compliance with rules, policies and procedures for the Facilities, budgeting accountability, policy recommendations and enforcement, safety/security recommendations, resident satisfaction, and other matters of importance for the efficient and functional operation of Facilities. The Amenity/Lifestyle Manager and Staff will be responsible for the following:
  - a. Operations:
    - 1. Manage day-to-day operations, organization of all activities, and interactions with residents and guests
    - 2. Assist in managing vendor contracts relating to the clubhouse and community assets.
    - 3. Oversee any assigned staff and provide them with any necessary training.
    - 4. Work with assigned contractors to enable the provision of quality service to the District.
    - 5. Ensure an immaculate overall appearance of the amenities.
    - 6. In concert with the Field Operations Manager, document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (including but not limited to fire inspections, pest control, mechanical systems, security alarms).
    - 7. Assist in assessing the condition of District property resulting from neglect, vandalism, and depreciation.
    - 8. Issue access cards and update security system as needed.
    - 9. Make regular updates to databases and website.
  - b. Customer Service:
    - 1. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
    - 2. Accommodate assigned contractors so they may provide quality service to the community.
    - 3. Respond to all resident requests, inquiries, and complaints, within three (3) business days and provide an estimate for the completion time if issue could not be resolved immediately.
  - c. Rules Enforcement:
    - 1. Demonstrate full knowledge of the District's Amenity Facility Policies.

2. Enforce the District's Amenity Facility Policies.
3. Include links to the HOA rules and CDD Amenity Facility Policies at the bottom of each blast email.
- d. Reporting:
  1. Prepare any incident or accident reports and forward to the District Manager.
  2. Prepare the report for the monthly board meeting to include any necessary updates, listing of credit card expenses for the month with the receipts attached, and the listing of events with budget/actual cost/attendance data.
- e. Events Management:
  1. Develop and coordinate special events, programs, and recreational activities in the community including family events, seasonal and holiday events, small and large group events.
  2. Provide residents with the opportunity to volunteer at the events.
  3. Strive to have the following events at a minimum (unless directed otherwise by the board):
    1. Happy hour (monthly)
    2. Story time (monthly)
    3. Trivia night (quarterly)
    4. Teen event (quarterly)
    5. Wine tasting (quarterly)
    6. Movie night (a few times per year)
    7. Potluck (a few times per year)
    8. Garage sale (twice a year)
    9. Reptile show (annually)
    10. Casino night (annually)
    11. Halloween, Christmas, White Elephant, Valentine's, Easter Egg Hunt events
  4. Collect and record all revenue associated with events, included but not limited to donations, sponsorships, and admission fees.
- f. Rentals:
  1. Maintain the private events calendar for the clubhouse.
  2. Complete private event rental forms, security deposits, and check-in/out documents.
  3. Assist in pre-event coordination to ensure proper equipment set-up, staffing, pre- and post-maintenance, monitoring, and security.
  4. Provide staffing for the private event rentals if staff is required. The Clubhouse Manager or any other staff member who is brought in to staff a rental that operates beyond normal operating hours will be compensated at their normal hourly rate for each event worked. An additional approved fee schedule will be provided to determine the total cost for each event, including any needed security, additional onsite staff and clean-up costs. The private event renter shall bear these costs, which are not covered in the budget or rental rates.
- g. Communications:



1. Send out a monthly newsletter with activities for the upcoming month listed in it by the 1<sup>st</sup> of the month (include any available or approximate dates for the future events for the following 2-3 months)
  2. Send out at least one (1) e-blast email about each upcoming event including the board meetings a at least seven (7) days before the event
  3. Include link to the agenda into the e-blast email for each upcoming board meeting
  4. Create and distribute a google map for each garage sale at least one (1) day before the garage sale.
  5. Create other emails to community on as needed basis.
- h. Board Assistance:
1. Assist with CDD Board of Supervisors and District Manager's requests.
  2. Refrain from following instructions or requests provided by individual board members
- i. Financial:
1. Obtain quotes for services when directed by the District Manager or the Board.
  2. Purchase and display seasonal, event, and activity decorations.
  2. Maintain an Excel log of all cash and check transactions and submit it to the District Manager on a monthly basis.
  3. Deposit revenues collected from events, sponsorships, rental, etc. in a timely manner (at minimum on a monthly basis).
  4. Adhere to District budget.

iii. The Amenity/Lifestyle Manager reports directly to the District Manager.

- c. **Field Operations Manager and Staff**. Contractor shall provide a Field Operations Manager and Staff to ensure the upkeep of the facilities and common areas. The Field Operations Manager will oversee maintenance related vendors such as those providing landscaping, janitorial, pond management as well as those performing any repair work as more particularly described herein. The Field Operations Manager will oversee the Field Operations Staff. The Field Operations Manager reports directly to the District Manager. The Field Operations Manager and Staff will be responsible for the following:
- a. Swimming Pools, Pool Deck, and Entry Fountain
    1. Ensure the assigned staff is CPO-certified and provides day-to-day maintenance of the amenity pool equipment and equipment area, the lap and recreational pools. The pool slide, and the splash pad in accordance with applicable regulations and best practices
    2. Blow off pool deck, arrange and pressure wash as needed, empty and clean all receptacles
    3. Use automated district-provided vacuum to regularly clean the pools (at least 3 times a week) to include a Friday or Saturday every week.

4. Brushing and scrub tiles along the waterline weekly.
  5. Manually skim strainer/drains daily.
  6. Strive to maintain pH and chlorine levels within the ranges recommended by the Certified Pool Operator (CPO) Handbook (pH: 7.4–7.6; chlorine: 2–4 ppm).
  7. Ensure pool operations comply with all applicable Florida regulations, including Chapter 64E-9 of the Florida Administrative Code (for example, check and record pH and chlorine level daily, maintain pH between 7.2 and 7.8 and chlorine between 1 and 10, etc.)
  8. Keep chemical test logs during the term of this Agreement and for two (2) years thereafter.
  9. Promptly notify the District Manager if the test results are outside of Florida Administrative Code's ranges.
  10. Oversee the provision of pool chemicals and supervise the vendor/supplier
  11. Operate and maintain the pool filtration and recirculation systems, including but not limited to:
    - a) Backwashing filters as needed
    - b) Cleaning all filters and strainers
    - c) Maintaining proper water levels to support flow and filtration rates
    - d) Inspecting valves and components for leaks
    - e) Ensuring the filtration and circulation systems remain in proper working condition
    - f) Ensuring controllers are working properly
  12. Promptly notify the District Manager of any necessary repairs or replacements resulting from normal wear, vandalism, or acts of God.
- b. Tennis Courts
1. Brush courts regularly (goal is to brush daily)
  2. Roll courts at least weekly
  3. Spray bleach for algae control weekly
  4. Check and adjust irrigation weekly
  5. Rake clay back into playing area as needed.
  6. Maintain wind screens and replace and adjust nets as needed
  7. Add clay when needed
- c. Christmas Decorations
1. Strive to obtain three (3) quotes by August regular meeting for Christmas lights (unless permanent lights are installed)
  2. Install Christmas tree and lights around Thanksgiving
- d. Hurricane preparedness
1. Prepare the amenities center for inclement weather (secure furniture, roll wind screens at the tennis courts, etc.)
  2. Restore facilities to the pre-inclement weather conditions (organize furniture in a regular manner, unroll and secure wind screens at the tennis courts, etc.)
- e. Irrigation

1. Attend irrigation check in-person with the landscaping company at least once a year to ensure that it is conducted properly
  2. Review monthly irrigation reports from the landscaping vendor to ensure the inspections were conducted in a proper manner (for example, ensure that reports for all areas were turned in, that they all were filled out, etc.)
  3. Strive to continuously reduce irrigation costs
  4. Strive to immediately address any reported leaks, broken sprinklers, etc.
  5. Utilize Excel template provided by the District to enter and analyze monthly water usage by meter and investigate any unusual usage
- f. Purchasing / Financial
1. Obtain quotes for services when directed by the District Manager or Board.
  2. Purchase, receive, and store maintenance products, supplies, and equipment with appropriate approval from the Board.
  3. Submit monthly receipts and invoices for supplies, consumables and other items approved by the Board and purchased with the Beach CDD-supplied credit card.
- g. Inspections / Maintenance
1. Inspect District property and common areas at least weekly and report any issues to the District Manager and appropriate vendor, if applicable.
  2. Replace light bulbs.
  3. Touch up paint (interior and exterior).
  4. Perform minor repairs.
  5. Maintain street and informational signs.
  6. Maintain the fountain at the Beach Blvd entrance
  7. Perform minor pressure washing using equipment provided by the District (the District should hire specialized pressure washing service provider).
- h. Vendor management
1. Work with assigned contractors to ensure quality service is provided to the community.
  2. Oversee goods and services delivered to the District to ensure that they are delivered in accordance with the contracts/agreements.
- i. Cleaning (the District should have a cleaning service vendor, and below are the tasks that are not covered by the cleaning service contract):
1. Entire District:
    - a) pick up debris/litter
  2. Clubhouse:
    - a) control cobwebs
    - b) inspect restrooms daily, restock supplies, and ensure basic tidiness
    - c) clean the outdoor furniture regularly
  3. Parking lot, playground, tennis courts, basketball court:
    - a) pick up litter

