



# BEACH COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Monday  
October 20, 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 of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, October 20, 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, October 20, 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. 9-15](#)

2. Field Management Report

[Exhibit 3](#)

[Pgs. 17-21](#)

### **VI. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 15, 2025

[Exhibit 4](#)

[Pgs. 23-30](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on October 2, 2025

[Exhibit 5](#)

[Pgs. 32-35](#)

C. Consideration for Acceptance – The August 2025 Unaudited Financial Statements

[Exhibit 6](#)

[Pgs. 37-120](#)

D. Landscape Maintenance Contract RFP – from 10/02/2025 workshop

[Exhibit 7](#)

[Pgs. 122-136](#)

E. Gym Etiquette – from 10/02/2025 workshop

[Exhibit 8](#)

[Pg. 138](#)

F. Amenity Policies Revisions– from 10/02/2025

[Exhibit 9](#)

[Pgs. 140-177](#)

## VII. Business Items

- A. Consideration of ETM FY 2026 Rate Schedule – from 09/15/2025 meeting [Exhibit 10](#)  
[Pgs. 179-180](#)
- B. Consideration of Window Treatment for Tamaya Hall (Capital Contingency – CRF)
  - 1. All About Blinds and Shutters - \$6,858.50 [Exhibit 11](#)  
[Pg. 182](#)
  - 2. Bloomin' Blinds of St. Augustine, FL [Exhibit 12](#)
    - a. Option 1 - \$11,751.50 [Exhibit 12A](#)  
[Pgs. 185-188](#)
    - b. Option 2 - \$8,459.00 [Exhibit 12B](#)  
[Pgs. 190-193](#)
  - 3. Bumble Bee Blinds [Exhibit 13](#)
    - a. Option 1 - \$4,842.00 [Exhibit 13A](#)  
[Pg. 196](#)
    - b. Option 2 - \$5,482.00 [Exhibit 13B](#)  
[Pg. 198](#)
- C. Consideration & Adoption of **Resolution 2026-01**, 2026 General Election [Exhibit 14](#)  
[Pgs. 200-202](#)
- D. Consideration & Adoption of **Resolution 2026-02**, Setting PH for Recreation Facility Rates [Exhibit 15](#)  
[Pgs. 204-206](#)

## VIII. Discussion Topics

- A. Policy for Petitions, Posters and Promotional Materials in Amenity Center – Chair Kendig
- B. Vendor Checklist for Remote Access Control and Virtual Gate Guard – Vice Chair Szeszko [Exhibit 16](#)  
[Pgs. 208-214](#)
- C. Chairs for Tamaya Hall (Capital Improvement Plan – Future FY) – Supervisor Young [Exhibit 17](#)  
[Pgs. 216-218](#)

## IX. Staff Reports

- A. District Counsel
  - 1. Update on Use of Pool Attendants at Slide [Exhibit 18](#)  
[Pgs. 220-255](#)
- B. District Engineer
- C. District Manager
  - 1. Resident(s) Subject to Disciplinary Action
  - 2. Complaint & Incident Management Tracker
  - 3. Action Item Report [Exhibit 19](#)  
[Pgs. 257-263](#)
  - 4. Meeting Matrix [Exhibit 20](#)  
[Pgs. 265-271](#)
  - 5. Approval to Seek an Agreement with City of Jacksonville and Jacksonville Sheriff's Office for Off-Duty Patrol



**X. Supervisors' Requests**

- A. Pickleball/Paddleball Striping Proposal – Chair Kendig
- B. Information Sheet Regarding Speed Limits to be Distributed by Security Guards – Chair Kendig
- C. FY 2026 Workshops – Chair Kendig

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

**XII. Action Items Summary**

**XIII. Meeting Matrix Summary**

**XIV. Next Workshop Confirmation or Cancellation: November 6 at 6:00PM**

**XV. Next Meeting Quorum Check: November 17 at 6:00PM**

Todd Caprita	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Walter Repak	<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

**XVI. Adjournment**

# EXHIBIT 1

**BEACH COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF  
BOARD OF SUPERVISORS  
REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Beach Community Development District (the "**District**") will be held on Monday, October 20, 2025, at 6:00 p.m. at 12788 Meritage Blvd. Jacksonville, FL 32246. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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 the appeal is to be based.

**Beach Community**

**Development District**

David McInnes, District Manager

(321) 263-0132, Ext. 193

Oct. 9

00 (25-06138D)

## EXHIBIT 2



**TAMAYA**  
BETWEEN THE CITY AND THE SEA

# Amenity Manager's Report



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

**Submitted by Oliver Ingram**

# 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 has now resumed her Anti-Stress Yoga classes on Tuesdays and Fridays 10:30am-11:45am, and Chair Yoga classes on Monday & Thursday for \$15 drop-in or \$100 for 9 classes. You can sign up for classes by contacting her at: (716) 479-1744

# 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: 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: Lunch Bunch  
Sliders Oyster Bar  
Tuesday, October 14<sup>th</sup>, 2025

[SIGN UP HERE](#)

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



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



# YEAR AT A GLANCE 2026

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

We welcome your feedback and any recommendations for new events you'd like to see in the future.

## October Events:

- 10/5/25 Tamaya Happy Hour
- 10/11/25 Garage Sale
- 10/14/25 Storytime & Craft Hour
- 10/19/25 Toy Story Halloween Event

## December Events:

- 12/5/25 Adult White Elephant Gift Exchange
- 12/08/25 Wine Tasting
- 12/13/25 Christmas Party
- 12/14/25 Storytime & Craft Hour

## February Events:

- 2/06/26 Moonshine Happy Hour
- 2/08/26 Storytime & Craft Hour
- 2/9/26 CDD Board Meeting
- 2/14/26 Mardi Gras Seafood
- 2/28/25 Movie Night

## April Events:

- 4/10/26 Tamaya Happy Hour
- 4/11/26 Spring Garage Sale
- 4/12/26 Story Time
- 4/17/26 Trivia Night
- 4/25/26 Goat Yoga

## June Events:

- 6/05/26 Happy Hour
- 6/13/26 Clark's Critter Show
- 6/14/26 Storytime
- 6/15/26 CDD Board Meeting
- 6/27/26 Dueling Pianos

## November Events:

- 11/8/25 Veterans Appreciation Night Out
- 11/9/25 Storytime & Craft Hour
- 11/14/25 Tamaya Happy Hour
- 11/21/25 Chili Cook-off
- 11/22/25 Vendor Fair

## January Events:

- 1/2/26 Polar Plunge
- 1/9/26 Tamaya Happy New Year Hour
- 1/11/26 Storytime & Craft Hour
- 1/12/26 CDD Board Meeting
- 1/23/26 Trivia Night

## March Events:

- 3/06/26 St. Happy Days Happy Hour
- 3/08/26 Storytime & Craft Hour
- 3/13/26 Teen Night
- 3/14/26 Spring Potluck
- 3/16/26 CDD Board Meeting
- 3/28/26 Easter Event

## May Events:

- 5/02/26 Kentucky Derby
- 5/08/26 Cinco de Mayo
- 5/17/26 Storytime
- 5/18/26 CDD Board Meeting
- 5/23/26 Splash Bash

## July Events:

- 7/03/26 Happy Hour
- 7/12/26 Storytime & Craft Hour
- 7/18/26 Hawaiian Luau
- 7/20/26 CDD Board Meeting

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

We welcome your feedback and any recommendations for new events you'd like to see in the future.

## August Events:

- 8/07/26 Happy Hour
- 8/09/26 Storytime & Craft Hour
- 8/15/26 Potluck
- 8/17/26 CDD Board Meeting
- 8/21/26 Trivia Night

## September Events:

- 9/05/26 Labor Day Pool Party
- 9/13/26 Storytime & Craft Hour
- 9/21/26 CDD Board Meeting
- 9/26/26 Casino Night

## Manager's Notes:

- There have been some recent changes to the District Supervisors. Todd Caprita was appointed to fill the Seat 1 position, Walter Repak was appointed to Seat 2, and Jim Kindig has been appointed as the Board Chair. We would like to extend our appreciation to all the board members for their continued dedication and commitment to making the community a wonderful place for residents to live and enjoy.
- Please make sure to keep your pets on a leash at all times when walking them around the community. This helps ensure the safety of both your pets and other residents. Additionally, we kindly remind all pet owners to clean up after their pets and properly dispose of waste in designated bins. Your cooperation helps keep our community clean, safe, and enjoyable for everyone.
- Halloween is on Friday, the 31st. Please remember to drive carefully and watch your speed throughout the community, as many children and families will be out enjoying trick-or-treating festivities. Stay alert, especially in residential areas and near crosswalks, to help ensure everyone has a safe and fun Halloween evening.
- Please be advised that the HOA Pre-Turnover Meeting is scheduled for Wednesday, October 15th, followed by the HOA Turnover Meeting on Wednesday, November 12th, from 3:00 p.m. to 8:00 p.m. Both meetings will be held at Tamaya Hall, located at 12788 Meritage Blvd. We encourage all residents to attend, as these meetings provide an important opportunity to review community matters, discuss upcoming changes, and take part in the official transition process of the HOA.

# YTD Special Events Budget

FY Month	Event	type	BUDGET			ACTUAL					VARIANCE		
			net cost	attend'	cost per person	actual cost	Sponsors / total fee collect	net cost	attend'	cost per pers on	net cost	atten d'	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	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)
07 - 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	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
05 - Jul	Hawaiian Luau	F/A	\$ 4,500	200	\$ 23	\$ 5,227	\$2,250	\$2,977	220	\$ 14	\$ 1,523	20	\$ 9
11 - Jul	Tamaya Happy Hour	adults	\$ 250	32	\$ 8	\$ 187	\$0	\$187	34	\$ 6	\$ 63	2	\$ 2
13 - Jul	Story Time	family	\$ 100	50	\$ 2	\$ 125	\$0	\$125	50	\$ 3	\$ (25)	0	\$ (1)
01 - Aug	Tamaya Happy Hour	adults	\$ 250	46	\$ 5	\$ 225	\$0	\$225	40	\$ 6	\$ 25	-6	\$ (0)
08 - Aug	Trivia Night	Family	\$ 1,000	110	\$ 9	\$ 964	\$0	\$964	90	\$ 11	\$ 36	-20	\$ (2)
10 - Aug	Story Time	family	\$ 100	36	\$ 3	\$ 95	\$0	\$95	32	\$ 3	\$ 5	-4	\$ (0)
16 - Aug	Potluck	family	\$ 100	45	\$ 2	\$ 41	\$0	\$41	40	\$ 1	\$ 59	-5	\$ 1
05 - Sep	Happy Hour	adults	\$ 250	52	\$ 5	\$ 238	\$0	\$238	46	\$ 5	\$ 12	-6	\$ (0)
14 - Sep	Story Time	family	\$ 100	24	\$ 4	\$ 81	\$0	\$81	24	\$ 3	\$ 19	0	\$ 1
27 - Sep	Cowboy Casino Night	adults	\$ 4,500	120	\$ 38	\$ 4,945	\$0	\$4,945	64	\$ 77	\$ (445)	-56	\$ (40)

	BUDGET			ACTUAL					VARIANCE		
	cost	attend'	cost per person	actual cost	total fee collect	net cost	attend'	cost per pers	net cost	atten d'	per person
family	\$ 16,600	2,540	\$ 7	\$ 14,047	\$ 750	\$13,297	2,272	\$ 6	\$ 2,553	-268	\$ 1
adults	\$ 13,550	708	\$ 19	\$ 14,275	\$ 3,730	\$10,545	611	\$ 17	\$ (725)	-97	\$ 2
<b>TOTAL</b>	<b>\$ 30,150</b>	<b>3,248</b>	<b>\$ 9</b>	<b>\$ 28,323</b>	<b>\$ 4,480</b>	<b>\$23,843</b>	<b>2,883</b>	<b>\$ 8</b>	<b>\$ 1,827</b>	<b>-365</b>	<b>\$ 1</b>

**If you have questions concerning this report please email  
oingram@vestapropertyservices.com.**

## EXHIBIT 3

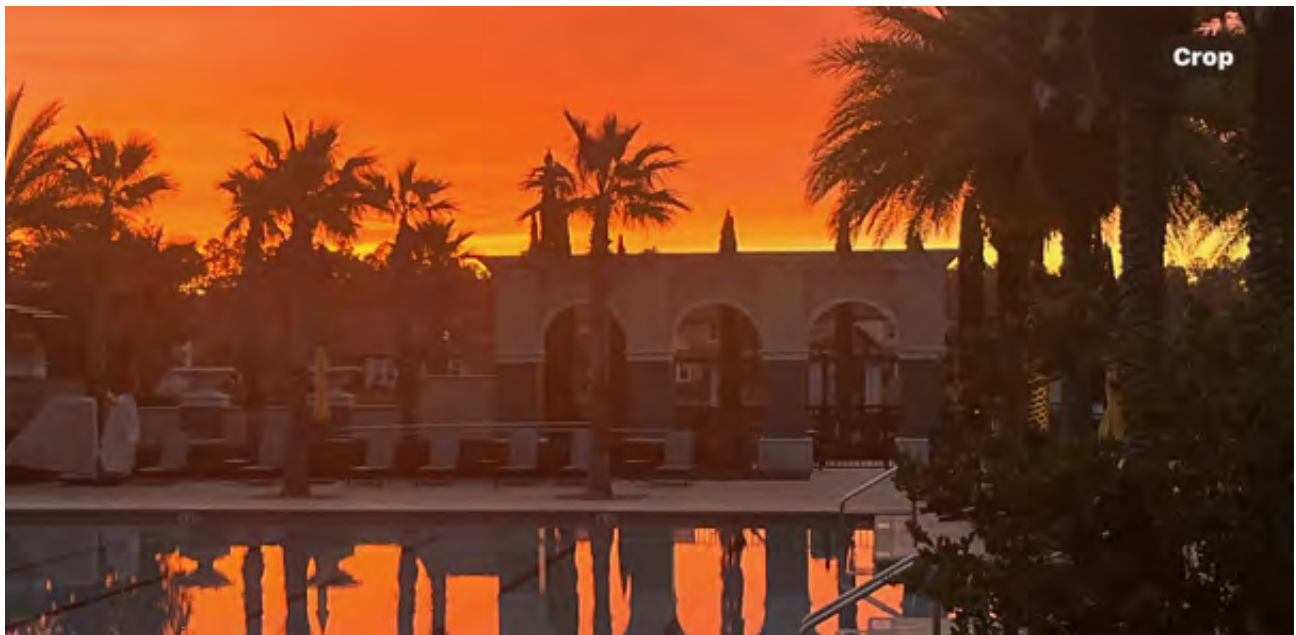


**TAMAYA**  
BETWEEN THE CITY AND THE SEA

**20  
25**

# **FIELD OPERATIONS REPORT**

## **SEPTEMBER**



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: September 2025

### Pests/Fertilizer/Herbicide:

- landscape beds have been sprayed with herbicide and pre-emergent
- Annual flower beds are maintained weekly

### Maintenance:

- Weekly mowing service through Beach CDD
- New annual flowers installed .
- Weeds cut and sprayed area 10 & 11.
- Hedges trimmed around the amenities center.
- Ostia buffer zone the grasses have been cut back and weeds have been sprayed.
- Area near # 27 (median) was weeded and trimmed
- Quotes coming for new plants in beds area # 11 & 19 as well as sod for area # 14

\*as the weather continues to cool and the grass starts to slow we will begin cutting back of the grasses and lifting tree canopies , as well as pushing back some of the areas where the natural areas are beginning to encroach on common areas.