- b) blow off debris
- c) empty waste receptacles daily
- d) clean equipment and note any safety or repair issues

j. Reporting

- 1. Maintain Excel spreadsheet with usage by meter based on JEA monthly bills and review monthly for any atypical usage (leaks, etc.)
- 2. Maintain pressure washing inventory listing with all District's assets that require periodic pressure washing (item, last service date, vendor and price should be listed)
- 3. Prepare the report for the monthly board meeting to include any necessary updates and listing of credit card expenses for the month with the receipts attached.

k. Capital Items

- 1. Provide recommendation to the board on which items from the capital reserve plan need to be serviced/replaced in the near future and which ones could be postponed
- 2. Strive to obtain at least three (3) quotes for each capital reserve line item that is scheduled for service/replacement

l. Special Projects

- 1. Pursue projects as directed by the board (installing smart controllers and mini weather stations, etc.)

m. Emergencies

- 1. Display flexibility in handling after-hours emergency calls.
- 2. Provide the best possible customer service to the residents and guests and maintain a safe and comfortable environment.
- 3. Document and report all safety or security incidents or accidents and forward to the Amenities Manager and District Manager.
- 4. Process and manage work orders and update Amenity Manager with project status and completion.

d. **Breezeway Staff**. Contractor shall provide a "breezeway" staff to perform ID check and other various duties. The Amenity/Lifestyle Manager will oversee breezeway staff. Breezeway staff will be responsible for the following:

a. At the beginning of any shift,

- 1. Ensure all TVs at the gym are working and set to the correct channel (the list should be approved by the Board and posted by the desk)
- 2. Ensure all applications are working correctly (TEK Control or any other access management system, WIFI, cameras, etc.)
- 3. Check the restrooms to ensure cleanliness and remedy any deficiencies and stock supplies and check the paper towels and disinfectant spray bottles are replenished at the gym (repeat every 3 hours if shift is longer than 3 hours) and mark the special log upon completion

b. During the shift,

- 1. Ensure that District policies are thoroughly enforced.
- 2. Greet each person entering the amenity center and ask for an ID (a picture of the ID saved in the phone is deemed acceptable) and check

if each person is still listed in the system as a current resident. Record the name, address, and any other significant information in the log. If a person does not provide an ID, ask them for their address and name, verify they match the system, ask to bring the ID the next time, and make notes in the log about missing ID. If accompanied by a guest, ensure it is limited to one (1) for gym and four (4) for pool. If the number of guests is higher, explain the policy and ask to check in with the Amenity/Lifestyle Manager for a possible exception. If manager is not on duty, ask the extra guests to leave. If a person entering facility is a minor and does not have an ID, follow the specific instructions provided by the District on how to handle such situation (no specific policy is in place currently). Until specific instructions are provided, ask them for their address and name, verify they match the system, ask to be accompanied by the adult the next time, and make notes in the log about minor not having an ID.

3. Walk to the tennis and basketball courts each time a new person is using the tennis court when possible or at least every 60 minutes and ask for an ID. Write down the name and address in a special log for tennis only. If a person refuses to provide an ID, make notes in the log and report to the Amenity/Lifestyle Manager (by email and in-person if manager is present). If a person is a minor and does not have an ID, follow the specific instructions provided by the District on how to handle such situation (no specific policy is in place currently). Until specific instructions are provided, ask them for their address and name, verify they match the system, ask to be accompanied by the adult the next time, and make notes in the log about minor not having an ID.
4. Check calendar for events/rentals and monitor the area for enforcement of policies. Ensure area is cleaned up by the residents at the end of the rental period.
5. Walk the grounds every 60 minutes and monitor enforcement of policies. For example, a person must be asked to leave if they are not wearing proper shoes and clothing at the gym, or they have more than one guest, etc. Pick up any trash/debris while walking.
6. Monitor cameras throughout the shift for policy violations. Report any to the Amenity/Lifestyle Manager. If they are not on duty, walk to the area and inform the person about the policy violation and request them to comply with the policy.
7. Report any maintenance concerns, repairs needed, or security concerns that are personally observed or reported by residents to the Field Operations Manager or Amenity/Lifestyle Managers immediately (report by email if the matter is not urgent and if they are not present).
8. Report to the Amenity/Lifestyle Manager and call JSO if there is a safety concern or if there is aggressive or violent behavior. If the Amenity/Lifestyle Manager is not on duty and is not answering the

call, report to the District Manager. If not answering the call, report to the Contractor's regional manager. If not answering the call, report to the Contractor's after hours/emergency contact.

9. 45 minutes prior to sunset, notify residents and their guests who are in the pool area that the pools will be closed in 15 minutes (30 minutes prior to sunset). Spend the next 15 minutes closing any opened umbrellas, fixing pool furniture in resort ready position (push in any chairs and make sure there are 4 chairs to a table), wiping down all tables, picking up any trash, and placing any lost items/toys in large brown lost and found box.

c. If working until closing time,

1. Dump/take out trash from all gym and pool deck trash cans.
2. Wipe off gym equipment, ensure no dust is present.
3. Replenish the paper towel basket as needed with brand-new rolls.
4. Check Clorox wipes dispensers and change them if needed.
5. Replenish surface solution spray bottles.
6. Put up any gym equipment not being used (i.e. yoga mats, weights).
7. Vacuum fitness center and carpets at the front and side entrances and make sure it is returned on the charger when finished.
8. Remove any toys/floating items from the pool
9. Ensure all residents left premises (provide 15 minutes warning).
10. Check the main office and Tamaya Hall doors are secured and locked.
11. Check all bathrooms to ensure that they do not have anyone in them and they are clean and ready for patrons.
12. Ensure lights are turned off.
13. Confirm there is no one on the pool deck or in the pool area before leaving.
14. Lock the side door and the 3 back doors in the group fitness center.

#### **4. COMPENSATION.**

Contractor shall be compensated in accordance with the following terms:

- a) Contractor shall be compensated on a cost plus 30% markup basis with cost being limited to wages paid (including sick and holiday), employer taxes paid, workers' compensation and benefits paid by employer. The not to exceed amount for the fiscal year shall be limited to the amounts listed in the District's approved budget for fiscal year (currently set as line items "field management", "amenity management", "lifeguards", "amenity/fitness center staffing" but could be changed in the future).
- b) Additionally, Contractor agrees to maintain mobile-friendly amenity website for a fee of \$1,700 (subject to annual 3% increase).
- c) The hours for the breezeway staff and lifeguards can be adjusted by the District at any time, and the wages paid shall be limited to 120% of minimum wage, but an increase could be approved by the Board.
- d) Contractor is responsible for employing the individuals to provide the Services and determining, in its sole discretion, the wages and benefits each member of the Staff will earn.

- e) Contractor shall invoice the District monthly for the Services provided under this Agreement. Contractor shall provide system-generated third-party payroll processor reports with each invoice, together with any other documentation the District may reasonably request. The invoice shall be accompanied by a summary schedule that would allow a reasonable person to recalculate amount billed and verify the accuracy of amount billed. The District shall pay substantiated invoices within thirty (30) days of receipt.
- f) Contractor acknowledges and agrees that the compensation paid pursuant to this Agreement shall be the District's total obligation related to the costs, fees, and/or expenses related to employing a Staff members and the District shall not be responsible for any other amounts including, but not limited to, amounts related to any employment claims or disputes that may arise.
- g) Contractor acknowledges and agrees that the District may, in its sole discretion, provide a bonus to contractor's employees. The contractor agrees not to charge the previously mentioned "mark up" to any bonuses. The District agrees to cover the expense of any Contractor paid taxes or fees resulting from any approved bonus.

## **5. CONTRACTOR HIRING PROCEDURES.**

The Contractor shall be responsible for the Services, including the recruitment, selection and hiring. When an approval from the Board or District Manager is required, the Contractor shall arrange an interview and provide the resume for the candidate and proposed offer of employment. The Board or the District Manager shall notify the Contractor within 48 hours if the candidate is approved. Only upon approval by the Board or District Manager shall the Contractor complete the hiring process. Any costs associated with hiring (i.e., recruitment, advertising, or relocation expenses) shall be borne by the Contractor as part of the Compensation provided for herein; however, recruiting fees shall be passed through to the District upon approval by the Board that such services are necessary. The Board's or District Manager's approval or rejection of any candidate does not impute a hiring or firing decision for purposes of employment law or other laws or regulations. The District cannot terminate the Contractor's employees. However, upon the determination of the District that an employee is not fulfilling his or her assigned duties in a satisfactory manner, the District through its District Manager, shall confer with the Contractor regarding the failure to provide services in compliance with this Agreement. The Contractor agrees to resolve such issues expeditiously. The District retains its rights to terminate the Contractor for lack of performance and as provided for herein.

## **6. GENERAL PROVISIONS.**

- a. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees, and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control,

direction, and management of all personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for its services in consideration of the Services and the indemnification provisions provided for in this Agreement. Notwithstanding the foregoing, this provision shall not apply to any individual or entity that is not a Contractor employee or sub-contractor.

- b. Contractor shall promptly respond to all emergencies or significant problems related to the Facilities. Contractor shall ensure a safety plan and associated communication plan is developed and employees are properly trained on the same.
- c. Contractor shall develop and maintain an Emergency Response Plan specific to the District's Facilities. This Plan shall include contact information, escalation procedures, and protocols for incidents involving injury, facility damage, weather-related emergencies, or other safety concerns. The Emergency Response Plan must be approved by the District and updated annually or as otherwise directed by the District Manager. Contractor shall ensure that an on-call manager is available 24 hours a day, 7 days a week, to respond to emergencies.
- d. All emergency incidents shall be reported to the District Manager immediately and followed by a written incident report within twenty-four (24) hours. Contractor shall maintain a log of all resident complaints, concerns, and suggestions, including the date received, a description of the issue, action taken, and date of resolution. A copy of this log shall be submitted to the District Manager monthly or upon request. Contractor shall also maintain an incident report log detailing the date, time, nature of each incident or accident, response taken, and follow-up actions. All incidents shall be reported to the District Manager within twenty-four (24) hours of occurrence.
- e. Contractor shall implement and maintain a system for receiving and documenting resident feedback, including but not limited to: suggestion boxes, online forms, and periodic surveys. All feedback shall be reviewed and summarized by Contractor on a quarterly basis and submitted to the District Manager along with recommendations for operational improvements. At least once annually, Contractor shall conduct a formal resident satisfaction survey and present the findings, analysis, and proposed actions to the Board of Supervisors.
- f. Contractor shall provide Contractor-branded uniforms and appropriate training to all personnel providing the Services.
- g. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.



- h. The Parties agree that the Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with any revenue sharing the Parties may agree to pursuant to Section Seven and the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status. The District agrees to pay any applicable ad valorem taxes, except that the Contractor shall be responsible for payment of ad valorem taxes to the extent that the Facilities are made subject to ad valorem taxation as a result of the Contractors failure to abide by the terms of this Agreement or the Districts' rules or policies.

**7. REVENUES FOR FACILITIES PROGRAMMING.** The Parties acknowledge and agree that the Contractor will not have the opportunity to share in the revenue generated from any Contractor-provided programs. The District agrees to hire another vendor should they desire to such programming.

**8. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, authorized users, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to initiate the repair process for any damage resulting from fault of the Contractor within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**9. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. This includes Department of Health, Department of Business and Professional Regulation, Department of Environmental Protection or any other local or state agency having jurisdiction. Contractor shall comply with all employment related laws and best practices. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

**10. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. To the extent the accident, injury or claim is the result of a natural disaster, Contractor shall provide such services as soon as reasonably possible, which may exceed the 48-hour timeframe set forth in the prior sentence. The District may adopt policies requiring more stringent reporting requirements of

Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

**11. TERMINATION.** In the event the Contractor fails to perform its duties under this Agreement, the District shall provide written notice specifying the nature of the failure and providing the Contractor ten (10) calendar days to cure the default. If the Contractor fails to cure the default within such time, the District may terminate this Agreement immediately. The District shall also have the right to terminate this Agreement upon sixty (60) days written notice without cause and for any reason whatsoever. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date as sole means of recovery hereunder, subject to any offsets the District may have against Contractor.

**12. INSURANCE.**

- a. Contractor shall maintain throughout the term of this Agreement the following insurance at the Contractor's expense:
  - i. Workers Compensation - statutory limits
  - ii. General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations
\$1,000,000	Personal Injury & Advertising
\$1,000,000	Each Occurrence
  - iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or Clubhouse Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
  - iv. Employer's Liability Coverage with limits of \$250,000.
  - v. Professional liability coverage in the amount of \$1,000,000.
  - vi. Excess (Umbrella) liability insurance with limits of not less than \$5,000,000.
- b. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, and employees shall be listed as additional insureds on each such policy and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

- c. The District shall be named as additional insureds on all general liability, umbrella, and automobile liability insurance policies. All insurance policies shall waive any right of subrogation against the District and shall be primary and non-contributory.

### **13. INDEMNIFICATION.**

- a. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- b. Contractor will defend, indemnify, save and hold the District, and its supervisors, officers, employees, professional staff, and assigns (the "District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Contractor's officers, directors, agents, assigns, employees or those over which Contractor has control pursuant to this Agreement. There is no limitation to this provision, it shall include but is not limited to, compliance with all laws, rules, regulations, permits and requirements of law, employment-related claims, damages arising from any act or omission related to any of the aforementioned persons, or other claims arising from the Services.
- c. To the extent permitted under law, and without waiving limits of sovereign immunity, the District agrees to indemnify and hold the Contractor harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the grossly negligent acts or omissions of District's officers.
- d. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies, and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 13 shall survive the termination or expiration of this Agreement.

**14. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**15. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred.

including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 15 shall survive termination of this Agreement.

**16. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

**17. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

**18. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto. both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

**19. NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the Parties, as follows:

**If to Contractor:** Vesta Property Services, Inc. 245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202

**If to District:** Beach Community Development District, c/o Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746, Attn: District Manager (with a copy to Kutak Rock LLP, Post Office Box 10230 Tallahassee, Florida 32302 Attn: District Counsel)

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

**20. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this

Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**21. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval is void.

**22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Duval County, Florida.

**23. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 19.070L Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vesta District Services, 250 International Pkwy., Ste. 208, Lake Mary, Florida 32746 – District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT Vesta District Services, 250 International Pkwy.,**

**Ste. 208, Lake Mary, Florida 32746 Attn: District Manager**

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**28. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver or immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes. or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**29. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**30. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly

violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work. Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

**31. TRANSITION SERVICES.** In the event this Agreement is terminated or expires, Contractor shall fully cooperate with the District to ensure a smooth and orderly transition to the District or any successor provider of the Services. Contractor shall promptly provide all records, documents, and information requested by the District and shall take all actions necessary to transfer responsibilities in a timely and professional manner. Contractor shall return to the District all District property, including keys, access cards, records, and equipment, no later than the final day of service or as otherwise directed by the District.

**32. RECORDS.** All records, reports, data, documents, files, digital content, and other materials created or maintained by Contractor in connection with this Agreement shall be and remain the property of the District. Contractor shall deliver all such materials to the District upon request or upon termination of this Agreement. Contractor shall allow the District full and immediate access to all records and systems related to the operation and management of the Facilities, including any electronic management platforms, resident databases, maintenance logs, or scheduling tools.

**33. SUBCONTRACTORS.** Contractor shall not engage any subcontractors to perform Services under this Agreement without the prior written approval of the District. Any approved subcontractors shall be bound by the same terms and obligations as the Contractor.

**34. FORCE MAJEURE CLAUSE.** If the performance of this Agreement, or any obligation hereunder, is prevented, restricted, or interfered with by causes beyond either party's reasonable control ('Force Majeure'), including but not limited to acts of God, fire, flood, explosion, war, terrorism, invasion, pandemic, insurrection, sabotage,

governmental actions, labor strikes, or failure of suppliers, the party so affected shall be excused from such performance during the period of such Force Majeure. The affected party shall use reasonable efforts to resume performance as soon as possible.

**(SIGNATURES APPEAR ON FOLLOWING PAGE)**



**IN WITNESS WHEREOF**, the Parties execute this Agreement between Beach Community Development District and Vesta Property Services, Inc. for Amenity Management Services the day and year first written above.

Attest:

**BEACH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Authorized Board member

\_\_\_\_\_  
Authorized Board member

**VESTA PROPERTY SERVICES, INC.**

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

Print: \_\_\_\_\_

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

## EXHIBIT 24

### Proposed Amenity Hours

Monday- Thursday	9am-5pm
Friday-Saturday	9am-8pm
Sunday	12pm-6pm

### Amenity Manager Hours

Off  
9am-5pm (flex)  
9am-5pm  
9am-5pm  
9am-5pm  
9am-5pm (flex)  
Off

### Event Planner Hours

9am-5pm  
9am-5pm (flex)  
off  
off  
12pm-8pm (flex)  
12pm-8pm (flex)  
12pm-6pm

Monday  
Tuesday  
Wednesday  
Thursday  
Friday  
Saturday  
Sunday

Flex days are a possibility of coming in late or leaving early as long as one person is present in office.

If either stays late for event, come in later that day or day after, or leave early next day. Most events only need one person present.