- 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: 2064274 your business! Service Date: 9/22/2025  
Target Pests (if applicable): Service Notes & Observations  
Treated ponds 1, 3, 4, 5, 8 & 9 for algae Treated ponds 2, 6 & 10  
for algae and invasive weeds Spot treated pond 11 for shoreline  
weeds Pond 7 looked good Please allow 1-2 weeks for results  
Environmental Conditions Weather: Sunny Temperature: 81.34  
Wind Direction: North-East Wind Speed: 2 Humidity: 84.0000  
Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s),  
Treated Shoreline Weeds

Event Name: Water Management – Zone 1 Thank you for Work  
Order Number: 2065059 your business! Service Date: 9/22/2025  
Target Pests (if applicable): Service Notes & Observations  
Inspected ponds and outfalls 12-22, Treated ponds 12-17 & 20-22  
for algae Treated ponds 13, 14, 16, 20, 21 & 22 for invasive aquatic  
weeds Treated ponds 12-16 & 22 for shoreline weeds, Please allow  
7-14 days for results, please contact me with any comments or  
concerns, Kindest regards, Shea Fenske Environmental  
Conditions Weather: Overcast Temperature: 82.9 Wind Direction:  
North-East Wind Speed: 4.36 Humidity: 80.0000 Treated for Algae  
& Invasive Aquatic Weeds, Inspected Pond(s), Inspected OutFall  
Area, Pond Dye Added, Treated Shoreline Weeds

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## Facility Maintenance Report - September 2025

### High Priority:

- Karatas drainage – Pipe in, Need sod and leveling after the outlet of pipe. District Engineer looked at it.
- Speed radar sign - Putting it together

### Medium Priority:

- Pool - Uneven pavers - splash pad - WIP
- Pool - rocks – Getting quote for artificial turf around trees. Have quote will be sent for the workshop
- Stucco repair outside of group fitness room – repaired but needs paint

### Low Priority:

- De cobwebbing common areas - ongoing
- Pressure washing – ongoing
- Rowing machine – ordered
- Smith machine – ordered

### Emergency/Random:

- 3 dead trees need to be dropped. Approved and waiting on date. Done
- Access control quit working at fitness room, north gate and pool bathrooms. Bad control board. IAS diagnosed and I ordered a new board overnight and it was installed and is working properly now.

### 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

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, September 15, 2025 at 6:00 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 Pawel Szeszko	Board Supervisor, Assistant Secretary

13 Also, present were:

14 David McInnes	District Manager, Vesta District Services
15 Wes Haber ( <i>via phone</i> )	District Counsel, Kutak Rock
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 Kaylie Kitzhugh	Assistant Amenity Manager, Vesta Property Services
20 Jake Card	Advanced Security Specialists
21 Andrea Lowe	Resident
22 Edward Prokop	Resident
23 Lejla Ziser	Resident
24 Todd Caprita	Resident
25 Beth Antzaklis	Resident
26 Walter Repak	Resident
27 Brenda Harvey	Resident
28 Chris Ziser	Resident
29 Nancy Chang	Resident

30 *The following is a summary of the discussions and actions taken at the September 15, 2025 Beach CDD*  
31 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
32 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

34 Supervisor Kendig led all present in reciting the Pledge of Allegiance.

35 Mr. McInnes announced to the Board that Chair Korsakova provided a letter which he received at  
36 5:32 p.m. stating that she was rescinding all prior resignations.

37 *The meeting skipped to Item B – Resumes under the Third Order of Business – Vendor Reports, at*  
38 *this time.*

39 **THIRD ORDER OF BUSINESS – Vendor Reports**

40 A. Exhibit 1: Acceptance of Supervisor Elena Korsakova's Resignation and Declaring Seat #1 Vacant

41 This item was not considered at this time.

42

B. Resumes – *received by deadline; alphabetized by first name*

1. Exhibit 2: Andrea Lowe

Ms. Lowe provided background information, and Board members asked the candidate questions. Discussion ensued.

2. Edward Prokop – *confidential; FL Statute 119.07 (4)(d)*

Mr. Prokop provided background information, and Board members asked the candidate questions. Discussion ensued.

3. Exhibit 3: Lejla Ziser

Ms. Ziser provided background information, and Board members asked the candidate questions. Discussion ensued.

4. Exhibit 4: Mitchel Rhodes

Mr. Rhodes withdrew his resume from consideration via an email received at 2:26 p.m.

5. Todd Caprita – *confidential*

Mr. Caprita provided background information, and Board members asked the candidate questions. Discussion ensued.

C. Resumes – *received after deadline; alphabetized by first name*

1. Exhibit 5: Beth Antzaklis

Ms. Antzaklis provided background information, and Board members asked the candidate questions. Discussion ensued.

2. Exhibit 6: Walter Repak

Mr. Repak provided background information, and Board members asked the candidate questions. Discussion ensued.

**This resume was not originally on the agenda.**

3. Brenda Harvey

Ms. Harvey provided background information, and Board members asked the candidate questions. Discussion ensued.

Mr. McInnes provided a brief refresher of the procedures for nominating and appointing new Supervisors. Discussion ensued.

**Vacant Seat #2 Nominations**

Supervisor Kendig nominated Edward Prokop to vacant seat #2.

Supervisor Kendig made a motion to appoint Edward Prokop to vacant seat #2. The motion died due to the lack of a second and three nays from Supervisor Young, Supervisor Szeszko, and Supervisor Korsakova.

Supervisor Young nominated Walter Repak to vacant seat #2.

On a MOTION by Ms. Young, SECONDED by Ms. Korsakova, WITH Mr. Szeszko and Mr. Kendig voting ‘nay’, the Board did not appoint Walter Repak to vacant seat #2, for the Beach Community Development District.
--

81 Supervisor Szeszko nominated Todd Caprita to vacant seat #2.

82 On a MOTION by Mr. Szeszko, SECONDED by Ms. Korsakova, WITH Mr. Kendig and Ms. Young voting  
83 'nay', the Board did not appoint Todd Caprita to vacant seat #2, for the Beach Community Development  
84 District.

85 Supervisor Korsakova nominated Lejla Ziser to vacant seat #2.

86 Supervisor Korsakova made a motion to nominate Lejla Ziser to vacant seat #2. The motion died  
87 due to the lack of a second.

88 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH Ms. Korsakova voting 'yay' and Mr.  
89 Szeszko voting 'nay', the Board appointed Walter Repak to vacant seat #2, for the Beach Community  
90 Development District.

91 D. Exhibit 7: Oath of Office – State & District

92 Mr. McInnes administered the oaths of office to Mr. Repak.

93 Supervisor Korsakova announced her formal resignation effective immediately at approximately  
94 6:58 p.m. and left the meeting.

95 On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board accepted  
96 Supervisor Korsakova's resignation and declared seat #1 vacant, for the Beach Community Development  
97 District.

98 **Vacant Seat #1 Nominations**

99 Discussion ensued regarding next steps for filling vacant seat #1.

100 Supervisor Repak nominated Edward Prokop to vacant seat #1.

101 Supervisor Repak made a motion to appoint Edward Prokop to vacant seat #1. The motion died due  
102 to the lack of a second.

103 Supervisor Szeszko nominated Todd Caprita to vacant seat #1.

104 On a MOTION by Mr. Szeszko, SECONDED by Ms. Young, WITH Mr. Repak voting 'yay' and Mr.  
105 Kendig voting 'nay', the Board appointed Todd Caprita to vacant seat #1, for the Beach Community  
106 Development District.

107 Mr. McInnes administered the oaths of office to Mr. Caprita.

108 E. Exhibit 8: New Supervisor Information Form

109 F. Form 1

110 Mr. McInnes provided a brief explanation for the new Board members.

111 G. Exhibit 9: Review Sunshine Law & Supervisor Duties

112 1. Exhibit 10: Board Member Responsibilities – Kutak Rock

113 Mr. Haber provided a brief explanation of the sunshine law and code of ethics.

114 *Supervisor Szeszko left the room briefly at approximately 7:17 p.m. and returned at*  
115 *approximately 7:18 p.m.*

116

H. Exhibit 11: Consideration & Adoption of **Resolution 2025-13**, Appointing Officers

**Selection of the Chairperson**

Supervisor Young nominated Supervisor Kendig to serve as Chairperson.

Supervisor Szeszko nominated himself as an alternative candidate to serve as Chairperson.

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Repak voting 'yay' and Mr. Szeszko and Mr. Caprita voting 'nay', the Board appointed Supervisor Kendig as Chairperson, for the Beach Community Development District.

**Selection of the Vice Chairperson**

Supervisor Szeszko nominated Supervisor Repak to serve as Vice Chairperson.

Supervisor Young nominated Supervisor Szeszko to serve as Vice Chairperson.

On a MOTION by Mr. Szeszko, SECONDED by Ms. Young, WITH Mr. Caprita voting 'yay' and Mr. Kendig and Mr. Repak voting 'nay', the Board appointed Supervisor Szeszko as Vice Chairperson, for the Beach Community Development District.

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-13**, Appointing Officers, as amended, for the Beach Community Development District.

1. Exhibit 12: Role of the Chairperson and Vice Chairperson

Mr. McInnes provided a brief explanation based on the Rules of Procedure for the District.

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

Chris Ziser discussed the handout he provided to the Board and audience members.

**FIFTH ORDER OF BUSINESS – Exhibit 13: Presentation of Proof of Publication(s)**

**SIXTH ORDER OF BUSINESS – Vendor Reports**

A. Advanced Security Specialist

Mr. Card had nothing to report.

B. Ruppert Landscape LLC/Tree Amigos Outdoor Services

A representative was not in attendance, the next item followed.

C. Vesta Property Services

1. Exhibit 14: Lifestyle Management Report

Mr. Ingram spoke briefly regarding the survey results. Discussion ensued.

2. Exhibit 15: Field Management Report

Mr. Zastrocky provided a brief update regarding a random pool inspection completed by the Florida Department of Health. Discussion ensued.

*Supervisor Repak left the room at approximately 7:38 p.m.*

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the disposal of playground equipment and old trash cans, for the Beach Community Development District.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

- A. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 18, 2025
  - B. Exhibit 17: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on September 4, 2025
  - C. Exhibit 18: Consideration for Acceptance – The August 2025 Unaudited Financial Statements
  - D. Exhibit 19: Ratification of IAS Invoice #4432 for Emergency Gate Repair
  - E. Exhibit 20: Hours of Amenity Operations – from the 9/4/2025 workshop
  - F. Exhibit 21: Vesta Property Services Updated Amenity & Field Services Operations Contract – edits made since the 07/21/25 regular meeting
  - G. Exhibit 22: RFP for Amenity and Field Operations Services—from the 9/4/2025 workshop
  - H. Approval to begin Landscape Maintenance of Phase IV Beginning 10/01/2025 – from the 09/04/2025 workshop
  - I. Board Directive to Vesta Property Services to Refrain from Sending out any Future Surveys—from the 9/4/2025 workshop
- Supervisor Szeszko requested that items B, E, G, H, and I be pulled from the Consent Agenda and considered on their own.

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

Discussion ensued regarding Exhibit 17 and Item H. Supervisor Szeszko requested that the Phase 4 landscaping wording from the 09/04/2025 workshop minutes be removed, and Mr. McInnes to write a letter to Mike Veazey to request list of deficiency items with expected date of completion.

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved Exhibit 17 – September 4, 2025, workshop minutes, as amended, and Item H – Approval to begin landscape maintenance of Phase IV beginning on 10/01/2025 – from the 09/04/2025 workshop, for the Beach Community Development District.

Ms. Harden provided information regarding the proposed hours of operations for the amenities. Discussion ensued regarding Ms. Harden's concerns and the amenity and field services RFP.

Discussion ensued regarding Exhibit 22 – RFP for Amenity and Field Operations Services.

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the Informal RFP for the Amenity and Field Services to last 3 years, for the Beach Community Development District.

Discussion ensued regarding the Board wishing to review any vendor survey prior to its release to the community.

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board declared that all vendors would need to have the Board's review and approval of any resident survey, for the Beach Community Development District.

**EIGHTH ORDER OF BUSINESS – Business Items**

A. Exhibit 23: Consideration of Tree Plan

This item was moved to the workshop.

B. Exhibit 24: Consideration of The Lake Doctor's FY 2026 Proposal

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH Mr. Caprita and Mr. Repak voting 'yay' and Mr. Szeszko voting 'nay', the Board approved the Lake Doctor's FY 2026 proposal, for the Beach Community Development District.

C. Consideration of Quality Cleaner's FY 2026 Proposal – *To Be Distributed*

D. Exhibit 25: Consideration of ETM FY 2026 Rate Schedule

This item was tabled until proposals for District Engineering services could be obtained.

E. Exhibit 26: Consideration of Kimley-Horn Costas Way Drainage Issue Proposal

Discussion ensued. This item was moved to the workshop.

F. Exhibit 27: Consideration of Traffic Control Jurisdiction with the City of Jacksonville

Mr. McInnes provided some background information.

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved entering into an agreement with the City of Jacksonville for traffic control jurisdiction within the District, for the Beach Community Development District.

**NINTH ORDER OF BUSINESS – Discussion Topics**

A. Vendor Score Cards & Vendor Performance

1. Exhibit 28: Summary of Submitted Scorecards

This item was moved to the workshop.

a. Exhibit 29: Supervisor Korsakova's Scorecard

b. Exhibit 30: Supervisor Kendig's Scorecard

c. Exhibit 31: Supervisor Young's Scorecard

d. Exhibit 32: Supervisor Szeszko's Scorecard Comments

**TENTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

1. Exhibit 33: Partial Termination & Release of Non-Exclusive Construction & Maintenance Agreement

Mr. Haber provided a brief explanation.



On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the Partial Termination & Release of Non-Exclusive Construction & Maintenance Agreement, for the Beach Community Development District.

B. District Engineer

The District Engineer was not in attendance, the next item followed.

C. District Manager

1. Resident(s) Subject to Disciplinary Action
2. Complaint & Incident Management Tracker
3. Exhibit 34: Action Item Report
4. Exhibit 35: Meeting Matrix

Ms. Harden requested that she be allowed to host a meeting for the CDD and HOA to explain the differences between the two to the residents.

**ELEVENTH ORDER OF BUSINESS – Supervisors’ Requests**

Supervisor Young requested that quotes for the pool resurfacing, new furniture in the amenity center, as well as for fixing the floors in the amenity center to be brought to the workshop for discussion.

Discussion ensued regarding the fact-finding groups.

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

Nancy Chang asked about the rezoning changes to Beach Blvd. and Cortez, and the petition against said rezoning that was available. Discussion ensued.

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

**Field Operations Manager**

- Inspect the burned-out lights around the pool and remove mulch from around them.
- Email pool inspection reports to the District Manager to be sent to the Board.