## EXHIBIT 25



Big Jerry's Fencing  
12620 Beach Blvd, Suite 3-131,  
Jacksonville, FL 32246  
(904) 476-2528

This contract is made on \_\_\_\_\_, between \_\_\_\_\_, *Owner*  
(or representative), whose address is \_\_\_\_\_,  
and Big Jerry's Fencing, whose address is 12620 Beach Blvd, Suite 3-131, Jacksonville, FL 32246.

Description of work to be completed: Said Work and Price as described in Invoice.

For valuable consideration, the *Owner* (or representative) and *Big Jerry's Fencing* agree as follows:

1. *Big Jerry's Fencing* will furnish all material and labor.
2. *Big Jerry's Fencing* will provide services in a skillful and competent manner according to standard industry practices. All of the work performed shall be subject to final approval by the owner.
3. *Owner* will have the final responsibility of locating property lines. *Big Jerry's Fencing* will assist *Owner* in locating these lines, but will not be held liable for erecting the fence on incorrect lines.
4. The *Owner* is responsible for marking all private lines, such as irrigation systems, main water line and low voltage wires. *Big Jerry's Fencing* will not be held liable if not marked.
5. Additional work or changes can be made but must be in writing and signed by both *Owner* and *Big Jerry's Fencing* representative.
6. I have read and accept the terms of all 5 pages of this document.
7. Attached documents and drawings are part of this contract.

Dated \_\_\_\_\_

Invoice # \_\_\_\_\_

\_\_\_\_\_

*Jon Davis*

Signature of *Owner*

Signature of *B.J.F.* Representative

\_\_\_\_\_

\_\_\_\_\_ Jon Davis \_\_\_\_\_

Name of *Owner*

Name of *B.J.F.* Representative

This contract binds and benefits both parties and any successors. Time is of the essence of this contract. This contract is governed by the laws of the state of Florida.

### *Big Jerry's Fencing Terms*

#### **Payment Terms**

A deposit is due at time of sign up and entire balance of invoice is due within one day of project completion. Should final payment lead time be longer than one day, Big Jerry's Fencing is to be notified of the delay beforehand. Payments can be made via ACH payment(eCheck), check or we accept all major credit cards. ACH is our preferred payment method. It's free for you and sends us instant confirmation so we can get you scheduled faster. You can also mail in a check or pay by card, but note there's a 3% fee with card. Should you have any questions or concerns, please do not hesitate to contact Big Jerry's Fencing directly at (904) 476-2528.

#### **Cancellation Policy**

Customers who cancel after three (3) calendar days of making the deposit will incur a 15% cancellation fee of the total project amount. Special order materials, specifically aluminum, chain link and vinyl materials are non-refundable after 2 weeks from date of making the deposit. The Customer can postpone the installation until a later date, or purchase the materials for 75% of the total invoiced amount. Materials that will be purchased for cancelled projects will be available during the week of the original scheduled installation.

#### **Change Orders**

No changes to the original contracted order will be made unless made in writing. Any additional materials and labor needed to satisfy the Change order will result in an additional charge. Any changes made at time of walk-through or installation (ie. change in gate style) can delay the installation and will be charged a small order fee of \$150 + cost of materials and labor to complete the additional work outside of original contract.

#### **Warranty Information**

All materials will be warranted by the manufacturer. Big Jerry's Fencing provides a 2 year limited warranty. This covers installation errors only. Fence materials will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence materials are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. **Warranty does not include Sagging or Warping of Gates. Please ask our Staff about the upgraded Wood Gate with Metal Frame.** Also excluded are Acts of God, vandalism, climbing, vehicular damage, lawn equipment damage, swinging on gates and normal wear and tear. In the event your fence is in need of repair, all repairs will be made within 30 days of notification and may be subject to a charge if the damage is found to be caused by anything other than installation error.

#### **License and Insurance**

Big Jerry's Fencing carries full general liability insurance. Proof of same is available upon request.

#### **Lumber**

We use #2-grade or better pine lumber which has been pressure-treated with ACQ or MCQ treatment. Pine is the most commonly used wood for pressure treating because its density accepts and retains the treatment chemicals better than most other species. MCQ is the newest treatment chemical and leaves the wood much lighter than the traditional green color of ACQ.

The grading system (#2 grade) refers only to the appearance of each board. It is normal for #2-grade pine lumber

to have knots or small areas of bark called “wane”. Big Jerry’s Fencing hand picks each piece of lumber during the construction process to reduce or eliminate unattractive pieces. If you are concerned about blemishes, #1-grade lumber is available at a higher cost.

### **Wood Appearance**

All pressure-treated lumber will be wet when it arrives on your job-site. As the lumber dries, it will shrink a little. This shrinkage is particularly noticeable in the gaps between pickets. Pickets on privacy fence spaced 0” apart during construction; can be expected to shrink to result in a 1/8” to 1/4” gap between each picket. Let us know if you would like to know about fence styles which offer total privacy.

### **Nails**

Big Jerry's Fencing uses pneumatic (air powered) nail guns during construction. These gun's shoot nails into the wood and countersink the head of the nail. This is done on purpose to give the nail better holding power. We use only hot-dipped galvanized nails which are approved for ACQ lumber. Our nails are also ring-shank, meaning they have a series of small rings along the length of the nail. These nails have greater holding power which reduces warping and virtually eliminate pop-ups.

### **Property Lines**

It is the customer's sole responsibility for knowing and advising Big Jerry's Fencing where the fence will need to be installed. The Customer will need to know where the property lines are and have them marked before we can begin to build the fence. If the customer insists on building without property lines or property corners marked, then they accept responsibility. If the customer's survey corner stakes are in place, or if the customer can provide a copy of the site plan, we can usually help determine where the lines are, however it is the sole responsibility of the customer to assure the fence is installed in the correct location. **Payment upon completion of the fence will serve as customer approval of the fence location.**

### **Homeowners' Associations and Permits**

Some neighborhoods and Cities require building permits and approval by the Home Owner's Association, Architectural Committee, or builder before a fence can be installed. Big Jerry's Fencing will help in any way possible to ease you through this process. We are happy to provide drawings and any construction information which is needed. However, obtaining Permits and HOA Approval is the responsibility of the homeowner. Big Jerry's Fencing is not responsible for any violation of City or County regulations to include homeowner's HOA covenants and guidelines.

### **Clearing A Path**

If you have a wooded or obstructed lot, we will need a path approximately 2 feet wide to be cleared where you would like the fence installed. Minor obstacles such as saplings, tree limbs or occasional rocks will be moved by our builders as part of the normal installation process. We will gladly provide you with an estimate to clear the path if you do not want the hassle.

### **Appearance of Site upon Completion**

Please be aware that we make every effort to tread lightly on our customer's property. However, if your yard is wet due to recent rainfall it is likely the crew will tread mud through your driveway and yard, which potentially cause damages for which we cannot be held liable. If that is an issue, please let us know ahead and we will reschedule your installation. We advise that you wait a minimum of one month from the time you sod your yard to have a fence installed, to ensure minimal damage done to your new grass. If you insist on us installing your fence prior to the one month time frame, we cannot be held liable for any damages to your sod caused by the installation process. Note: All dirt from the holes will be left on site, in a clean and neat manner. Some fence styles require more dirt to be removed for the post. We do our best to pack it around the post and spread it out where the rain should help wash it out. Should you need the dirt completely removed from your site, this can be done for an additional cost, to be determined per job basis.

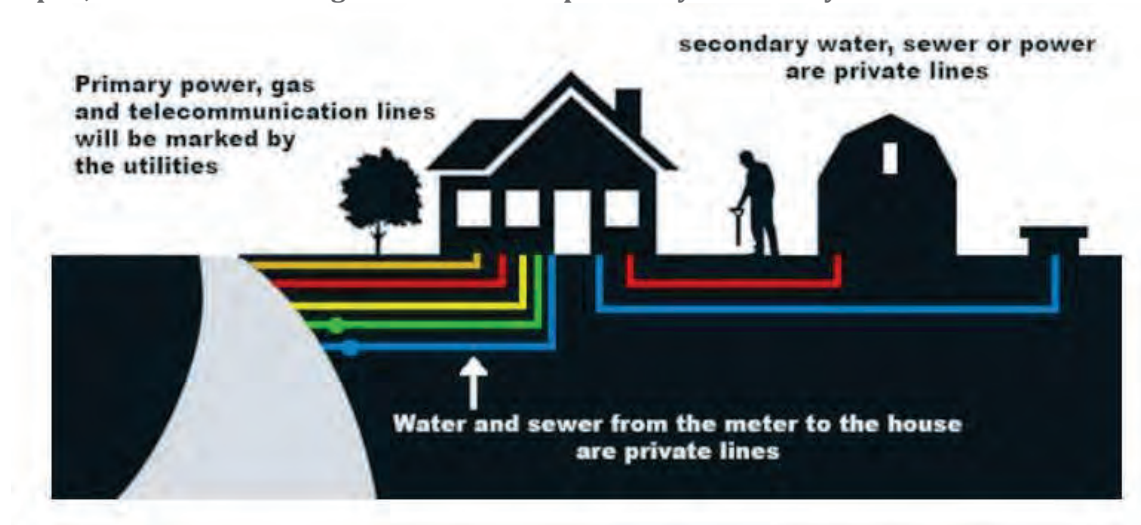
### Buried Utilities & Irrigation Systems