**Amenity Manager**

- Obtain quotes for filler for ruts in floor in Tamaya Hall.

**District Manager**

- Obtain list of landscape maintenance deficiencies in Phase IV from Mike Veazy and the dates they were to be addressed.
- Obtain quotes for District Engineer services.

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

- Discussion on:
  - Placement of Speed Signage
  - Ping Pong Table Placement
  - Hours of Amenity Operations
  - Tree Plan

257                               ○ Drainage on Costas Way

258                               ○ Vendor Scorecards

259     **FIFTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: Thursday,**  
260     **October 2 at 6:00PM**

261                       Confirmed

262     **SIXTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 20 at 6:00 PM**

263                       All five Supervisors stated that they would be attending the next Board meeting on October 20 at  
264                       6:00 p.m.

265     **SEVENTEENTH ORDER OF BUSINESS – Adjournment**

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

268     On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board adjourned  
269     the meeting at 8:56 p.m. for the Beach Community Development District.

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

273     **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
274     **meeting held on October 20, 2025.**

275

276

277

278

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

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

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

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

279     **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

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

## EXHIBIT 5

## Workshop Minutes Thursday October 2, 2025 6-8 pm

### Attending:

Kendig – Chair

Szeszko - Vice Chair

Young – Board Member

Repak – Board Member

Caprita – Board Member

Board Chair strongly recommended that board members not use social media or Facebook to conduct CDD business or 'hold court' of these platforms.

Anchors Away – no exhibit or information – delete from future agendas.

Consideration of access control proposal – Remove will be discussed later in meeting.

Consideration of Pool Refinishing – invite vendors to next workshop to discuss proposal and educate Board members. Also, staff to ask ICI who installed the pool for potential quote.

Consideration of Rupert Landscape for Phase 4 – staff to research if we are required to use Ruppert or are we able to seek other proposals for Phase 4 – follow up at next meeting.

Kendig

Gym Etiquette – consent agenda – supervisors to send any comments to David and he will send to Jim for inclusion and consideration.

Post Orders – delete.

Trees – Ron to have Ruppert arborist or other arborist (no charge) to discuss option at next workshop.

Florida Highway Patrol – mentioned previously discussed results and pursuit of JSO. Supv Repak contact JAX CC regarding speed bumps, speed device and JSO.

Conversation regarding speed bumps is that they will proliferate so board opted not to pursue. Speed device – noted that new residents follow suggested speed limits but longer term residents ignore the temporary sign/device. Also noted that JSO is expensive and 4 hour minimum. JSO is pending approval from the city. Discussion ensued regarding best process to use to limit costs by perhaps front loading schedule and then taper off schedule – to be determined once we have approval to engage JSO.

Ron to obtain a price to replace the seven (7) speed signs with DOT approved speed signs that are required for this agreement to be finalized so we do not have to wait or pay for a speed study. Also discussed construction gate and during the Phase 4 turnover meeting Mike noted he would repair and not repairs have been done – the gate is locked however the fencing next to the gate has been removed so anyone can drive through the fence area.

CCTV – move to Supv Szeszko

Box at gate – Ron noted box is in operational order.

Traffic control devices – remove.

Big Jerry's Fencing proposal for Cabana – on hold.

Szeszko

Expansion of pool lighting/hours – on hold

Thunderstorm policy – remove from agendas.

Amenity Center Cable Contract – still being evaluated.

Punch list items for all phases – please send any issues to David and David will accumulate and send to M Vizey at ICI.

Virtual Gate Research – ongoing.

Young

Amenity Suspension and Policy – consent agenda. Prior to next meeting send revisions to David and he will forward to Karen for inclusion.

Capital Improvement, Pool Hours. Extension of gates – not addressed.

Unassigned:

Board Annual checklist – use SLAs in contracts.

Ruppert Irrigation – former Supv Renn volunteered to work with Ron to review – board acknowledged.

Non preserve drain area – no documentation.

Dog Park – on hold.

PMO tool – remove from agendas.

Badge Software – being evaluated.

Grilling areas for Rentals – remove from agendas.

Pending from prior workshops – on hold.

Discussion topics – on hold.

Other discussion:

- Oliver to obtain a 'Pool Closed' sign similar to check in sign to be placed at pool area in lieu of verbal instructions from staff.
- Ron to obtain a price to replace 7 speed signs with DOT approved signs with the correct speed limit.
- Oliver to contact the YMCA to obtain quote for lifeguards for FY2026 – they will enforce all rules and signage will have to be modified to note when life guards are on duty, etc. Same hours and season.
- Karen discussed indoor furniture – noted 6 tables and 48 chairs needed at a cost of ~\$40,000
- Karen to send office hours to board members for review and potential approval at next stated meeting to increase efficiency and coverage.
- Please note temperature inside the amenity center should be set at a reasonable temperature as complaints were noted for small groups that it is too cold. Set at 78 unless large group is using facility.
- Vice Chair Szesko noted that in the proposed amenity policy that the cost or rentals will be increased – this will be on the consent agenda and updated with the amenity policy also 'commercial advertising' statement will be updated to not allow any posting or circulation of petitions, posters, promotional materials, etc.
- Lynn C noted condition of outdoor furniture needs to be attended to as well. Will review after 1<sup>st</sup> of the year.
- Team discussed storage issues and offered the following to Vesta staff:
  - o Use Amenity office for storage.
  - o Enclose area behind bathrooms.
  - o Enclose staff entrance outdoor area and expand to group room fitness door.

- Use commercial 'lift' to attack.
  - Use breezeway staff office.
- Vesta to bring back final recommendations to board.

## EXHIBIT 6



# Beach Community Development District

Financial Statements  
(Unaudited)

August 31, 2025



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

	General Fund	Reserve Fund	Debt Service 2024	Debt Service 2015A	Total
<b>1 ASSETS</b>					
2 BU Operating Account	\$ 196,742	\$ -	\$ -	\$ -	\$ 196,742
3 VNB Operating Account	\$ 100,098				
4 BU Money Market Account	-	-	-	-	-
5 BU Clover Account	13,507	-	-	-	13,507
6 BU Sweep	982,199	-	-	-	982,199
7 SS Checking Account	62,698	-	-	-	62,698
8 BU CRF Money Market Account	-	367,347	-	-	367,347
9 Debt Service Accounts:					
10 Debt Service	-	-	1	-	1
11 Sinking Fund	-	-	29	19	49
12 Interest Fund	-	-	22	23	45
13 Redemption Fund	-	-	1	1	2
14 Prepayment Fund	-	-	14,499	2	14,501
15 Revenue Fund	-	-	222,321	238,236	460,557
16 Reserve Fund	-	-	165,209	-	165,209
17 Op Redemption Fund	-	-	1	1	2
18 Acq & Cons	-	-	1	1	2
19 Cost Of Issuance	-	-	-	-	-
20 Rebate	-	-	1	1	2
21 Accounts Receivable	-	-	-	-	-
22 Assessments Receivable On-Roll	-	-	-	-	-
23 Assessments Receivable Off-Roll	-	-	-	-	-
24 Due From Other Funds	21,197	-	-	-	21,197
25 Undeposited Funds	-	-	-	-	-
26 Prepaid	3,962	-	-	-	3,962
<b>27 TOTAL ASSETS</b>	<b>1,380,402</b>	<b>\$ 367,347</b>	<b>\$ 402,086</b>	<b>\$ 238,283</b>	<b>\$ 2,288,020</b>
<b>28 LIABILITIES</b>					
29 Accounts Payable	116,113	\$ -	\$ -	\$ -	\$ 116,113
30 Accrued Expense	-	-	-	-	-
31 Deferred Revenue On-Roll	-	-	-	-	-
32 Deferred Revenue Off-Roll	-	-	-	-	-
33 Due To Other Funds	-	21,197	-	-	21,197
<b>34 TOTAL LIABILITIES</b>	<b>116,113</b>	<b>21,197</b>	<b>-</b>	<b>-</b>	<b>137,310</b>
<b>35 FUND BALANCE</b>					
36 Nonspendable	-	-	-	-	-
37 Prepaid & Deposits	3,962	-	-	-	3,962
38 Capital Reserves	-	-	-	-	-
39 Operating Capital	392,821	-	-	-	392,821
40 Unassigned	867,507	346,150	402,086	238,283	1,854,026
<b>41 TOTAL FUND BALANCE</b>	<b>1,264,289</b>	<b>346,150</b>	<b>402,086</b>	<b>238,283</b>	<b>2,250,809</b>
<b>42 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,380,402</b>	<b>\$ 367,347</b>	<b>\$ 402,086</b>	<b>\$ 238,283</b>	<b>\$ 2,388,118.44</b>

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

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of August</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	\$ -	\$ 2,365,803	\$ 8,879	100%
3 Assessments Off-Roll	-	-	-	-	
4 Interest Revenue	-	3,800	36,573	36,573	
5 Other Financing Sources	-	5,283	65,974	65,974	
<b>6 TOTAL REVENUES</b>	<b>\$ 2,356,924</b>	<b>\$ 9,083</b>	<b>2,468,350</b>	<b>\$ 111,426</b>	<b>105%</b>
<b>7 EXPENDITURES</b>					
<b>8 GENERAL &amp; ADMINISTRATIVE EXPENSES</b>					
9 Trustee Fees	\$ 8,800	\$ -	5,133	\$ (3,667)	58%
10 Supervisor Fees-Regular Meetings	12,000	-	5,400	(6,600)	45%
11 Supervisor Fees-Workshops	12,000	400	4,000	(8,000)	33%
12 District Management	45,427	3,786	41,641	(3,786)	92%
13 Engineering	5,250	-	13,983	8,733	266%
14 Dissemination Agent	2,704	-	2,704	-	100%
15 District Counsel	27,000	2,363	14,761	(12,239)	55%
16 Assessment Administration	5,949	496	5,453	(496)	92%
17 Arbitrage Rebate Calculation	650	-	2,925	2,275	450%
18 Audit	3,650	-	-	(3,650)	0%
19 Website	2,258	440	2,855	598	126%
20 Legal Advertising	7,000	197	2,549	(4,451)	36%
21 Dues, Licenses & Fees	175	-	325	150	186%
22 General Liability Insurance	97,648	-	75,341	(22,307)	77%
23 Office Miscellaneous	3,675	240	2,764	(911)	75%
24 District Contingency	229,805	-	-	(229,805)	0%
<b>25 TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>463,991</b>	<b>7,920</b>	<b>179,834</b>	<b>(284,156)</b>	<b>39%</b>
<b>26 FIELD EXPENSES</b>					
27 Field Management	171,452	14,270	157,810	(13,642)	92%
28 Lake Maintenance	29,800	2,300	27,550	(2,250)	92%
29 Landscaping (Including Materials)	466,135	33,069	356,001	(110,134)	76%
30 Mulch and Pine Straw	33,600	4,940	20,361	(13,239)	61%
31 Irrigation (Repairs)	4,200	-	1,457	(2,743)	35%
32 Utilities/Sewers/Propane Gas	305,550	21,397	188,361	(117,189)	62%
33 Community and Amenity Repairs	110,000	2,857	122,641	12,641	111%
<b>34 TOTAL FIELD EXPENSES</b>	<b>1,120,737</b>	<b>78,833</b>	<b>874,180</b>	<b>(246,557)</b>	<b>78%</b>
<b>35 AMENITY EXPENSES</b>					
36 Amenity Management	150,630	13,082	135,454	(15,176)	90%
37 Lifeguard	25,480	5,424	25,985	505	102%
38 Amenity/Fitness Center Staffing	85,687	7,692	70,514	(15,173)	82%
39 Swimming Pool Chemicals	20,000	3,789	22,442	2,442	112%
40 Pool/Entry Water Feature Maintenance	26,805	21	9,544	(17,262)	36%
41 Swimming Pool Inspection	893	-	850	(42)	95%
42 Holiday Decorations	10,000	-	9,615	(385)	96%
43 Amenity Cleaning	30,000	2,184	22,634	(7,366)	75%
44 Amenity Gates/Control Access	12,600	-	3,580	(9,020)	28%
45 Amenity Gate Repairs	14,200	-	1,325	(12,875)	9%
46 Amenity Website/Computer Equipment	10,000	141	5,625	(4,375)	56%
47 Amenity Internet/Cable	14,000	1,024	11,399	(2,601)	81%
48 Fitness Equipment Lease	21,000	-	18,479	(2,521)	88%
49 Lifestyles Programming	34,650	4,729	35,212	562	102%
50 Tennis Court Maintenance - 4 Clay Courts	3,625	-	2,381	(1,244)	66%
51 Landscape Improvement	20,000	-	10,387	(9,613)	52%
52 Pest Control	1,680	122	1,334	(346)	79%
53 Amenity Fire System Monitoring	1,496	-	1,350	(146)	90%
54 AED Lease	1,740	154	1,640	(100)	94%

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55 Trash Collection	2,415	240	2,874	459	119%
56 <b>TOTAL AMENITY EXPENSES</b>	<b>486,901</b>	<b>38,602</b>	<b>392,623</b>	<b>(94,278)</b>	<b>81%</b>
57 <b>ACCESS CONTROL /GATE HOUSE</b>					
58 Guard Service (Gate Only)	243,600	19,800	200,970	(42,630)	83%
59 Roving Guard Service	35,695	693	32,973	(2,723)	92%
60 Bar Code Expense	6,000	-	(6,000)	(6,000)	0%
61 <b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>285,295</b>	<b>20,493</b>	<b>233,943</b>	<b>(51,353)</b>	<b>82%</b>
62 <b>TOTAL EXPENDITURES</b>	<b>2,356,924</b>	<b>145,848</b>	<b>1,680,580</b>	<b>(676,344)</b>	<b>71%</b>
63 <b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(136,765)</b>	<b>787,769</b>	<b>787,769</b>	
64 <b>OTHER FINANCING SOURCES &amp; USES</b>					
65 Transfers In	-	-	-	-	
66 Transfers Out	(109,319)	-	(109,319)	(0)	
67 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>(109,319)</b>	<b>-</b>	<b>(109,319)</b>	<b>(0)</b>	
68 <b>NET CHANGE IN FUND BALANCE</b>	<b>(109,319)</b>	<b>(136,765)</b>	<b>678,450</b>	<b>787,769</b>	
69 Fund Balance - Beginning	229,755		585,839	356,084	
70 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 120,436</b>		<b>\$ 1,264,289</b>	<b>\$ 1,143,853</b>	
71 <b>ANALYSIS OF FUND BALANCE</b>					
72 NONSPENDABLE					
73 PREPAID & DEPOSITS	886		3,962		
74 CAPITAL RESERVES	-		-		
75 OPERATING CAPITAL	392,821		392,821		
76 UNASSIGNED	(273,271)		867,507		
77 <b>TOTAL FUND BALANCE</b>	<b>\$ 120,436</b>		<b>\$ 1,264,289</b>		

**Beach CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to August 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	\$ 221,849	\$ 833
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	5,105	5,105
5 Reserve Balance	109,319		(109,319)
<b>6 TOTAL REVENUES</b>	<b>330,335</b>	<b>226,953</b>	<b>(103,382)</b>
<b>7 EXPENDITURES</b>			
8 Capital Improvement Plan (CIP)	112,779	2,330	(110,449)
9 Contingency	108,237	36,366	(71,871)
<b>10 TOTAL EXPENDITURES</b>	<b>221,016</b>	<b>38,696</b>	<b>(182,320)</b>
<b>11 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>109,319</b>	<b>188,258</b>	<b>78,939</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>297,577</b>	<b>188,258</b>
17 Fund Balance - Beginning	100,000	48,573	(51,427)
<b>18 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 209,319</b>	<b>\$ 346,150</b>	<b>\$ 136,831</b>

**Beach CDD**  
**Debt Service 2024**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to August 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	\$ 661,567	\$ 2,483
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	11,903	11,903
5 Misc. Revenue	-	14,493	14,493
<b>6 TOTAL REVENUES</b>	<b>659,084</b>	<b>687,964</b>	<b>28,880</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>108,454</b>	<b>108,241</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>111,433</b>	<b>111,221</b>
22 Fund Balance - Beginning	-	290,651	290,651
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 213</b>	<b>\$ 402,086</b>	<b>\$ 401,873</b>
<i>* Financed with prior year's revenue</i>			

**Beach CDD**  
**Debt Service 2015A**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to August 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	\$ 578,162	\$ 2,170
3 Assessments Off-Roll	-	93,573	93,573
4 Interest Revenue	-	6,159	6,159
5 Misc. Revenue	-	-	-
<b>6 TOTAL REVENUES</b>	<b>575,993</b>	<b>677,895</b>	<b>101,902</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>32,417</b>	<b>28,805</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>32,417</b>	<b>28,805</b>
22 Fund Balance - Beginning	-	205,865	205,865
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 3,613</b>	<b>\$ 238,283</b>	<b>\$ 234,671</b>
<i>* Financed with prior year's revenue</i>			

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

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				48,937.56
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 Meritace 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
10/31/2024		End of Month		354,910.00	271,500.50	132,347.06
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
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



Date	Number	Name	Memo	Deposits	Payments	Balance
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	Blingle 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
<b>11/30/2024</b>		<b>End of Month</b>		<b>746,985.41</b>	<b>199,626.10</b>	<b>679,706.37</b>
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	VGlobal 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
12/31/2024		End of Month		2,747,263.61	203,987.11	3,222,982.87
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	VGGlobal 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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 Meritage 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
<b>04/30/2025</b>	<b>End of Month</b>			<b>2,050,513.11</b>	<b>1,982,947.44</b>	<b>229,522.00</b>
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
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	1369	Elena Korsakova	BOS Workshop 5/12/25		200.00	201,887.11
05/20/2025	1370	Pawel Szeszko	BOS Workshop 5/12/25		200.00	201,687.11
05/20/2025	052025ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Apr 30, 2025 to May 29, 2025		290.88	201,396.23
05/20/2025	052025ACH3	TECO	12545 Beach Blvd - Mar 21, 2025 - Apr 21, 2025		52.02	201,344.21
05/20/2025			Deposit	2,947.40		204,291.61
05/20/2025			Funds Transfer	6,170.36		210,461.97



Date	Number	Name	Memo	Deposits	Payments	Balance
05/20/2025	052025ACH1	US BANK VISA CC	March Statement 3/26/25 - 4/23/25		6,052.46	204,409.51
05/21/2025	100761	Smarter Investments of Jacksonville	Invoice: 534939 (Reference: Door & Jamb Repair. )		500.00	203,909.51
05/21/2025	100762	Integrated Access Solutions	Invoice: 4013 (Reference: BAI Barcode Stickers. )		517.00	203,392.51
05/21/2025	100763	Vesta Property Services	Invoice: 426680 (Reference: Amenity Management. ) Invoice: 426677 (Reference: Billable Expense...		33,369.53	170,022.98
05/21/2025	100764	Vesta District Services	Invoice: 426650 (Reference: Billable Expenses - Apr 2025. )		13.39	170,009.59
05/21/2025	100765	Jacksonville Daily Record	Invoice: 25-02484D (Reference: Legal Advertising. )		131.50	169,878.09
05/21/2025	100766	Southeastern Paper Group	Invoice: 06405319 (Reference: Janitorial Supplies. ) Invoice: 06407557 (Reference: Janitorial ...		502.25	169,375.84
05/21/2025	100767	Quality Cleaning by Viktoriia LLC	Invoice: 151_US (Reference: Cleaning Services. )		1,680.00	167,695.84
05/21/2025			Funds Transfer	4,183.05		171,878.89
05/21/2025			Deposit	6,097.05		177,975.94
05/22/2025			Funds Transfer	1,500.75		179,476.69
05/23/2025	052325ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/20/25 - 4/21/25		12.40	179,464.29
05/23/2025			Funds Transfer	32,432.79		211,897.08
05/27/2025	1372	Elena Korsakova	BOS Meeting 5/19/25		200.00	211,697.08
05/27/2025	1373	Pawel Szeszko	BOS Meeting 5/19/25		200.00	211,497.08
05/27/2025			Funds Transfer	200.00		211,697.08
05/30/2025	053025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2025 to Jun 09, 2025		214.72	211,482.36
05/30/2025			Funds Transfer	33,597.64		245,080.00
<b>05/31/2025</b>		<b>End of Month</b>		<b>157,941.93</b>	<b>142,383.93</b>	<b>245,080.00</b>
06/02/2025	060225ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	243,540.05
06/02/2025			Funds Transfer	1,539.95		245,080.00
06/03/2025			Funds Transfer	290.00		245,370.00
06/05/2025	1378	Elena Korsakova	BOS Workshop 6/5/25		200.00	245,170.00
06/05/2025	1379	Pawel Szeszko	BOS Workshop 6/5/25		200.00	244,970.00
06/05/2025			Funds Transfer	1,500.00		246,470.00
06/06/2025	1374	Chance Wedderburn	BOS Workshop 4/3/25		200.00	246,270.00
06/06/2025	1375	Elena Korsakova	BOS Workshop 4/3/25		200.00	246,070.00
06/06/2025	1376	Pawel Szeszko	BOS Workshop 4/3/25		200.00	245,870.00
06/06/2025	1377	Quality Cleaning by Viktoriia LLC	Cleaning Services.		504.00	245,366.00
06/06/2025	060625ACH1	GFL Environmental	Trash Service		239.65	245,126.35
06/06/2025			Funds Transfer		7,216.30	237,910.05
06/06/2025			Deposit	9,135.95		247,046.00
06/09/2025	100768	The Lake Doctors, Inc.	Invoice: 279048B (Reference: Water Management June 25. )		2,300.00	244,746.00
06/09/2025	100769	VGlobal Tech	Invoice: 7329 (Reference: Email Hosting June 25. )		90.00	244,656.00
06/09/2025	100770	Jacksonville Daily Record	Invoice: 25-02894D (Reference: Legal Advertising. )		100.00	244,556.00
06/09/2025	100771	TEKWave Solutions LLC	Invoice: 7289 (Reference: VMS - June 25. )		350.00	244,206.00
06/09/2025	100772	Ruppert Landscape, LLC	Invoice: 730317 (Reference: Landscape Maintenance May 25. ) Invoice: 732000 (Reference: Mulch ...		42,401.39	201,804.61
06/09/2025	100773	360 Painting of SE Jacksonville	Invoice: 30319830 (Reference: Painting. )		5,267.00	196,537.61
06/09/2025	100774	Integrated Access Solutions	Invoice: 4128 (Reference: Service Call BAI Reader. )		1,110.00	195,427.61
06/09/2025	100775	Vesta District Services	Invoice: 426736 (Reference: Management Fees June 25. )		4,281.33	191,146.28
06/09/2025	100776	Cintas Corporation	Invoice: 9323439819 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	190,992.28
06/10/2025			Funds Transfer	3,864.00		194,856.28
06/11/2025	1380	K. Rose Productions, LLC	Special Event 7/5/25		3,050.00	191,806.28
06/12/2025			Funds Transfer		56.17	191,750.11
06/12/2025			Deposit	56.17		191,806.28
06/13/2025	061325ACH1	Turner Pest Control	Pest Control		122.23	191,684.05
06/13/2025	100777	E.T.M.	Invoice: 219934 (Reference: Services rendered through May 24, 2025. )		715.00	190,969.05
06/13/2025	100778	Vesta Property Services	Invoice: 426847 (Reference: Pool coffin covers. ) Invoice: 427148 (Reference: Amenity Manageme...		38,400.74	152,568.31
06/13/2025	100779	Vesta District Services	Invoice: 427132 (Reference: Billable Expenses - May 2025. )		13.39	152,554.92
06/13/2025	100780	Jacksonville Daily Record	Invoice: 25-03053D (Reference: Legal Advertising. )		100.00	152,454.92
06/13/2025	100781	Advanced Security Specialist & Consulting	Invoice: BCDD060125 (Reference: Security 5/16/25 - 5/31/25. )		13,546.50	138,908.42
06/13/2025	100782	Kimley Horn and Associates, Inc.	Invoice: 31632461 (Reference: Services through Apr 30, 2025. )		9,000.00	129,908.42
06/13/2025			Funds Transfer	122.23		130,030.65
06/16/2025			Funds Transfer	300.00		130,330.65
06/17/2025			Funds Transfer	9,548.33		139,878.98
06/18/2025	061825ACH1	JEA	Service for the month of May 2025		20,966.01	118,912.97
06/18/2025	061825ACH2	Comcast	12788 Meritace Blvd MINI MDTA May 28, 2025 to Jun 27, 2025		732.85	118,180.12
06/18/2025			Funds Transfer	64,450.25		182,630.37
06/20/2025	062025ACH1	TECO	12545 Beach Blvd - April 22, 2025 - May 21, 2025		51.21	182,579.16
06/20/2025	062025ACH2	Comcast	12750 Meritace Blvd. GATEHOUSE May 30, 2025 to Jun 29, 2025		290.88	182,288.28
06/20/2025	062025ACH3	US BANK VISA CC	May Statement 4/24/25 - 5/23/25		4,638.63	177,649.65

Date	Number	Name	Memo	Deposits	Payments	Balance
06/20/2025			Funds Transfer	5,484.72		183,134.37
06/23/2025			Funds Transfer	715.00		183,849.37
06/24/2025	1381	Chance Wedderburn	BOS Meeting 6/16/25		200.00	183,649.37
06/24/2025	1382	Elena Korsakova	BOS Meeting 6/16/25		200.00	183,449.37
06/24/2025	1383	Pawel Szeszko	BOS Meeting 6/16/25		200.00	183,249.37
06/24/2025	062425ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 4/21/25 - 5/21/25		11.14	183,238.23
06/24/2025			Funds Transfer	361.14		183,599.37
06/25/2025			Funds Transfer	200.00		183,799.37
06/26/2025			Funds Transfer		33,123.47	150,675.90
06/26/2025			Deposit	42,123.47		192,799.37
06/27/2025			Funds Transfer	3,050.00		195,849.37
06/30/2025	063025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE June 10, 2025 to July 09, 2025		214.72	195,634.65
06/30/2025	100783	Integrated Access Solutions	Invoice: 4238 (Reference: Service for visitor tag camera offline. )		250.00	195,384.65
06/30/2025	100784	Southeast Fitness	Invoice: 1616 (Reference: Fitness Equipment Service. )		430.00	194,954.65
06/30/2025	100785	Hawkins Inc.	Invoice: 7095386 (Reference: Pool Chemicals. )		1,578.00	193,376.65
06/30/2025	100786	TEKWave Solutions LLC	Invoice: 7367 (Reference: VMS - July 25. )		350.00	193,026.65
06/30/2025	100787	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1231291 (Reference: Sprinkler Inspection. )		75.00	192,951.65
06/30/2025	100788	Ruppert Landscape, LLC	Invoice: 737831 (Reference: Landscape Management 6.25. )		32,420.39	160,531.26
06/30/2025	100789	Jacksonville Daily Record	Invoice: 25-03538D ()		96.50	160,434.76
06/30/2025	100790	Life Fitness	Invoice: 061925- (Reference: Fitness Equipment. )		8,153.28	152,281.48
06/30/2025	100791	Southeastern Paper Group	Invoice: 06436056 (Reference: Janitorial Supplies. )		250.84	152,030.64
06/30/2025	100792	Investment Painting of North FL, LLC	Invoice: 4308 (Reference: Exterior soft Wash of All Spanish Tile Roofs. )		500.00	151,530.64
06/30/2025			Funds Transfer	39,428.85		190,959.49
06/30/2025		End of Month		182,170.06	236,290.57	190,959.49
07/01/2025	070125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	189,419.54
07/01/2025			Funds Transfer	3,242.29		192,661.83
07/02/2025			Funds Transfer	13,546.50		206,208.33
07/07/2025	070725ACH1	GFL Environmental	Trash Service		239.65	205,968.68
07/07/2025	100793	Ruppert Landscape, LLC	Invoice: 740698 (Reference: Sod Installation. ) Invoice: 740699 (Reference: Sod Installation. )		641.00	205,327.68
07/07/2025	100794	Buehler Air Conditioning	Invoice: 239706 (Reference: Service Call. )		197.65	205,130.03
07/07/2025	100795	Vesta District Services	Invoice: 427201 (Reference: Management Fees July 25. )		4,003.89	201,126.14
07/07/2025	100796	Cintas Corporation	Invoice: 9327367199 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	200,972.14
07/07/2025	100797	Kutak Rock LLP	Invoice: 3584558 (Reference: General Counsel March 25. )		3,057.00	197,915.14
07/07/2025	100798	The Lake Doctors, Inc.	Invoice: 287245B (Reference: Water Management July 25. )		2,300.00	195,615.14
07/07/2025	100799	VGlobal Tech	Invoice: 7465 (Reference: Email Hosting July 25. )		90.00	195,525.14
07/07/2025			Funds Transfer	439.65		195,964.79
07/08/2025	1384	Elena Korsakova	BOS Workshop 7/07/25		200.00	195,764.79
07/08/2025	1385	Pawel Szeszko	BOS Workshop 7/07/25		200.00	195,564.79
07/08/2025			Funds Transfer	35,162.04		230,726.83
07/09/2025			Funds Transfer	350.00		231,076.83
07/10/2025			Funds Transfer	9,731.28		240,808.11
07/14/2025			Deposit	56.17		240,864.28
07/14/2025			Funds Transfer	143.83		241,008.11
07/15/2025			Deposit	5,217.00		246,225.11
07/15/2025			Funds Transfer	7,408.12		253,633.23
07/15/2025	071525ACH1	Turner Pest Control	Pest Control		122.23	253,511.00
07/16/2025	100800	Jacksonville Daily Record	Invoice: 25-03676D (Reference: Legal Advertising. )		254.00	253,257.00
07/16/2025	100801	E.T.M.	Invoice: 220429 (Reference: Professional Services rendered through June 28, 2025. )		1,147.50	252,109.50
07/16/2025	100802	Integrated Access Solutions	Invoice: 4314 (Reference: Service Call on Gate. )		250.00	251,859.50
07/16/2025	100803	Vesta Property Services	Invoice: 427621 (Reference: Amenity Management. )		47,294.77	204,564.73
07/16/2025	100804	Quality Cleaning by Viktoriia LLC	Invoice: 388 _US (Reference: Cleaning Services June25. )		2,184.00	202,380.73
07/16/2025	100805	Advanced Security Specialist & Consulting	Invoice: BCDD070125 (Reference: Guard Services June 15 -30, 2025. ) Invoice: BCDD061525 (Refer...		25,256.00	177,124.73
07/16/2025			Deposit	500.00		177,624.73
07/16/2025			Funds Transfer		5,217.00	172,407.73
07/17/2025			Funds Transfer	250.00		172,657.73
07/18/2025			Funds Transfer	21,482.48		194,140.21
07/18/2025	071825ACH1	Comcast	12788 Meritace Blvd MINI MDTA June 28, 2025 to July 27, 2025		732.88	193,407.33
07/18/2025	071825ACH2	JEA	Service for the month of June 2025		20,282.39	173,124.94
07/18/2025	071825ACH3	TECO	12545 Beach Blvd - May 22, 2025 - Jun 19, 2025		51.21	173,073.73
07/21/2025	100806	Buehler Air Conditioning	Invoice: 240598 (Reference: AC Service call. )		1,343.00	171,730.73
07/21/2025	100807	Vesta District Services	Invoice: 427595 (Reference: Billable Expenses - Jun 2025. )		26.94	171,703.79