Before construction, Big Jerry's Fencing will call to have your buried utility lines located. These lines will be marked in temporary spray paint. Private lines are not located by anyone other than the homeowner and Big Jerry's Fencing cannot be responsible for damage to any private lines during installation. Please make us aware if you have any of these situations and extra care can be taken, however Big Jerry's Fencing is still not liable for damage to any utility lines (Public or Private), or any underground lines of any sort. **Private lines include but are not limited to:**

- A) Underground sprinkler and/ or irrigation lines
- B) Underground water lines that feed a swimming pool or other structure
- C) Underground electric lines (other than local utility lines) that supply power to lamp posts, walkway/yard lighting, wiring for pools, sheds, invisible dog fences, wells, etc.
- D) French drains or related items
- E) Any electrical, water or cable locations (including satellite lines) where the utility in your city did not provide marking services
- F) **All public utilities are connected to meters (including water). After a public utility reaches the meter on your house/property that line is considered private. If the lines leave the meter and runs to another area of the house, that line will not be marked by the locating service. It is the customers responsibility to advise Big Jerry's Fencing of the location of that line.**

All lines that are marked by a locating service (public lines) have a grace area of 2 feet to each side of the marking. That means the line could be within a 4-foot-wide path. Big Jerry's Fencing will attempt to span that area when setting our posts. If spanning that area is not possible or practical, Big Jerry's Fencing will make every effort to carefully hand dig. In the event that we hit a line (public or private) the customer agrees that Big Jerry's Fencing is not liable for any potential costs associated with the repair of that line. Please note that the placement of a gate or a post may be dictated by the location of any public or private utility line.

**Again, Big Jerry's Fencing is not liable for any damage to any utility lines (Public or Private), or any underground lines or drainage pipes of any sort. If a utility company invoices Big Jerry's Fencing for a repair, then the customer agrees to assume responsibility and liability of said invoice.**



### What is the grade of the land?

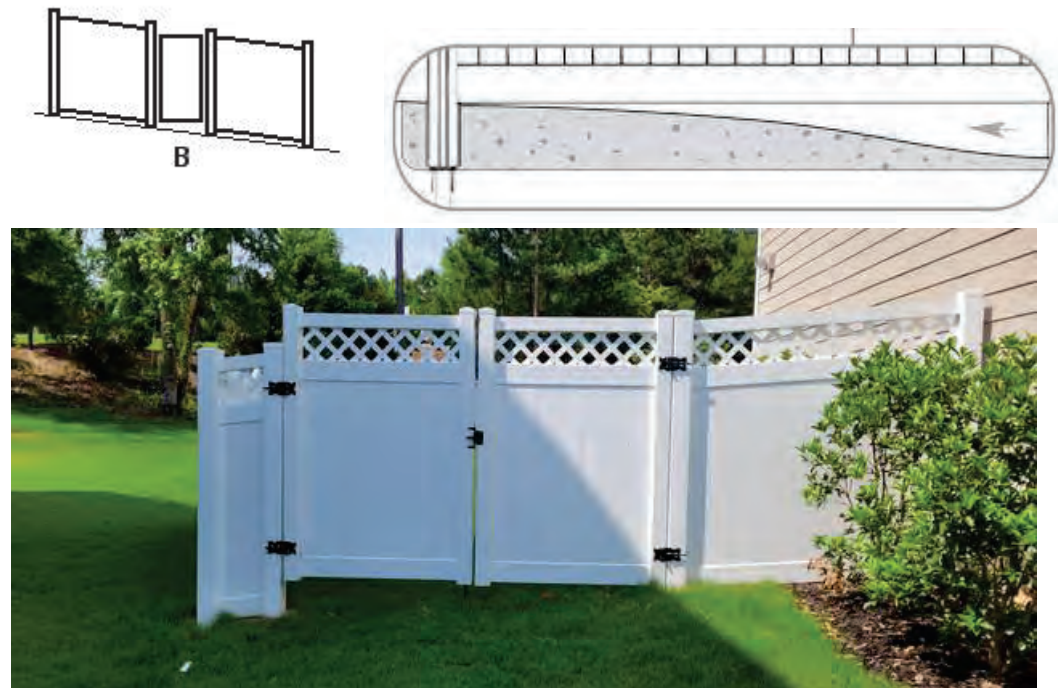
Land grade refers to how flat (level) or sloped your property is. The most ideal condition for installing vinyl, aluminum and chain link fencing is flat (level) land. Although vinyl & aluminum fencing has the ability to rack (or angle) and can follow the grade of the ground to an extent, this is not the case for all properties and there can be a gap between the bottom of the fence and the ground. A common solution to fill these gaps for all fence types (to include: Wood, Vinyl, Aluminum and Chain Link), is for the homeowner to use fill dirt, mulch, or paver stones to fill the gap.



### Where should my gate be placed?

Unlike fencing sections that have the ability to rack, standard gates are made square and shipped from the manufacturer pre-assembled. (note standard 4-5' wide vinyl gates are made on site and can be built with a slight rack) This means standard gates should be placed in an area with the most level ground to avoid gaps at the bottom of the gate. However, it is not always possible to avoid gaps due to several reasons and one being the location of underground utilities. A common solution is for the homeowner to use fill dirt, mulch, or paver stones to fill the gap.

Please see examples below:



**Extraordinary digging conditions**, (such as an underground concrete slab or 8" tree roots for example) may call for extra equipment or labor and incur extra cost. Unfortunately, some things are unknown until we start digging. These situations are rare and Big Jerry's will contact the customer prior to moving forward if it does come up.

**Your total linear footage for your project includes the width of the gates**, as is an industry standard. This covers the cost of the material of the gate. The separate invoiced line item cost of gates includes the additional cost for hardware (hinges/latches/drop rods) as well as the upgraded gate posts and the labor to build/construct the gate. We do not deduct the width of the gates from the total linear footage.

### Purpose of your fence

While your fence can provide privacy and security for your property, it is not designed nor manufactured for total containment of children or pets. Your fence cannot prevent animals from digging in or out. Big Jerry's Fencing does not guarantee total confinement or containment of children, animals or livestock.

### Final Payment

Your final payment is due within one business day of the completed project. All fence material is property of Big Jerry's Fencing until the project is paid in full. If customer refuses to pay, Big Jerry's Fencing may pursue assistance from a collection agency or attorney to help obtain payment. Any and all fees, including court costs and attorney's fees, are responsibility of the customer.

Big Jerry's Fencing  
3653 Regent Blvd Ste 402  
Jacksonville, FL 32224  
USA  
+19044762528  
infofl@bigjerrysfencing.co  
m



## Estimate

### ADDRESS

Beach CDD  
250 International Parkway,  
Suite 208  
Lake Mary, FL 32746

ESTIMATE # 13108

DATE 06/09/2025

EXPIRATION DATE 07/31/2025

### SALES REP

Robert

### DEPOSIT

50%

### JOB NAME

Main Entrance Gate (Flat Top)

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/09/2025	<b>Discount</b> Big Jerry's Fencing Discount	1	-1,000.00	-1,000.00
07/28/2025	<b>3 Rail Aluminum</b> Additional Pool Fencing: 6' tall black aluminum 3 rail fencing. Commercial grade side panels with 3/4" pickets (gate to consist of 1" pickets). Posts set roughly 2' deep with concrete footers. Small panels on each side of the gate will include security mesh.	6	74.00	444.00
07/28/2025	<b>Aluminum Gate</b> Cabana Fencing: Add in a 4' wide x 6' tall aluminum single gate (flat top). Industrial grade gate with 1" pickets. Includes a panic bar and mesh on the gate.	1	8,800.00	8,800.00
07/28/2025	<b>Core Drill</b> Additional Pool Fencing: Landscape Requires Core Drill	1	500.00	500.00
07/28/2025	<b>Fence Removal</b> 6ft Removal of existing fence to be hauled away, overgrowth and vegetation may cost more. Charge for this removal is \$0 on this estimate based on the assumption that the Cabana Fencing project will be scheduled for the same date.	1	0.00	0.00

I have attached your estimate, blank contract, and terms. Please confirm everything looks correct. We require a deposit and signed contract before scheduling installation. Let us know how you would like to proceed, and we look forward to hearing from you again soon. If we can be of any further assistance or if you have

TOTAL

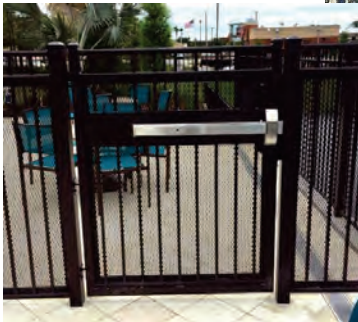
**\$8,744.00**

any questions or concerns, please do not hesitate to contact us.