Date	Number	Name	Memo	Deposits	Payments	Balance
07/21/2025			Funds Transfer	4,491.87		176,195.66
07/21/2025	072125ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE June 30, 2025 to July 29, 2025		290.88	175,904.78
07/21/2025	072125ACH2	US BANK VISA CC	June Statement 5/24/25 - 6/25/25		4,200.98	171,703.79
07/22/2025			Funds Transfer	50,296.50		222,000.29
07/22/2025	072225ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 5/21/25 - 6/19/25		11.23	221,989.06
07/23/2025	1387	Elena Korsakova	BOS Meeting 7/21/25		200.00	221,789.06
07/23/2025	1388	Pawel Szeszko	BOS Meeting 7/21/25		200.00	221,589.06
07/24/2025	100808	Southeastern Paper Group	Invoice: 06454751 (Reference: Janitorial Supplies. )		426.58	221,162.48
07/24/2025	100809	Leisure Creations	Invoice: 00063855 (Reference: Replacement Seat Sling. )		500.00	220,662.48
07/24/2025	100810	Advanced Security Specialist & Consulting	Invoice: BCDD071525 (Reference: Guard Services 7/1/25 - 7/15/25. )		12,386.00	208,276.48
07/24/2025	100811	ConservH2O LLC	Invoice: I153413867 (Reference: Irrigation Repairs. )		490.00	207,786.48
07/24/2025			Funds Transfer	27,694.00		235,480.48
07/25/2025	100812	Integrated Access Solutions	Invoice: 4382 (Reference: Service call on Call Box. )		250.00	235,230.48
07/25/2025	100813	Life Fitness	Invoice: 072325- (Reference: Fitness Equipment. )		2,495.52	232,734.96
07/25/2025	100814	Quality Cleaning by Viktoriia LLC	Invoice: 063025-4_US (Reference: Cleaning Services. ) Invoice: 387 _US (Reference: Cleaning Se...		4,368.00	228,366.96
07/25/2025			Funds Transfer	426.58		228,793.54
07/28/2025			Funds Transfer	250.00		229,043.54
07/29/2025			Funds Transfer	26.94		229,070.48
07/30/2025	073025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jul 10, 2025 to Aug 09, 2025		214.72	228,855.76
07/30/2025			Funds Transfer	414.72		229,270.48
07/31/2025	100815	TEKWave Solutions LLC	Invoice: 7431 (Reference: VMS - AUG. )		350.00	228,920.48
07/31/2025	100816	Ruppert Landscape, LLC	Invoice: 744848 (Reference: Ditch Cleaning. )		3,900.00	225,020.48
07/31/2025	100817	E.T.M.	Invoice: 220900 (Reference: engineering Services July 25. )		607.50	224,412.98
07/31/2025			Funds Transfer	197,149.71		421,562.69
07/31/2025	159		Clear GF Owed to CRF		197,149.71	224,412.98
<b>07/31/2025</b>		<b>End of Month</b>		<b>378,279.68</b>	<b>344,826.19</b>	<b>224,412.98</b>
08/01/2025			Funds Transfer	13,925.95		238,338.93
08/01/2025	080125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	236,798.98
08/04/2025	100819	The Lake Doctors, Inc.	Invoice: 295589B (Reference: Water Management. )		2,300.00	234,498.98
08/04/2025	100820	VGlobal Tech	Invoice: 7544 (Reference: Email Hosting. )		90.00	234,408.98
08/04/2025	100821	Cintas Corporation	Invoice: 9331862695 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	234,254.98
08/04/2025			Funds Transfer	2,495.52		236,750.50
08/05/2025			Funds Transfer	2,454.00		239,204.50
08/06/2025	100822	Ruppert Landscape, LLC	Invoice: 748031 (Reference: Landscape Management July 25. )		32,420.39	206,784.11
08/06/2025	100823	Custom Pump & Controls, Inc.	Invoice: SI123716 (Reference: Lift Station Inspection. )		300.00	206,484.11
08/06/2025	100824	Jacksonville Daily Record	Invoice: 25-04290D (Reference: Legal Advertising. )		96.50	206,387.61
08/06/2025	100825	Quality Cleaning by Viktoriia LLC	Invoice: 501 _US (Reference: Cleaning Services. )		2,184.00	204,203.61
08/06/2025			Funds Transfer	5,575.03		209,778.64
08/06/2025	080625ACH1	GFL Environmental	Trash Service		477.53	209,301.11
08/07/2025			Funds Transfer	300.00		209,601.11
08/08/2025			Funds Transfer	4,368.00		213,969.11
08/11/2025	100826	Jacksonville Daily Record	Invoice: 25-04574D (Reference: Legal Advertising. )		100.00	213,869.11
08/11/2025	100827	Clear Impressions Inc.	Invoice: 17869 (Reference: Installation of Ultra View 5. ) Invoice: 17870 (Reference: Installa...		761.00	213,108.11
08/11/2025	100828	Integrated Access Solutions	Invoice: 4498 (Reference: BAI Barcode Stickers. )		490.00	212,618.11
08/11/2025	100829	Hawkins Inc.	Invoice: 7157344 (Reference: Pool Chemicals. )		1,976.00	210,642.11
08/11/2025			Funds Transfer	350.00		210,992.11
08/12/2025			Funds Transfer	101,251.00		312,243.11
08/12/2025			Funds Transfer		100,000.00	212,243.11
08/13/2025	1390	BNY Mellon Tax Distributions			57,426.84	154,816.27
08/13/2025			Funds Transfer	490.00		155,306.27
08/14/2025			Funds Transfer		56.17	155,250.10
08/14/2025			Deposit	56.17		155,306.27
08/18/2025	081825ACH2	Comcast	12788 Meritace Blvd MINI MDTA Jul 28, 2025 to Aug 27, 2025		733.26	154,573.01
08/18/2025	081825ACH1	JEA	Service for the month of July 2025		20,463.01	134,110.00
08/18/2025	100830	Vesta Property Services	Invoice: 428084 (Reference: Amenity Management. )		44,829.38	89,280.62
08/18/2025			Funds Transfer	21,196.27		110,476.89
08/19/2025	1391	Blingie of Jacksonville	50% Deposit Installation of Gemstone Permanent Lighting System		6,860.93	103,615.96
08/19/2025	081925ACH1	TECO	12545 Beach Blvd - Jun 20, 2025 - Jul 21, 2025		51.92	103,564.04
08/19/2025			Funds Transfer	32,568.81		136,132.85
08/20/2025	100831	Integrated Access Solutions	Invoice: 4178 (Reference: BAI Barcode Stickers. )		490.00	135,642.85
08/20/2025	100832	Vesta District Services	Invoice: 428043 (Reference: Billable Expenses - Jul 2025. )		27.28	135,615.57



Date	Number	Name	Memo	Deposits	Payments	Balance
08/20/2025	100833	Hawkins Inc.	Invoice: 7111606 (Reference: Pool Chemicals. )		1,747.50	133,868.07
08/20/2025	082025ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Jul 30, 2025 to Aug 29, 2025		291.02	133,577.05
08/20/2025			Funds Transfer	64,190.14		197,767.19
08/20/2025			Deposit	3,968.88		201,736.07
08/20/2025	082025CC1	US BANK VISA CC	July Statement 6/26/25 - 7/25/25		6,747.27	194,988.79
08/21/2025	1392	Big Jerry's Fencing	50% Deposit for Fencing Replacement		1,650.00	193,338.79
08/21/2025	1393	BNY Mellon Payment/Trustee Fees	Trustee Fees 2024: July 1, 2025 to June 30, 2026		4,400.00	188,938.79
08/21/2025	100834	Advanced Security Specialist & Consulting	Invoice: BCDD081525 (Reference: Guard Services 7/15/25 - 7/31/25. )		10,131.00	178,807.79
08/21/2025	100835	Vesta District Services	Invoice: 428101 (Reference: Management Fees Aug 25. )		4,281.33	174,526.46
08/21/2025			Funds Transfer	2,466.00		176,992.46
08/22/2025			Funds Transfer		3,593.88	173,398.58
08/26/2025			Funds Transfer	46,479.38		219,877.96
08/27/2025	1394	Elena Korsakova	BOS Meeting 8/18/25		200.00	219,677.96
08/27/2025	1395	Pawel Szeszko	BOS Meeting 8/18/25		200.00	219,477.96
08/27/2025	1396	The Jacksonville Party Company	Casino Night		3,320.00	216,157.96
08/27/2025	100836	Integrated Access Solutions	Invoice: 4432 (Reference: Call box service call. )		664.09	215,493.87
08/27/2025	100837	Hawkins Inc.	Invoice: 7136000 (Reference: Pool Chemicals. )		1,682.00	213,811.87
08/27/2025	100838	Kutak Rock LLP	Invoice: 3612132 (Reference: General Counsel - May 25. )		2,362.67	211,449.20
08/27/2025	100839	TEKWave Solutions LLC	Invoice: 7513 (Reference: VSM - Sep 25. )		350.00	211,099.20
08/27/2025	100840	Southeastern Paper Group	Invoice: 06482073 (Reference: Janitorial Supplies. )		382.17	210,717.03
08/27/2025			Funds Transfer	13,444.93		224,161.96
08/28/2025			Funds Transfer	1,046.26		225,208.22
08/29/2025	100841	Hawkins Inc.	Invoice: 7182387 (Reference: Pool Chemicals. )		1,454.00	223,754.22
08/29/2025	100842	Ruppert Landscape, LLC	Invoice: 753262 (Reference: Landscape Management Aug 25. )		33,068.80	190,685.42
08/29/2025			Funds Transfer	6,056.11		196,741.53
08/31/2025		End of Month		322,682.45	350,353.90	196,741.53

# **Ron's Receipts**

**July 2025**

## Credit Card Expense Tracker

District:	Beach CDD Tamaya
Cardholder:	Ron Zastrocky
Month:	<b>Jul-25</b>

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
25-Jun	Amazon	1580015	\$ 19.99	chlorine tablet holder
25-Jun	Amazon	1560010	\$ 199.95	roku sticks
25-Jun	Amazon	1580010	\$ 154.99	stabilizer for pools
25-Jun	Home Depot	1560010	\$ 37.74	batteries
26-Jun	Pool warehouse	1580015	\$ 122.39	ORP sensor for pool
26-Jun	Pinch a Penny	1580010	\$ 199.98	chlorine tablets
7-Jul	Amazon	1580015	\$ 463.11	stenner pump for chlorine
8-Jul	Amazon	1560010	\$ 77.99	filter for drinking fountain
11-Jul	Amazon	1580015	\$ 10.99	pool gutter grates
21-Jul	Amazon	1560010	\$ 149.99	trash can
22-Jul	Amazon	1560010	\$ 133.99	hdmi extender for guard house cameras
23-Jul	Amazon	1560010	\$ 108.45	toilet seats
23-Jul	Bjs	1580030	\$ 17.03	propane
23-Jul	Home Depot	1560010	\$ 50.28	bug killer, batteries, cleaning supplies for guardhouse
23-Jul	Pinch a Penny	1580015	\$ 33.96	scrub pads for pool tiles
24-Jul	Amazon	1560010	\$ 449.97	trash can
24-Jul	Amazon	1463013	\$ 312.39	keyscan cards
<b>Total on Report</b>			2543.19	

**Instructions:**

Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.

Scan all your receipts in PDF format

Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.

Scan all of the above items and send 1 email to the District Manager, no later than the end of the 1st week of each month.

All Receipts must be PDF

If you have a receipt that needs to be split into multiple expenses, please identify them separately on the receipt as well as on the tracker

Please be specific on the description

Please make sure the expenses listed above match what is on the statement.

There are times when purchases made at the end of the month will fall to the next statement. If that is the case, please put on the next month.



### Final Details for Order #114-7124552-9746657

Order Placed: July 8, 2025

PO number : Tamaya

Amazon.com order number: 114-7124552-9746657

Order Total: \$10.99

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 July 11, 2025	
<b>Items Ordered</b> 1 of: Southeastern 5 Pack Swimming Pool Deck Drain Rectangular Grate 2x4 with Screws Replacement for Hayward(R) SP1019BA Sold by: PoolAccessoryCo ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$10.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$10.99 Shipping & Handling: \$0.00 ----- Total before tax: \$10.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$10.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$10.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$10.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$10.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 11, 2025: \$10.99

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



### Final Details for Order #112-8358909-3500255

Order Placed: June 25, 2025

PO number : Tamaya

Amazon.com order number: 112-8358909-3500255

Order Total: \$19.99

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 June 25, 2025	
<b>Items Ordered</b> 1 of: <i>Pool Tab Holder Tablet Holder with EZ-Clip Handle for Pool Care</i> Sold by: Engine tools factory ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$19.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 ----- Total before tax: \$19.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$19.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$19.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$19.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: June 25, 2025: \$19.99

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



### Final Details for Order #114-4626877-7711414

Order Placed: July 7, 2025

PO number : Tamaya

Amazon.com order number: 114-4626877-7711414

Order Total: \$77.99

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 July 7, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Elkay 51300C WaterSentry Plus Replacement Filter Cartridge for WaterSentry Plus Filtration System in EZH20 Bottle Filler s - N/A Sold by: Plumber's Paradise ( <a href="#">seller profile</a> ) Business Price Condition: New	\$77.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$77.99 Shipping & Handling: \$0.00 ----- Total before tax: \$77.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$77.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$77.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$77.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$77.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 7, 2025: \$77.99

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



### Final Details for Order #112-9720163-6763445

Order Placed: July 21, 2025

PO number : tamaya

Amazon.com order number: 112-9720163-6763445

Order Total: \$108.45

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 July 22, 2025	
<b>Items Ordered</b> 5 of: BEMIS 1955CT Commercial Open Front Plastic Toilet Seat, Heavy Duty Industrial Seat without Lid, Secure Installation for Long Lasting Use, Made in USA, Elongated, White Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$21.69
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$108.45 Shipping & Handling: \$0.00 ----- Total before tax: \$108.45 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$108.45</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$108.45 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$108.45 Estimated Tax: \$0.00 ----- <b>Grand Total: \$108.45</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 22, 2025: \$108.45

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



### Final Details for Order #112-0918255-2349827

Order Placed: July 21, 2025

PO number : tamaya

Amazon.com order number: 112-0918255-2349827

Order Total: \$133.99

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

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

**Cost center:** Northeast

#### Shipped on July 22, 2025

##### Items Ordered

##### Price

1 of: j5create Wireless Display HDMI Extender Full HD 1080p 60fps Transmitter and Receiver with 200ft Transmission, Ultra-Low Latency, for Home/Office/Church (JVAW53)

\$133.99

Sold by: j5create ([seller profile](#))

Business Price

Condition: New

##### Shipping Address:

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

Item(s) Subtotal: \$133.99

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$133.99

Sales Tax: \$0.00

-----

**Total for This Shipment: \$133.99**

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#### Payment information

##### Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$133.99

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

-----

Total before tax: \$133.99

Estimated Tax: \$0.00

-----

**Grand Total: \$133.99**

##### Credit Card transactions

Visa ending in 8047: July 22, 2025: \$133.99

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





### Final Details for Order #112-1286138-1003440

Order Placed: July 21, 2025

PO number : tamaya

Amazon.com order number: 112-1286138-1003440

Order Total: \$149.99

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 July 21, 2025	
<b>Items Ordered</b> 1 of: Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$149.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$149.99 Shipping & Handling: \$0.00 ----- Total before tax: \$149.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$149.99</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$149.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$149.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$149.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 21, 2025: \$149.99

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



### Final Details for Order #112-8870898-6634651

Order Placed: June 24, 2025  
PO number : Tamaya  
Amazon.com order number: 112-8870898-6634651  
Seller's order number: 29100972  
Order Total: \$154.99

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 June 25, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>In The Swim Pool Stabilizer - 100% Cyanuric Acid for Chlorine Protection and Efficiency - 45 Pound</i> Sold by: In The Swim Pool Supplies ( <a href="#">seller profile</a> ) Condition: New	\$154.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$154.99 Shipping & Handling: \$0.00 ----- Total before tax: \$154.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Two-Day Shipping	<b>Total for This Shipment: \$154.99</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$154.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$154.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$154.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: June 25, 2025: \$154.99

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



### Final Details for Order #112-4760162-7326633

Order Placed: June 24, 2025

PO number : ron

Amazon.com order number: 112-4760162-7326633

Order Total: \$199.95

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

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

**Cost center:** Northeast

#### Shipped on June 25, 2025

##### Items Ordered

5 of: Roku Streaming Stick Plus 2025 - 4K & HDR Roku Streaming Device for TV with Voice Remote - Free & Live TV

Sold by: Amazon.com

Condition: New

##### Price

\$39.99

##### Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$199.95

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$199.95

Sales Tax: \$0.00

-----

**Total for This Shipment: \$199.95**

-----

#### Payment information

##### Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$199.95

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

-----

Total before tax: \$199.95

Estimated Tax: \$0.00

-----

**Grand Total: \$199.95**

##### Credit Card transactions

Visa ending in 8047: June 25, 2025: \$199.95

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



### Final Details for Order #112-6667794-3921049

Order Placed: July 24, 2025

PO number : tamaya

Amazon.com order number: 112-6667794-3921049

Order Total: \$312.39

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 July 24, 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> \$312.39
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$312.39 Shipping & Handling: \$0.00 ----- Total before tax: \$312.39 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$312.39</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$312.39 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$312.39 Estimated Tax: \$0.00 ----- <b>Grand Total: \$312.39</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 24, 2025: \$312.39

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



**Final Details for Order #112-2898787-1295440**

Order Placed: July 24, 2025

PO number : tamaya

Amazon.com order number: 112-2898787-1295440

Order Total: \$449.97

**Business order information**

**Location:** DSD - Tamaya

**GL code:** 14000 Prepaid Expense

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

**Cost center:** Northeast

**Shipped on July 24, 2025**

**Items Ordered**

**Price**

1 of: Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black

\$149.99

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

Business Price

Condition: New

**Shipping Address:**

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$149.99

Shipping & Handling: \$0.00

-----

Total before tax: \$149.99

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$149.99**

-----

**Shipped on July 24, 2025**

**Items Ordered**

**Price**

1 of: Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black

\$149.99

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

Business Price

Condition: New

**Shipping Address:**

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$149.99

Shipping & Handling: \$0.00

-----

Total before tax: \$149.99

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$149.99**

-----

Shipped on July 24, 2025

**Items Ordered**

**Price**

1 of: *Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black*

\$149.99

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

Business Price

Condition: New

**Shipping Address:**

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

Item(s) Subtotal: \$149.99

Shipping & Handling: \$0.00

-----

Total before tax: \$149.99

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$149.99**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$449.97

Shipping & Handling: \$0.00

-----

**Billing address**

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

Total before tax: \$449.97

Estimated Tax: \$0.00

-----

**Grand Total: \$449.97**

**Credit Card transactions**

Visa ending in 8047: July 24, 2025: \$449.97

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

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### Final Details for Order #112-2033960-1733852

Order Placed: July 7, 2025

PO number : Tamaya

Amazon.com order number: 112-2033960-1733852

Order Total: \$463.11

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 July 7, 2025	
<b>Items Ordered</b> 1 of: 45M5 Stenner Pump - 2.5 to 50.0 gpd adjustable head. Rated at 25 psi. (Pump Head and Motor Only) Sold by: Infinite E-Distribution ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$463.11
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$463.11 Shipping & Handling: \$0.00 ----- Total before tax: \$463.11 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$463.11</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$463.11 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$463.11 Estimated Tax: \$0.00 ----- <b>Grand Total: \$463.11</b>
<b>Credit Card transactions</b>	Visa ending in 8047: July 7, 2025: \$463.11

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

9520 REGENCY SQ. BLVD. NORTH  
JACKSONVILLE, FL 32225 (904)727-7574

0272 00052 08913 06/25/25 12:07 PM  
SALE CASHIER RITA

6911334021583 HDX 9V BATT <A> 17.87N  
HDX 9V 12-PACK  
6911334021538 HDX AAA 60PK <A> 19.87N  
HDX AAA 60-PACK

SUBTOTAL 37.74  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$37.74  
XXXXXXXXXXXX8047 VISA USD\$ 37.74  
AUTH CODE 115280/5521166 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 06/24: \$7,886.31  
  
Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](https://homedepot.com/credit)

0272 06/25/25 12:07 PM

0272 52 08913 06/25/2025 2861

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	09/23/2025	



12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 67563 07/23/25 12:50 PM  
SALE CASHIER ABIGAIL

071121960986 SPEC BUG STP <A> 6.47N  
SPECTRACIDE BUG STOP 1 GAL RTU  
039800068194 AA 36 PACK <A> 21.87N  
ENERGIZER MAX AA 36-PACK  
044600012049 CCUORIG320Z <A>  
CLX CLEANUP APC W/BLEACH ORG 320Z  
2@5.98 11.96N  
827854010340 FABLAV1690Z <A> 9.98N  
FABULOSO 2X APC LAVENDER 1690Z

	SUBTOTAL	50.28
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$50.28
XXXXXXXXXXXX8047 VISA		
		USD\$ 50.28
AUTH CODE 113215/7616089		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 07/22: \$8,131.29

Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](https://homedepot.com/credit)

**6365 07/23/25 12:50 PM**

6365 61 67563 07/23/2025 3625

Merchandise Returns/Exchange

# PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 146  
12220-117 Atlantic Boulevard  
Jacksonville FL 32225  
904 220-9490

## Sales Receipt

Transaction #: 964281  
Account #: 9043292277  
Customer: RON ZASTROCKY  
Date: 7/23/2025  
Time: 12:29 PM  
Cashier: Judy  
Register #: 2

Item	Description
------	-------------



	Amount
11220407 SCRUB PAD COARSE	
2 @ \$8.49	\$16.98
11220100 SCRUB PAD MEDIUM	
2 @ \$8.49	\$16.98

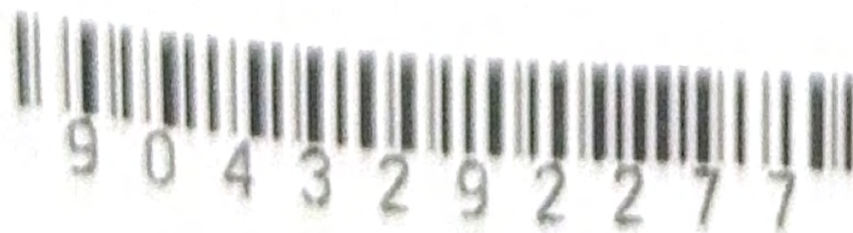
Sub Total	\$33.96
Total	\$33.96

SIDE TERMINAL Tendered	\$33.96
Change Due	\$0.00

AMOUNT: \$33.96  
SIDE TERMINAL -- 33.96

Transaction Type: Sale  
Reference Id: 849015456948  
Approval Code: Approved  
Response Code: 0  
Response Message: Approved

Entry Method: ContactIcc  
Card Type: Visa  
Cardholder: ZASTROCKY/RONALD W  
Last 4: 8047  
AID: A0000000031010  
ATC: 002D  
AC: TC FF89D41C58713B40



## Loyalty Points

Name	Loyalty Program Points	Eligibl Remain
Type	Points	
=====	=====	=====
2.5 Gal Bleach	#pts 1	No 10

Thank you for shopping  
Pinch A Penny 146  
We hope you'll come back soon



# PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 146  
12220-117 Atlantic Boulevard  
Jacksonville FL 32225  
904 220-9490

## Sales Receipt

Transaction #: 959932  
Account #: 9043292277  
Customer: RON ZASTROCKY  
Date: 6/26/2025 Time: 2:43 PM  
Cashier: Judy Register #: 2

Item	Description	Amount
00961276	COMPLETE 35 LB.TABS WRAPPED	\$209.99
22810006	Discount	(\$35.00)
	AQUA COMB-POOL	\$24.99

Sub Total \$199.98  
Total \$199.98  
SIDE TERMINAL Tendered \$199.98  
Change Due \$0.00

AMOUNT: \$199.98  
SIDE TERMINAL





199.98

Transaction Type: Sale

Reference Id: 086825672110

Approval Code: Approved

Response Code: 0

Response Message: Approved

Entry Method: Contactless

Card Type: Visa

Cardholder: ZASTROCKY/RONALD W

Last 4: 8047

AID: A0000000031010

ATC: 002C

AC: TC 16DE3F0B2D45E7E2

**You saved \$35.00!**



9 0 4 3 2 9 2 2 7 7




Your Pool Warehouse order has been received!

From Pool Warehouse <noreply@poolwarehouse.com>  
Date Thu 6/26/2025 1:43 PM  
To Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>

You don't often get email from noreply@poolwarehouse.com. [Learn why this is important](#)

Thanks, Ronald! Your Order's In.

We've got your order ([268631](#)) and we're working to get it out the door as quickly as possible. We may send your order in more than one shipment, and if we do, we'll send a shipping confirmation email as each shipment goes out.

Product	Quantity	Price
 Product Image	2	\$103.90
Subtotal:		\$103.90
Shipping:		\$9.95 via Florida
Sales Tax:		\$8.54
Payment method:		Credit Card
Total:		\$122.39

Product	Quantity	Price
---------	----------	-------

[Pentair 744000360 3' Intellichem ORP Sensor Cable](#) (#PAC-451-0593)

This item ships in 3 to 5 business days.

Subtotal:	\$103.90
Shipping:	\$9.95 via Florida
Sales Tax:	\$8.54
Payment method:	Credit Card
Total:	\$122.39

You can check your order status at <https://www.poolwarehouse.com/my-account/orders/>

Please inspect all LTL shipments for damage before signing for receipt. Any damage must be noted at time of delivery

Sales Representative If Applicable:

Billing Address

Shipping Address

Ronald Zastrocky  
Vesta Property services  
12788 meritage Blvd  
Jacksonville, FL 32246  
[9045773075](tel:9045773075)  
[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)

Ronald Zastrocky  
Vesta Property services  
12788 meritage Blvd  
Jacksonville, FL 32246

Get Connected





12200 ATLANTIC BLVD.  
JACKSONVILLE, FL  
Jeffrey Wellesley

Club Mgr. Trans: 2498 12:37PM  
08 Reg: 75 07/23/25  
r: 399870  
SHIP ID. \*\*\*\*\*6293  
EXPIRES ON 10/25



MEMBERSHIP  
MEMBERSHIP  
\*\*\*\*\*

CREDIT DBIT ONLY

CDD  
QUADRANGLE BLVD STE 270  
DO, FL 32817-8329  
801385552 FL 05/31/27  
34 20 LB PROPAN  
00488534 Munic. Tax

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

14.49 T  
1.45 N  
15.94  
1.09  
17.03

\*\*\*\*\*8047  
chase 00 APPROVED  
H 113283  
ENTRY: H

MINAL NUMBER 78073010875  
/23/25 12:38pm 108 75 2498 399870  
SA CREDIT  
D: A0000000031010

17.03  
0.00

Visa  
CHANGE



CHANGE  
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 07/22/25	0.00/gal
FuelSaver earned in this trx:	0.00/gal

Visit [Bjs.com/Gas](http://Bjs.com/Gas) for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 677 DAYS

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay  
Scan items, clip coupons & pay  
with the BJ's app.



# Oliver's Receipts

July 2025

## Credit Card Expense Tracker

District:	Beach CDD Tamaya
Cardholder:	Oliver Ingram
Month:	<b>Jul-25</b>

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
27-Jun	Publix	1580120	\$ 106.22	Teen Event
27-Jun	Publix	1580120	\$ 138.05	Teen Event
27-Jun	Costco	1580120	\$ 132.82	Teen Event
27-Jun	Marcos Pizza	1580120	\$ 207.50	Teen Event
28-Jun	Bouncers & Cupcakes	1580120	\$ 1,000.00	Teen Event
1-Jul	Amazon	1580120	\$ 239.51	Hawaiian Luau
1-Jul	Amazon	1580120	\$ (13.60)	Hawaiian Luau Credit
3-Jul	Costco	1580120	\$ 401.24	Hawaiian Luau
4-Jul	Panda Express	1580120	\$ 146.20	Hawaiian Luau
4-Jul	BJ's	1580120	\$ 106.93	Hawaiian Luau
5-Jul	Panda Express	1580120	\$ 146.20	Hawaiian Luau
5-Jul	Rowes	1580120	\$ 1,054.68	Hawaiian Luau
5-Jul	Publix	1580120	\$ 32.20	Hawaiian Luau
10-Jul	Walmart	1580120	\$ 86.95	Happy Hour
11-Jul	Publix	1580120	\$ 55.28	Happy Hour
11-Jul	Publix	1580120	\$ 68.12	Storytime
11-Jul	Publix	1580120	\$ 45.10	Happy Hour
11-Jul	UPS Store	1510120	\$ 16.60	Package for District Services
11-Jul	Amazon	1580120	\$ 56.66	Storytime
14-Jul	Amazon	1580070	\$ 20.09	Office Supply
14-Jul	Amazon	1580070	\$ 33.47	Office Supply
16-Jul	Constant Contact	1510120	\$ 76.37	Email Blast Service/App
19-Jul	Primo Brands/Water	1510120	\$ 43.50	Water Cooler for the office
23-Jul	Teacherspay teacher.co	1580120	\$ 4.00	Storytime
Total on Report			\$ 4,204.09	

**Instructions:**

Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.