Accepted By

Accepted Date

Tamaya Community  
12788 Meritage Blvd.  
Jacksonville, FL 32246  
904-504-1121  
[lcooney2009@gmail.com](mailto:lcooney2009@gmail.com)



### 6' Black Aluminum Commercial Grade

Main Entrance: 6'  
Including 1 Single Gate

- **6ft of Removal** and Disposal of Existing Gate/Fencing
- **Core Drill** Required.
- Gate to include Panic Bar
- Gate and Fencing on Sides to Include Mesh.



Note:  
-Sketch is not to Scale  
-Big Jerry's provides our quotes using the total linear footage including the width of the gates and we pre-discount our gates accordingly.

Any requests to change sketch must be documented with the office in addition to the installers. This sketch is part of the contract with Big Jerry's Fencing, LLC.

## EXHIBIT 26

## EXHIBIT 27



<b>ETM, INC. – C.E.I.</b> SITE REPORT OF CONSTRUCTION		<b>1. Date &amp; Day of the Week</b> June 4, 2025 - Wednesday
		<b>2. Report / Day of Contract Days</b>
<b>3. ET&amp;M No.</b>	<b>4. Short Title &amp; County</b> Tamaya Parcel CD - Duval	<b>5. Hours on the Job</b>
<b>6. Prime Contractor/Main Sub</b> Beaches CDD	<b>7. Project Manager/Supervisor</b>	<b>8. Owner Representatives</b>
<b>9. Temperature in degrees Fahrenheit</b> 84°      High      71°      Low	<b>10. Weather:</b> Partly Cloudy/Rain <b>Rain:</b> 1.25"	<b>11. Project Representatives</b> Larry Rodgers

12. Job Site Observations

**Tamaya**  
**2885 Bastia Court Cul de Sac**  
**Water standing in the Miami Curb**

30' of Miami curb seems to be holding water due to a high point next door. I cannot tell from my smart level readings if the neighbor's 20' Miami curb can be lowered enough to make the standing water flow. It appears a total of 50' are in question.

On a side note, the tree between the 2 driveways has grown and its roots are creating problems with the curb and sidewalk. The roots are pushing soil into the Miami Curb. The soil settles into the low part of the Miami Curb creating mud and an unsightly appearance. The roots are growing underneath the sideway and raising the panels. The panel joints have been grinded to prevent a tripping hazard.

Please see photos below.

13. Work Force											
EQUIPMENT:						CREWS:					
	Time	No.		Time	No.		Time	No.		Time	No.
Track hoe			Steel Wheel/Asphalt Roller			Clearing & Grubbing Crew			Survey Crew		
Loader			Paver			Pipe Crew			Dewatering Crew		
Dozer			Pumps			Site Crew			Sod Crew		
Plate Tamp			Water-Wagon			Limerock Crew			Seed & Mulch Crew		
Vac-con			Fuel Truck			Subgrade Crew			Lighting /Electrical Crew		
Forklift			Rubber-Tire Backhoe			Excavation Crew			Protection Fence Crew		
Slip Form			Crew/Tool truck			Grading Crew			MOT Crew		
Skid Steer			Crew Trucks			Dress Crew			Retaining Wall Crew		
Trencher			Articulating Dump			Concrete Crew			Asphalt Crew		
Vibratory Roller			Tractor			Erosion Control Crew			Punch-out Crew		
Traffic Roller			Grinder			Sifter Crew			Landscaping Crew		
Motor-grader			Power Broom			Irrigation Crew			Demolition Crew		
Other:						Crew:					

14. Tests Performed

**Testing:**  
 Level check

15. Job Safety (M.O.T., Uncorrected Hazards, Lost Time, Accidents)

MOT Review:

None.

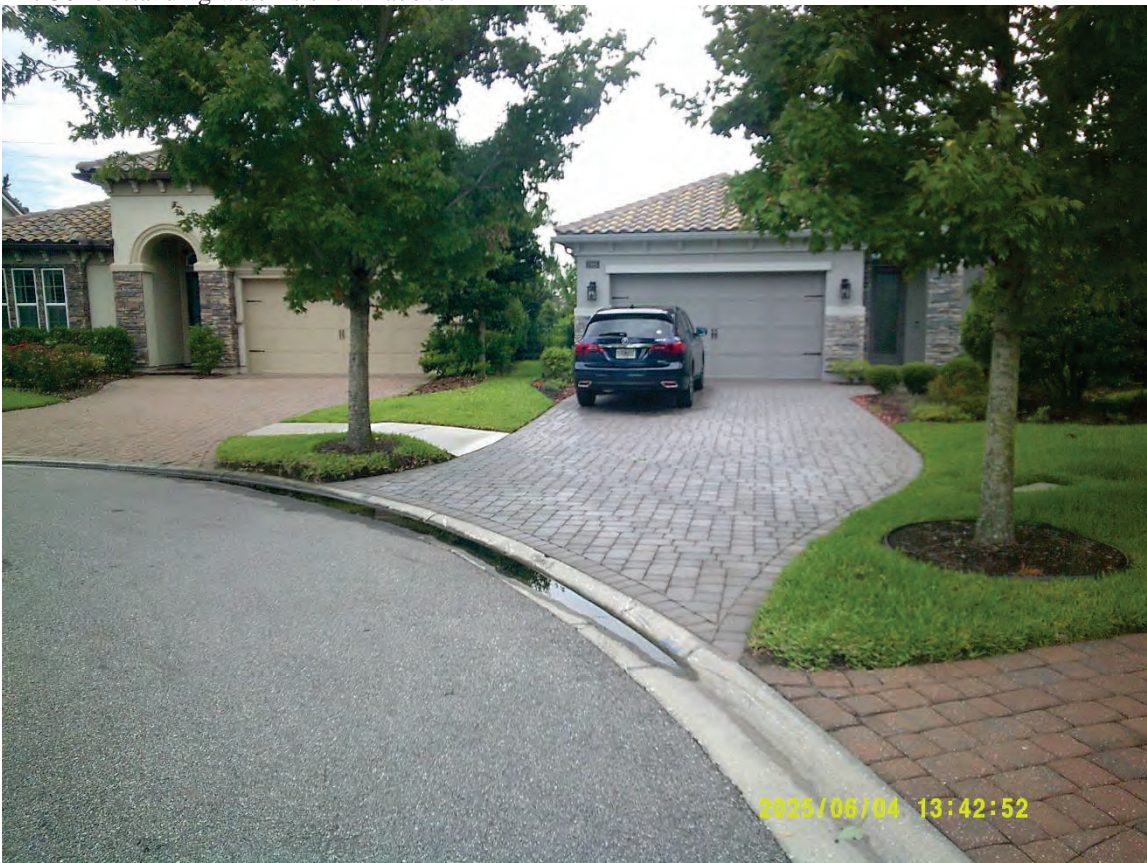
16. Remarks (Comments, General Discussions, Field Changes, Deficiencies, etc.)

**Remarks:**  
 None.

Original - Retain on Job Site	17. Signed – Project Representative
	<i>Larry Rodgers</i>
	18. Reviewed by:



The 30' of standing water is shown above.







The storm drain is located at the 2<sup>nd</sup> tree from the right.



The high point is the curb joint located left of the smart level.





The high point is the curb joint located right of the smart level.



Overall view of the neighbor's driveway.

A crew like CPI might be able to correct the problem by removing and replacing these 2 curb sections. The full length of curb needs to be profiled to make the determination. I have seen CPI do wonders with flowline adjustment.



On a side note – the photos below show the elevation change in the area located between the curb, sidewalk and the driveways due to tree and root growth.







2025/06/04 13:44:50



2025/06/04 13:44:58

## EXHIBIT 28

## EXHIBIT 29

Date of Action Item	Action Item	Status
	<b>Field Operations Manager Section</b>	
10/16/2023	<b>FOM</b> to obtain quotes for Tamaya Blvd. lighting and pictures of areas covered by quotes	Pictures emailed to Board on 1/5/2024. On Hold.
2/19/2024	<b>FOM</b> to have arborist review and amend report to include side of road without sidewalks.	Underway—Vendor to revisit community; 10/25 & 1/13/2025 & 4/14/2025: Ron to follow up w/ vendor
3/18/2024	<b>FOM</b> to obtain quote for removing trees from ROW and replacing with sod	On Hold
5/20/2024	<b>FOM</b> to obtain quote for repair of curbing at 2525 Cuprera Circle	Underway (5/28: Email from Ron to Mike V.); 1/27/2025: Email from Mike V indicating developer will handle repair; 6/20: Email from Mike V indicating repairs are pending
8/19/2024	<b>FOM and AM</b> to provide proposals for upgrades to software for amenity card use	AM to determine what additional hardware is needed
10/7/2024	<b>FOM</b> to provide Board (via email) quote to change the height to the gate by the breezway	Underway (awaiting proposal from IAS). Follow up email sent to vendor on 1/10/2025. 4/14/2025: Ron to contact new vendor.
11/18/2024	<b>FOM</b> to obtain proposal for rental of mobile speed information sign	Underway
3/17/2025	<b>FOM</b> to establish a pressure washing schedule and send to the DM for distribution to the Board	Underway

3/17/2025	<b>FOM:</b> Find out more about blue reflectors near fire hydrants	Underway
3/17/2025	<b>FOM</b> to research for a bonding agent that can be applied to stones at the pool and inform the Board of results	Underway
5/13/2025	<b>FOM</b> to check pocket park on Mamaris as it needs landscaping attention (pocket park #22)	Done—grass has re-grown and some sod was replaced
5/13/2025	<b>FOM</b> to check to see if trees on Kayla Cove affecting the drainage	
5/13/2025	<b>FOM</b> to check the back gate by the soccer field which have pieces missing	Done
5/13/2025	<b>FOM</b> to adjust the watering times of the tennis courts based upon rainfall	Done
5/20/2025	<b>FOM</b> to provide Board with quotes for capital projects for FY 25	
6/16/2025	<b>FOM</b> to check on trimming of palm trees, oak trees, magnolia trees at Guardhouse and flower bed at Beach Blvd.	
6/16/2025	<b>FOM</b> to provide proofs of new signage to Board prior to final approval	Underway
6/16/2025	<b>FOM and AM</b> to get a quote from AT&T for internet service	



6/16/2025	<b>FOM</b> to place signage regarding golf cart usage on pathway on JEA easement	
7/3/2025	<b>FOM</b> Test that the PIN code works to open the gate at night and send an email to all board members with the results/simple instructions	Underway—awaiting repair
7/3/2025	<b>FOM</b> to obtain resurfacing quotes (pebble) - 3 minimum - expected project date (one pool) - January 2026 (goal to approve in October - permit takes some time)	Underway
7/3/2025	<b>FOM</b> to obtain a quote for mailboxes (with warranty information)	Underway
7/3/2025	<b>FOM</b> to obtain more quotes for the breezeway gate in the breezeway	Underway
7/3/2025	<b>FOM</b> to obtain a second quote for permanent lighting for holidays (for the amenity center only) and add both quotes to the closest meeting's agenda	Underway
	<b>Amenity Manger Section</b>	
8/19/2024	<b>AM and FOM</b> to provide proposals for upgrades to software for amenity card use	AM to determine what additional software and hardware is needed

12/16/2024	<b>AM</b> to report on cost of outdoor tennis table	Underway
4/3/2025	<b>AM</b> to send to Board list of events and associated fees	Underway
4/21/2025	<b>AM</b> to cancel TV component of Comcast Contract (if Roku works) and get quotes from Comcast and AT&T for internet only service	Underway
4/21/2024	<b>AM</b> to have Quality Cleaning do a deep clean of Amenity Center/Fitness Center	Underway
5/13/2025	<b>AM</b> to work with Vlad for a flyer and Eblast for Tennis Camp	
5/13/2025	<b>AM</b> to create a proposed FY26 event schedule for the board to review with ballpark pricing for each event	
6/16/2025	<b>AM</b> to send out E-Blast regarding tennis instruction	
6/16/2025	<b>AM</b> to send out E-Blast regarding no parking in streets	
6/16/2025	<b>AM</b> to send out E-Blast reminding residents to be cautious when using E-Bikes/E-Scooters; reminding residents on minimum age of golf cart use (E-Blast language from the past); and notifying residents that golf carts can be driven on path on JEA easement. <b>This E-Blast needs to be reviewed by Vice Chair prior to being sent out.</b>	

6/16/2025	<b>AM</b> to remove 2 couches from Amenity Center	
6/16/2025	<b>AM</b> to expedite cancellation of Comcast cable	
6/16/2025	<b>AM and FOM</b> to get a quote from AT&T for internet service	
	<b>District Manager Section</b>	
2/19/2024	<b>DM</b> to contact Egis to see if District can add JSO as an additional insured to District insurance policy	2/20/2024: Email sent; 2/21: Email to Rita based on Egis response; 3/22: Email sent to Carla Lopera; 3/25: Response from Carla. Will get back with me. 4/10: Status email sent to Carla; 5/8: Carla indicates that sponsor needed for legislation
3/18/2024	<b>DM</b> to contact developer to see if they are willing to pay for repavement of Meritage Boulevard or a portion of it since they have been using it with truck activity	Done—developer will not pay for this
6/17/2024	<b>DM &amp; FOM</b> to find the cost of removing/replacing enhanced landscape	Underway; 12/20: Confirmed with Ron that Kyle still working on this proposal
11/18/2024	<b>DM</b> to contact DE of what would be needed to have park benches placed in pocket parks	Paused—pending further direction from Board.
2/10/2025	<b>DM</b> to contact developer about painting crosswalk at intersection of Cassia/Meritage and Fiera Vista Drive	Done—developer will not pay for this
3/17/2025	<b>DM</b> to send Mike V. email on pending projects after each meeting	Ongoing--started on 3/21/2025; 4/22/2024; 5/20/2025; 6/17/2025; 6/20/2025

		Email from Mike regarding Phase IV repairs.
4/21/2025	<b>DM</b> (in 7/2025) to check if Claxton Bank is a QPD and rates at Valley Bank and Bank United	On the 7/21 agenda
6/16/2025	<b>DM</b> to request that Roving Patrol send photo of cars parked in street (along with address and time stamp) to Carla Masters	Done
6/16/2025	<b>DM</b> to remind Advanced Security to notify DM and Board when JSO is called for an incident	Done
	<b>District Engineer Section</b>	
2/19/2024	<b>DE</b> to inquiry as to COJ maintaining west side of Tamaya Boulevard	2/26/2024: Initial internal response from DE
3/18/2024	<b>DE</b> to advise if possible to paint crosswalk at intersection of Cassia and Meritage	5/23/24: Done--Wait until more homes are built. 6/17: Follow up email sent to Scott 6/18: Requesting proposal from Scott for work necessary prior to actual painting of crosswalk 6/24: Status email from DE.
5/20/2024	<b>DE</b> to determine and report back to Board what needs to be done with respect to turning landscape maintenance of Tamaya Boulevard over to COJ (e.g. does landscape and irrigation need to be removed before COJ will take over the maintenance of the roadway	Needs to be returned to sod and possibly trees
10/21/2024	<b>DE</b> to review additional items associated with retaining wall matter on Caprera Circle (if the fence on the CDD property is a code issue and if the swale is an SJRWMD permit issue).	Done

	<b>District Counsel Section</b>	
6/16/2025	<b>DC</b> to send ethics training links to DM to be distributed to the Board	Done
	<b>Board of Supervisors Section</b>	
7/3/2025	<b>Chair Korsakova</b> to include comments from Chris (resident - security company owner) in the minutes for the workshop	
7/3/2025	<b>Chair Korsakova</b> to email David/Dana about \$10k for Ron and ask for the way to minimize tax impact	7/3: Email to Dana. 7/11: Follow up
7/3/2025	<b>Chair Korsakova</b> to email Wes to check if the Marmaris street pocket park could be sold (check if the parcel was paid from the correct funding source)	
7/3/2025	<b>Chair Korsakova</b> to create two more fact-finding group pages - one for Karen and one for Pawel and email them to David for blast email in addition to the fact finding group for pickleball/dog park/JEA	7/11: Forms emailed to Supervisors for edits
7/3/2025	<b>Supervisor Young</b> to provide an alternative work schedule for Vesta staff for the board to consider	
7/3/2025	<b>Supervisor Young</b> to email DC to check if it is possible to limit TekControl contact to adults only (so children cannot have access)	

7/3/2025	<b>Supervisor Young</b> to check with TekControl to see if access to the app could be limited to adults only	
7/3/2025	<b>Supervisor Szeszko</b> to email DM the quote on the night lighting assessment for the pool	