Scan all your receipts in PDF format

Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.

Scan all of the above items and send 1 email to the District Manager, no later than the end of the 1st week of each month.

All Receipts must be PDF

If you have a receipt that needs to be split into multiple expenses, please identify them separately on the receipt as well as on the tracker

Please be specific on the description

Please make sure the expenses listed above match what is on the statement.

There are times when purchases made at the end of the month will fall to the next statement. If that is the case,

please put on the next month.

Credit Payment 106.22

TAX FORGIVEN 1.50

Change 0.00

Savings Summary

Special Price Savings 33.75

\*\*\*\*\*

\* Your Savings at Publix \*

\* 33.75 \*

\*\*\*\*\*

Receipt ID: 0644 6SQ 078 167

PRESTO!

Trace #: 073920

Reference #: 0937529953

Acct #: XXXXXXXXXXXX1058

Purchase VISA

Amount: \$106.22

Auth #: 517234

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Creditless

Issuer

Your cashier was Elise

06/27/2025 16:43 S0644 R107 816/ C0378

Join the Publix family!

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We're an equal opportunity employer.

Publix Super Markets, Inc.

Teen Event

# Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 650 078 167

TAKIS FUEGO	9.99	F
-------------	------	---

You Saved	5.50	
-----------	------	--

PF CHZ GLDFSH 2UPK	11.99	F
--------------------	-------	---

CPCKE MINI 12CT VA	5.29	F
--------------------	------	---

CPCKE MINI 12CT VA	5.29	F
--------------------	------	---

NAB ORED MINI PACK	10.59	F
--------------------	-------	---

CPCKE 6CT BC ASSI	4.00	F
-------------------	------	---

You Saved	1.99	
-----------	------	--

CPCKE 6CT BC ASSI	4.00	F
-------------------	------	---

You Saved	1.99	
-----------	------	--

24CT SUGAR COOKIES	5.99	F
--------------------	------	---

24CT CHOC CHIP CKI	5.99	F
--------------------	------	---

24CT CHOC CHIP CKI	5.99	F
--------------------	------	---

FRUIT SALAD LARGE	17.12	F
-------------------	-------	---

You Saved	4.29	
-----------	------	--

VANILLA COKE 12 12	9.99	T F
--------------------	------	-----

SPRITE 12 PK 12 OZ	9.99	T F
--------------------	------	-----

COCA-COLA CLASSIC	9.99	T F
-------------------	------	-----

COCA-COLA CLASSIC	9.99	T F
-------------------	------	-----

Promotion	-9.99	T F
-----------	-------	-----

Promotion	-9.99	T F
-----------	-------	-----

TAX EXEMPT

Order Total	106.22
-------------	--------

Grand Total	106.22
-------------	--------

Grand Total	138.05	
Credit	Payment	138.05
TAX FORGIVEN		0.45
Change		0.00

Savings Summary

Special Price Savings	18.07
-----------------------	-------

\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 18.07 \*  
\*\*\*\*\*

Receipt ID: 0544 6SQ 085 819

PRESTO!

Trace #: 080934

Reference #: 0937722436

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$138.05

Auth #: 817243

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Contactless

Issuer

Your cashier was Hannah C.

06/27/2025 19:34 S0544 R108 5819 00244

Join the Publix family!

Apply today at [apply.publix.jobs](https://apply.publix.jobs).

We're an equal opportunity employer.

Publix Super Markets, Inc.



*Teen Event*  
**Publix**

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-554-3580



0644 6S1 085 819

KBLR COOKIES	11.49	F
NAB VARIETY PACK	10.59	F
ICE 16 LB	5.99	T F
FL BOLD MIX 18CT	13.19	F
TAKIS FUEGO	9.99	F

You Saved 5.50

24CT CHOC CHIP CKI	5.99	F
24CT CHOC CHIP CKI	5.99	F
FROSTED COOKIE 102	4.99	F
FROSTED COOKIE 102	4.99	F
24CT SUGAR COOKIES	5.99	F
24CT SUGAR COOKIES	5.99	F
FRUIT SALAD LARGE	16.92	F

You Saved 4.24

FRUIT SALAD LARGE	17.36	F
-------------------	-------	---

You Saved 4.35

CPCKE MINI 12CT VA	5.29	F
CPCKE MINI 12CT VA	5.29	F
CPCKE 6CT CC VAN	4.00	F

You Saved 1.99

CPCKE 6CT BC ASST	4.00	F
-------------------	------	---

You Saved 1.99

TAX EXEMPT

Order Total

138.05

Teen Event



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

KF Member 111982179290

RESALE ON

E	1758990 VICKIES VTY	17.99
E	663439 CHEEZIT VEND	14.99
E	854342 *DIET COKE**	16.99
E	1936264 G ZERO VTY	18.49
E	1489206 PRINGLES VTY	19.99
E	1936264 G ZERO VTY	18.49
TOTAL NUMBER OF ITEMS SOLD =		6
E	828285 LANCETOAST	9.89
E	1300509 KS NUT BARS	15.99

G:858013855552C3

EXP:

RESALE TOTAL	132.82
NON RESALE TOTAL	0.00

SUBTOTAL	132.82
TAX	0.00
**** TOTAL	<b>132.82</b>

XXXXXXXXXXXX1058 CHIP Read  
AID: A0000000031010  
Seq# 3243 App#: 907260  
Visa Resp: APPROVED  
Tran ID#: 517800003243....

APPROVED - Purchase

AMOUNT: \$132.82

06/27/2025 10:05 1294 3 17 66

Visa	132.82
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 8

~~06/27/2025~~ 10:06 1294 3 17 66



21129400300172506271006

OP#: 66 Name: Matt

Thank You!

Please Come Again

Whse:1294 Trm:3 Trn:17 OP:66

Items Sold: 8

KF 06/27/2025 10:06

Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

=====

Oliver Ingram  
(904) 844-6834  
Total: 182.57  
PAID

06/27/2025 05:40 PM

\*\*\*\*\*

#128

\*\*\*\*\*

\* Take-Out Online \*

33590566-CP1-0

06/27/2025 05:43 PM MOMS 06/27/2025 05:43 PM

*Teen Event*

TIME ORDER

FOR TODAY 06:00 PM

Large  
Build Your Own

Large  
Build Your Own

Large  
Build Your Own

Large  
Build Your Own

Large  
Build Your Own

Large  
Build Your Own

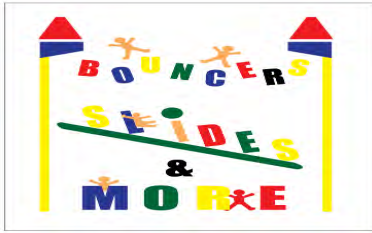
Large  
Build Your Own

Large  
Build Your Own

Large  
Build Your Own

Large  
Pepperoni Magnifico«  
Romesan Everywhere  
Garlic Sauce Crust

Large  
Pepperoni Magnifico«  
Romesan Everywhere

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003			Invoice	
					Date: June 27th, 2025	
					Invoice No.: 06272025.07	
<u>Name / Address</u>		<b><u>Additional Details:</u></b>				
Attn: Oliver Ingram						
Beach CDD						
3501 Quadrangle Blvd.,						
Suite 270						
Orlando, FL 32817						
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	14 Person Laser Tag w/ barricades	1	\$600.00		\$500.00	\$500.00
2	25 Person Silent Disco	1	\$600.00		\$500.00	\$500.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b><u>Comments:</u></b>		Subtotal				\$1,000.00
		Sales Tax (0.0%)				n/a
		Total				\$1,000.00



### Final Details for Order #111-6603788-8423411

Order Placed: June 26, 2025

Amazon.com order number: 111-6603788-8423411

Order Total: \$239.51

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 61504 Office Supplies

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

**Cost center:** Northeast

#### Shipped on June 26, 2025

Items Ordered	Price
1 of: Syhood 12 Pcs Toy Color Hoop Plastic Detachable Adjustable Hoop Light Weight Exercise Fitness Equipment Toy Waist Ring f or Adult Party, 3 Sizes(Green, Pink, Yellow, Dark Blue) Sold by: Ziflyjue ( <a href="#">seller profile</a> ) Condition: New	\$27.99
1 of: KESOTE 3 Pack Tropical Paper Flower Garland Luau Party Decorations, 30FT Tissue Flower Banner for Hawaiian Summer Tiki B ar Tropical Party Decor Sold by: Kesote ( <a href="#">seller profile</a> ) Business Price Condition: New	\$12.79
1 of: Luau Party Decorations, 2PCS Gold Hawaiian Themed Table Skirt Party Decorations, Flower 108 X 29.5" Grass Skirts Lu au Party Favors, Luau Table Skirt for Summer Tropical Hula Parties Decor Accessories Sold by: Huskein Direct ( <a href="#">seller profile</a> ) Condition: New	\$15.99
1 of: Canlierr 80 Pack Tropical Party Decorations Supplies Large Tissue Paper Hibiscus Flowers Faux Palm Leaves Set for Hawaii an Luau, Safari, Mexican Fiesta, Birthday Parties Sold by: YuuAnti ( <a href="#">seller profile</a> ) Condition: New	\$40.99
1 of: JOYIN 12 Packs 16" Inflatable Beach Balls, Large Rainbow Beach Balls Bulk for Pool Parties, Kids and Adults Summer Pool Party Toys, Beach Toys, Party Favors(16") Sold by: JoyinDirect ( <a href="#">seller profile</a> ) Business Price Condition: New	\$12.89

#### Shipping Address:

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

Item(s) Subtotal: \$110.65

Shipping & Handling: \$0.00

-----

Total before tax: \$110.65

Sales Tax: \$0.00

-----

#### Shipping Speed:

FREE Prime Delivery

**Total for This Shipment: \$110.65**

Shipped on June 26, 2025		
<b>Items Ordered</b>		<b>Price</b>
1 of: 200 PCS Hawaiian Leis Neck Vibrant Colors Assortment for Luan Party Tropical Themed Party Decorations Beach Party Decor		\$44.90
Sold by: Dongguanronghui ( <a href="#">seller profile</a> )		
Business Price		
Condition: New		
<b>Shipping Address:</b>	Item(s) Subtotal:	\$44.90
Oliver Ingram	Shipping & Handling:	\$0.00
12788 MERITAGE BLVD		-----
JACKSONVILLE, FL 32246-0705	Total before tax:	\$44.90
United States	Sales Tax:	\$0.00
<b>Shipping Speed:</b>		-----
FREE Prime Delivery	<b>Total for This Shipment:</b>	<b>\$44.90</b>
		-----

Shipped on June 30, 2025		
<b>Items Ordered</b>		<b>Price</b>
1 of: TIKI Citronella Torch Fuel - 1 Gallon (128 oz.), Easy Pour, Long-Lasting for Outdoor Torches & Table Torches, with Citronella & Lemongrass Oil, for Patio, Garden & Backyard Use		\$15.97
Sold by: Amazon ( <a href="#">seller profile</a> )		
Business Price		
Condition: New		
<b>Shipping Address:</b>	Item(s) Subtotal:	\$15.97
Oliver Ingram	Shipping & Handling:	\$0.00
12788 MERITAGE BLVD		-----
JACKSONVILLE, FL 32246-0705	Total before tax:	\$15.97
United States	Sales Tax:	\$0.00
<b>Shipping Speed:</b>		-----
FREE Prime Delivery	<b>Total for This Shipment:</b>	<b>\$15.97</b>
		-----

Shipped on June 30, 2025		
<b>Items Ordered</b>		<b>Price</b>
1 of: TIKI Bamboo Tiki Torches 12-Pack - Weather-Resistant Outdoor Décor with Easy-Pour Wide-Mouth Canister Refill for Patio, Garden, Backyard, and Parties, 57-Inch Citronella Torches		\$67.99
Sold by: Amazon.com		
Condition: New		
<b>Shipping Address:</b>	Item(s) Subtotal:	\$67.99
Oliver Ingram	Shipping & Handling:	\$0.00
12788 MERITAGE BLVD		-----
JACKSONVILLE, FL 32246-0705	Total before tax:	\$67.99
United States		

<b>Shipping Speed:</b> FREE Prime Delivery	Sales Tax:	\$0.00
		-----
	<b>Total for This Shipment:</b>	<b>\$67.99</b>
		-----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$239.51
	Shipping & Handling: \$0.00
	-----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$239.51
	Estimated Tax: \$0.00
	-----
	<b>Grand Total: \$239.51</b>
<b>Credit Card transactions</b>	Visa ending in 1058: June 30, 2025: \$239.51

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

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E 47492 CELERY SALAD 12.33  
E 47492 CELERY SALAD 12.33  
E 47492 CELERY SALAD 12.33  
1111161 DIXIE 10"PLT 19.99  
1111161 DIXIE 10"PLT 19.99  
TOTAL NUMBER OF ITEMS SOLD = 40

G:858013855552C3 EXP:

RESALE TOTAL 401.24  
NON RESALE TOTAL 0.00

SUBTOTAL 401.24  
TAX 0.00  
\*\*\*\* TOTAL 401.24

XXXXXXXXXXXXX1058 H  
AID: A0000000031010  
Seq# 3964 App#: 013000  
Visa Resp: APPROVED  
Tran ID#: 518400003964....