## EXHIBIT 30

## BEACH CDD MEETING AGENDA MATRIX

August, 2025		<p><b>Upcoming Business Items</b></p> <ul style="list-style-type: none"> <li>1. Permanent Lighting for Holiday Events</li> <li>2. Final Draft of Amenity and Field Operations Contract with Vesta Property Services</li> <li>3. Security/Roving Patrol/Breezeway Staff from 6/5/2025 workshop – Supervisor Young (from the 6/16 meeting)</li> <li>4 Big Jerry’s Fencing (Breezeway Fence Expansion)- \$8,744.00 (CRF Contingency; Line 9) (from the 6/16 meeting)</li> <li>5. Big Jerry’s Fencing (Pool Cabana Fence Expansion)- \$12,152.00 (CRF Contingency; Line 9) (from the 6/16 meeting)</li> </ul> <p><b>Supervisor Projects</b></p> <p><u>Chair Korsakova</u></p> <ul style="list-style-type: none"> <li>6. Board Annual Checklist</li> <li>7. Selling CDD parcels to Residents</li> <li>8. Traffic Control Devices</li> <li>9. Ruppert Irrigation Inspection Report</li> <li>10. Ruppert Irrigation Inspections</li> <li>11. Non-Preserve Area Drainage</li> <li>12. Crosswalk Research</li> </ul> <p><u>Vice Chair Kendig</u></p> <ul style="list-style-type: none"> <li>13. Gym Etiquette</li> <li>14. Post Orders</li> <li>15. Additional Storage Needs</li> </ul> <p><u>Supervisor Young</u></p> <ul style="list-style-type: none"> <li>16. Trees/Tree Damage</li> <li>17. Amenity Suspension Process</li> <li>18. Revisions to Amenities Policies</li> <li>19. Security</li> </ul>	<ul style="list-style-type: none"> <li>1. Exhibit emailed to Jackie on 6/10/2025—additional information sent to Jackie on 6/10</li> <li>4. Exhibit 19 from the 6/16 meeting</li> <li>5. Exhibit 20 from the 6/16 meeting</li> <li>7. Exhibit 7 from 6/5 workshop agenda</li> <li>8. Exhibit 9 from 6/5 workshop agenda</li> <li>9. Exhibit 10 from 6/5 workshop agenda</li> <li>10. Exhibit 11 from 6/5 workshop agenda</li> <li>13. Exhibit 15 from 6/5 workshop agenda</li> <li>18. Exhibit 16 from 6/5 workshop agenda</li> </ul>
	Workshop 8/7		



## BEACH CDD MEETING AGENDA MATRIX

	<ul style="list-style-type: none"> <li>• 20. Capital Improvement Plan Projects</li> <li>• 21. Hours of Amenity Operations (from 6/16 meeting)</li> <li>• 22. Pools Hours (Dawn to Dusk) (from 6/16 meeting)</li> <li>• 23. Amenity and Field Operations RFP</li> </ul> <p><u>Supervisor Wedderburn</u></p> <ul style="list-style-type: none"> <li>• 24. PMO Tool</li> <li>• 25. Jacksonville Sheriff's Office and City of Jacksonville (Off-Duty Patrol)</li> <li>• 26. Badge Software</li> <li>• 27. Grilling area for Rentals</li> </ul> <p><u>Supervisor Szeszko</u></p> <ul style="list-style-type: none"> <li>• 28. Expansion of Pool Hours/Pool Lighting</li> <li>• 29. Thunderstorm Policy</li> <li>• 30. Amenity Center Cable Contract Review</li> <li>• 31. Brainstorm—Other Cost Savings Initiative</li> <li>• 32. "Punch List" and Response from Developer</li> <li>• 33. Community Survey—Ranking of Capital Improvement Projects in (\$150K in CRF FY 26 Budget)</li> </ul> <p><b><i>Pending from Prior Workshop(s)</i></b></p> <ul style="list-style-type: none"> <li>• 34. Proposal for Sulfur Application</li> <li>• 35. Consideration of Garbage Can Proposal</li> <li>• 36. Ruppert proposal for River Rock Installation</li> </ul> <p><b><i>Discussion Items</i></b></p> <ul style="list-style-type: none"> <li>• 37. Change start time of "adult" events from 6PM to 7PM</li> <li>• 38. Billy Mitchell (Resident) regarding Security Services (from 4/21/2025 meeting)</li> <li>• 39. Carole Repak (resident) regarding converting construction entry gate to an</li> </ul>	<ul style="list-style-type: none"> <li>• 25. Vice Chair Kendig checking with FHP auxiliary</li> <li>• 32. Email sent to Chair on 2/11/2025 listing projects</li> <li>• 34. Exhibit 17 from 6/5 workshop agenda</li> <li>• 35. Exhibit 18 from 6/5 workshop agenda</li> </ul>
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## BEACH CDD MEETING AGENDA MATRIX

		emergency entry/exit gate (5/12/2025 workshop)	
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## BEACH CDD MEETING AGENDA MATRIX

<b>August, 2025</b>	<b>Regular Meeting: 8/18</b>	<p><b><i>Vendor Reports</i></b></p> <p><b><i>Presentations</i></b></p> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• Minutes <ul style="list-style-type: none"> <li>○ 1. Workshop—8/7/2025</li> <li>○ 2. Regular Meeting—7/21/2025</li> </ul> </li> <li>• Unaudited Financials—June 2025</li> </ul> <p><b><i>Business Items</i></b></p> <p><b><i>Discussions</i></b></p> <p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• District Manager <ul style="list-style-type: none"> <li>○ 3. Resident(s) Subject to Disciplinary Action</li> <li>○ 4. Incident Report Tracker</li> <li>○ 5. Action Item Report</li> <li>○ 6. Meeting Matrix</li> <li>○ 7. Proposed FY 26 Performance Measures and Standards</li> </ul> </li> <li>• District Counsel <ul style="list-style-type: none"> <li>○ 8. Reminder of Ethics Training</li> </ul> </li> <li>• District Engineer</li> </ul>	<p>7. Exhibit emailed to Jackie on 5/30</p>
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## BEACH CDD MEETING AGENDA MATRIX

<i>September, 2025</i>	<i>Workshop 9/4</i>	<i><b>Presentations</b></i>  <i><b>Upcoming Business Items</b></i>  <i><b>Supervisor Projects</b></i>  <u>Chair Korsakova</u>  <u>Vice Chair Kendig</u>  <u>Supervisor Young</u>  <u>Supervisor Wedderburn</u>  <u>Supervisor Szeszko</u>  <i><b>Pending from Prior Workshop(s)</b></i>  <i><b>Discussion Items</b></i>	
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## BEACH CDD MEETING AGENDA MATRIX

<i>September, 2025</i>	<i>Regular Meeting: 9/15</i>	<p><i>Vendor Reports</i></p> <p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"><li>• Minutes<ul style="list-style-type: none"><li>○ 1. Workshop—9/4/2025</li><li>○ 2. Regular Meeting—8/18/2025</li></ul></li><li>• Unaudited Financials—July 2025</li></ul> <p><i>Business Items</i></p> <p><i>Discussions</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"><li>• District Manager<ul style="list-style-type: none"><li>○ 3. Resident(s) Subject to Disciplinary Action</li><li>○ 4. Incident Report Tracker</li><li>○ 5. Action Item Report</li><li>○ 6. Meeting Matrix</li><li>○ 7. Proposed FY 26 Performance Measures and Standards (if needed)</li></ul></li><li>• District Counsel</li><li>• District Engineer</li></ul>	
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BEACH CDD MEETING AGENDA MATRIX

Unscheduled Items		<i><b>Presentations</b></i>	
		<i><b>Consent Agenda Items</b></i>	
		<i><b>Business Items</b></i>	
		<i><b>Discussions (Workshop)</b></i>	
		<i><b>Public Hearing</b></i>	
		<i><b>Vendor Reports</b></i>	

## BEACH CDD MEETING AGENDA MATRIX

[illegible]

## BEACH CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Advanced Disposal (GFL Environmental)/Refuse Removal	4/1/2029
Amenity Management/Vesta Property Services	12/13/2021-9/30/2025 (District 60 days without cause; Contractor has 90 days). First Amendment was effective on 2/7/2022.
Aquatic Management/Lake Doctors	10/1/2024-9/30/2025 (30 days)
Arbitrage Services/LLS Tax Solutions	Period ending 11/3/2025
Audit Services/DMHB	Fiscal Year ending 9/30/2029
Cintas/AED Lease-Purchase	Ending 11/2026
Criminal Background Checks/Screening One	3/15/2023-1 year auto renewal
District Counsel Services/Kutak Rock LLP	12/27/2022-
District Engineer Services/England-Thims & Miller, Inc.	Period ending 9/30/2025
District Management Services/DPFG (d/b/a Vesta District Services)	5/1/2022- 9/30/2023-1 year auto renewal
Fire Alarm Monitoring & Inspection/Wayne Automatic Fire Sprinklers, Inc.	10/1/2022-10/1/2023-auto renews for 1 year twice (60 days for failure to perform; 30 days without cause)
Gym Equipment Lease/American Capital	10/1/2023-9/30/2028
Janitorial Services—Quality Cleaning by Viktoriia LLC	3/1/2025-9/30/2025 – 1 year auto renewal 5 times (30 days)
Landscape Maintenance/Tree Amigos Outdoor Services, Inc.	7/1/2023-6/30/2026 (60 days for failure to perform; 30 days without cause)
Pest Control/Turner Pest Control	3/23/2017-
Security Guard Service/Advanced Security Specialist & Consulting LLC	6/14/2024- (30 days)
Towing Service/ASAP Towing and Storage	12/6/2022-



## BEACH CDD MEETING AGENDA MATRIX

Website Hosting/Campus Suite	4/1/2022-9/30/2022; 1 year auto renewal

## EXHIBIT 31