APPROVED - Purchase  
AMOUNT: \$401.24  
07/03/2025 11:00 1294 3 124 66

Visa 401.24  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 40  
~~07/03/2025~~ 11:00 1294 3 124 66



OP#: 66 Name: Matt  
Thank You!  
Please Come Again  
Whse:1294 Trm:3 Trn:124 OP:66

Items Sold: 40  
00 07/03/2025 11:00

*Huiana Luau*

# **COSTCO**

## **WHOLESALE**

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

OQ Member 111982179290

RESALE ON

E	1594596	GATORADE TUR	16.29
E	854344	** SPRITE **	16.99
E	782796	***KSWTR40PK	3.99
E	1498286	GATORADECORE	15.99
E	854342	*DIET COKE*	16.99
E	906165	KS WATER 80Z	8.99
E	4032	WATERMELON	4.99
E	27003	STRAWBERRIES	3.79
E	27003	STRAWBERRIES	3.79
E	27003	STRAWBERRIES	3.79
E	27003	STRAWBERRIES	3.79
E	842994	ORG MANGOS	8.99
E	842994	ORG MANGOS	8.99
E	842994	ORG MANGOS	8.99
E	842994	ORG MANGOS	8.99
E	8789	PINEAPPLE	2.89
E	8789	PINEAPPLE	2.89
E	8789	PINEAPPLE	2.89
E	8789	PINEAPPLE	2.89
E	8789	PINEAPPLE	2.89
	404609	ECO HALF STM	10.59
E	7913	GREEN KIWI	6.99
E	7913	GREEN KIWI	6.99
E	7913	GREEN KIWI	6.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	37220	CHOC CHUNK	9.99
E	43475	COOKIES 60CT	22.99
E	43475	COOKIES 60CT	22.99
E	47492	CELERY SALAD	12.33
E	47492	CELERY SALAD	12.33

Hawaii Luau ✓

\*\* PURCHASE \*\*

Panda Express #1731

Jacksonville, FL  
(904)992-2066

7/4/2025 11:25:36 AM -Catering-  
Order: 292941 Server: Alejandra 0

8 Party Side 136.00  
Chow Mein: 1/2  
Chow Mein: 1/2

SubTotal 136.00  
TAX 10.20  
Total 146.20

Visa 146.20  
Acct:XXXXXXXX1058  
AuthCode:014052  
\*Card details below

-----  
EMV: Contactless  
APL: VISA CREDIT  
AID: A0000000031010  
-----

\*\*\*\*\*

\* Panda Rewards has arrived! \*

\* Sign Up at PandaRewards.com. \*

\* \*

\* Enter Unique Rewards Code to earn \*

\* PANDA POINTS on this order! \*

\*Code valid for 7 days from purchase\*

\* \*

\* Unique Rewards Code: \*

\* 561369858081 \*

\*\*\*\*\*

\*\*\*\*\*

\* WE'D LOVE TO HEAR FROM YOU! \*

\* Share your thoughts and receive \*

\* a Free Small A La Carte Entree \*

\* w/purchase of a 2-entree Plate. \*

\*Within 2 days, scan the QR or go to\*

\* pandaexpress.com/feedback. \*

\* \*



\* Survey Code: \*

\* 2405-9294-2311-0177-0117-5201 \*

\* \*

\* Email required to receive coupon \*

\*\*\*\*\*

\*\*\*\*\*

\* Join the Panda team! \*

\*General Manager with \$100K potential\*

\* PandaCareers.com \*

\*\*\*\*\*

\* Customer Copy \*



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

Club:108 Reg:4 Trans:3983

Cashier:563744 07/04/25 05:16pm

\*\*\*\*\*

\*\*\* MEMBERSHIP ID, \*\*\*\*\*6285 \*\*\*

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

\*\*\*\*\*

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 085801385552 FL 05/31/27

1200010049 RIDLW 36/12 16.99 R

7800011313 SNKIST 24/12 22.98 R

2 @ 11.49

4900005846 COKE 35/120Z 39.98 R

2 @ 19.99

2210494 CCPN-COKE 35 5.00-N

2 @ 2.50

5200004818 GATTURF120Z 15.99 R

5200004819 GATORADE RWB 15.99 R

\*\*\*\* SUBTOTAL 106.93

\*\*\*\* TOTAL 106.93

\*\*\*\*\*1058 ENTRY: C

Purchase 00 APPROVED

AUTH 614081

TERMINAL NUMBER 7807301084

07/04/25 05:18pm 108 4 3983 563744

VISA CREDIT

AID: A0000000031010

Visa 106.93

CHANGE 0.00

TOTAL ITEMS= 7

As a BJ's Member I JUST SAVED: \$27.39

BJ's Member Savings 22.39

Coupons Redeemed 5.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 07/03/25 0.20/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 696 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



\*0704108043983\*

Luan



\*\* PURCHASE \*\*

Panda Express #1731

Jacksonville, FL  
(904)992-2066

7/5/2025 3:10:51 PM  
Order: 107927

-Catering-  
Server: Saw Z

8 Party Side 136.00  
Fried Rice: 1/2  
Fried Rice: 1/2

SubTotal 136.00  
TAX 10.20  
Total 146.20

Visa 146.20

Acct:XXXXXXXX1058

AuthCode:415001

\*Card details below

EMV: Contactless  
APL: VISA CREDIT  
AID: A0000000031010

\*\*\*\*\*

\* Panda Rewards has arrived! \*

\* Sign Up at PandaRewards.com. \*

\* \*

\* Enter Unique Rewards Code to earn \*

\* PANDA POINTS on this order! \*

\*Code valid for 7 days from purchase\*

\* \*

\* Unique Rewards Code: \*

\* 565614494752 \*

\*\*\*\*\*

\*\*\*\*\*

\* WE'D LOVE TO HEAR FROM YOU! \*

\* Share your thoughts and receive \*

\* a Free Small A La Carte Entree \*

\* w/purchase of a 2-entree Plate. \*

\*Within 2 days, scan the QR or go to\*

\* pandaexpress.com/feedback. \*

\* \*



\* Survey Code: \*

\* 2505-0792-1317-0177-0517-0100 \*

\* \*

\* Email required to receive coupon \*

\*\*\*\*\*

\*\*\*\*\*

\* Join the Panda team! \*

\*General Manager with \$100K potential\*

\* PandaCareers.com \*

\*\*\*\*\*

\* Customer Copy \*

Lac

✓



1670 WELLS RD SUITE 103  
ORANGE PARK, FL 32073  
904-621-0957  
Store:4

Cashier: 819 Alondra

07/05/25

14:21:37

MAE PLOY SWEET CHILI	4.79 F
MAE PLOY SWEET CHILI	4.79 F
Beef	50.54 F
SMOKED PORK BUTTS	29.50 T
SMOKED PORK BUTTS	38.51 T
SMOKED PORK BUTTS	38.79 T
SMOKED PORK BUTTS	40.96 T
SMOKED PORK BUTTS	41.38 T
SMOKED PORK BUTTS	44.74 T
SMOKED PORK BUTTS	46.69 T
SMOKED PORK BUTTS	48.93 T
SMOKED PORK BUTTS	50.54 T
SMOKED PORK BUTTS	51.59 T
SMOKED PORK BUTTS	51.66 T
SMOKED PORK BUTTS	53.68 T
SMOKED PORK BUTTS	53.75 T
SMOKED PORK BUTTS	54.45 T
Hot Deli	280.00 T

SUBTOTAL	985.29
TOTAL TAX	69.39

TOTAL	1,054.68
-------	----------

Visa	TENDER	1,054.68
------	--------	----------

Acct:xxxxxxxxxxxx1058

APPRVL CODE 315072

CASH	CHANGE	.00
------	--------	-----

NUMBER OF ITEMS	18
-----------------	----

Trx:54	Term:1	Store:4	14:24:48
--------	--------	---------	----------

Thank you for shopping at  
Rowes Supermarket Wells Road

*Cuan*  
**Publix**

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 75Q 062 152

CE 16 LB

5 lb

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 75Q 062 152

PRESTO!

Trace #: 063036

Reference #: 1193223719

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$32.20

Auth #: 515052

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Contactless

Issuer

Your cashier was Samuel

07/05/2025 16:25 S0644 R106 2152 C0268

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Happy Hour 7/11/25

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VQ02TDPNT9



**Walmart** \*

WM Supercenter  
904-223-0772 Mgr: JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 DP# 005766 TE# 92 TR# 07867

# ITEMS SOLD 22

TC# 7282 0968 2760 5576 0292



BHG FAB LIN	007316110011	12.96 0
4X6 US FLAG	084583808012	2.32 0
4X6 US FLAG	084583808012	2.32 0
BHG FAB LIN	007316110011	12.96 0
** VOIDED ENTRY **		
BHG FAB LIN	007316110011	12.96-0
4X6 US FLAG	084583808012	2.32 0
VANILLA PURE	005210007086 F	4.87 0
PLATES	001117932405	1.00 0
PLATES	001117932405	1.00 0
PLATES	001117932405	1.00 0
NILLA WAFER	004400002734 F	4.58 0
NILLA WAFER	004400002734 F	4.58 0
55CT PLT NVY	001117970896	2.77 0
55CT PLT NVY	001117970896	2.77 0
55CT PLT RED	001117990566	2.77 0
55CT PLT RED	001117990566	2.77 0
PIE FILLING	004125543078 F	4.84 0
PIE FILLING	004125501535 F	4.24 0
GV COND MILK	007874243304 F	2.46 0
MMS MC SUP	004000058010 F	8.84 0
MMS MC SUP	004000058010 F	8.84 0
CRM CHSE 2PK	007874203278 F	3.26 0
BISCOFF	002178891629 F	2.97 0
HONEY MAID	004400000463 F	3.47 0

SUBTOTAL 86.95

TOTAL 86.95

VISA TEND 86.95

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

APPROVAL # 610181

REF # U183CH076085

TRANS ID - 585191767189881

VALIDATION - VH62

PAYMENT SERVICE - E

AID A0000000031010

AAC 7382C6344BF20E6A

TERMINAL # 29199760

\*NO SIGNATURE REQUIRED

07/10/25 17:18:40

CHANGE DUE 0.00

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



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

07/10/25 17:19:00



\*\*\*\*\*  
SAVINGS: \$14.75  
\*\*\*\*\*

-----  
Visa: \*1058 \$55.28  
Credit Card Purchase  
Auth/Trace: 111125/050062 Ctl's  
Reference: 009937877145  
A0000000031010  
VISA CREDIT  
-----

07/11/2025 12:52PM

Thank you for shopping at store 0644

Your cashier today was Elise.

8745, 0105, 378

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0644 7BQ 058 745

Happy Hour 7/11

# Publix.

Kernan Square  
12620 Beach Blvd Ste 12  
Jacksonville, FL 32246-7130  
(904) 564-3580

Store Manager: Saneathia McIntyre

Combo Seedless Grapes Med	F	11.88
Sugar Kiss Chunks Med	F	7.33
You saved: \$2.45		
Pineapple Chks Medium	F	10.73
Blueberries 110z	F	
1 @ 3 for \$10.00		3.34
You saved: \$1.65		
Blueberries 110z	F	
1 @ 3 for \$10.00		3.33
You saved: \$1.66		
Blueberries 110z	F	
1 @ 3 for \$10.00		3.33
You saved: \$1.66		
Grapes White Seedless	F	
\$3.49/lb x 2.68 lb		9.35
You saved: \$1.34		
24Ct Assorted Cookie	F	5.99
24Ct Assorted Cookie	F	0.00
You saved: \$5.99		
Subtotal		55.28
Total Tax		0.00
Total		55.28
Credit		55.28
Change		0.00

Total	68.12
Credit	68.12
Change	0.00

\*\*\*\*\*  
**SAVINGS: \$8.96**  
\*\*\*\*\*

---

Visa: *1058	\$68.12
Credit Card	Purchase
Auth/Trace: 111115/050061	Ctls
Reference: 009937877098	
A0000000031010	
VISA CREDIT	

---

07/11/2025 12:51PM

Thank you for shopping at store 0644  
Your cashier today was Elise.  
8744, 0105, 378

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Publix Super Markets, Inc.



0644 7BQ 058 744

Storytime  
7/13

# Publix

Kernan Square  
12620 Beach Blvd Ste 12  
Jacksonville, FL 32246-7130  
(904) 564-3580

Store Manager: Saneathia McIntyre

Pf G/Fish Cheddar 270z	F	10.79
Strawberries	F	
1 @ 3 for \$10.00		3.34
<b>You saved: \$0.65</b>		
Strawberries	F	
1 @ 3 for \$10.00		3.33
<b>You saved: \$0.66</b>		
Strawberries	F	
1 @ 3 for \$10.00		3.33
<b>You saved: \$0.66</b>		
Peppers Tri Color	F	3.99
<b>You saved: \$2.00</b>		
Carrots Microwave Publix	F	2.49
Celery Sticks 8 Oz	F	
1 @ 2 for \$6.00		3.00
Raspberries Red	F	4.99
Raspberries Red	F	0.00
<b>You saved: \$4.99</b>		
Gw Choc Chip Mini Mffns	F	6.49
Gw Banana Mini Muffins	F	6.49
Galbani Whl Milk Strg Chs	F	5.79
Tots Fried Pickle Dip	F	4.99
Mandarins	F	6.99
Bananas	F	
\$0.65/lb x 3.25 lb		2.11

Subtotal 68.12

Total Tax 0.00

Happy Hour

**Publix**

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 7BQ 072 969

ICE 16 LB

2 @ 5.99

11.98 T

SPRITE 12 PK 12 OZ

9.99 T

COCA-COLA CLASSIC

9.99 T

VANILLA COKE 12-12

9.99 T

Order Total

41.95

Sales Tax

3.15

Grand Total

45.10

Credit

Payment

45.10

Change

0.00

Receipt ID: 0644 7BQ 072 969

PRESTO!

Trace #: 078475

Reference #: 0944254693

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$45.10

Auth #: 611135

CREDIT CARD

A000C000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Contactless

Issuer

Your cashier was Berra K.

07/11/2025 17:53 S0644 R107 2969 C0261

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<https://www.theupsstore.com/pr>

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Ends 1/31/26. Must be US resident 18 years or older  
to enter. Limit (1) entry per person per month.

For Official Rules visit

<https://www.TheUPSStore.com/surveyrules2025>

### Need Package Help?

(lost/damaged)

Provide details so we can help:

<https://online.upscapital.com/tccp>

### Get 25% Off Shredding

Spring cleaning is shredding season!

Visit [theupsstore.com/shred](https://theupsstore.com/shred) for details.

VISA \*\*\*\*\*1058 11123

07/11/2025

12:32 PM

TID

772591380001

Purchase

VISA CREDIT

XXXXXXXXXXXX1058

ENTRY METHOD

CONTACTLESS CHIP

CVM

Invoice

0010078060

Clerk

26204

Response

APPROVED

Auth Code

11123

ENV DETAILS

MODE

ISSUER

AID

A0000000031010

TVR

0000000000

IAD

06011203A00000

Amount

USD \$16.60

NO SIGNATURE REQUIRED

CARDHOLDER/VISA

CARDHOLDER/VISA

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

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

Terminal.....: POS3547A

Date.: 7/11/2025

Employee.....: 262049

Time.: 12:32 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$13.39
	1 @	\$13.39	
Tax			\$0.00
MMYBR3HIXY9M0			
Tracking Number - 1ZAG01730379497614			
Photo Fiberboard- 9x12			\$2.99
	1 @	\$2.99	
Tax			\$0.22
Subtotal			\$16.38
Shipping/Other Charges			\$0.00
Total tax			\$0.22
Total			\$16.60
Cards			\$16.60

Items Designated NR are NOT eligible  
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 5 0 7 1 1 3 5 4 7 A 0 4 9 1 0 5

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\$250 Amazon.com® Gift Card, a \$100 Amazon.com®  
Gift Card, or a \$50 Amazon.com® Gift Card each month.  
Scan the QR code or go to the link to take the survey.



### Final Details for Order #111-5540466-2569021

Order Placed: July 9, 2025

Amazon.com order number: 111-5540466-2569021

Order Total: \$56.66

#### Business order information

**Location:** DSD - Tamaya

**GL code:** 61504 Office Supplies

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

**Cost center:** Northeast

#### Shipped on July 10, 2025

Items Ordered	Price
1 of: Decor365 Under The Sea Party Decorations White Bubble Garlands Little Mermaid Birthday Decoration Bday Hanging Streamer Beach Banner Underwater Backdrop Kids Ocean Party Supplies Sold by: JOYCOM ( <a href="#">seller profile</a> ) Business Price Condition: New	\$11.98
1 of: Decor365 Under The Sea Party Decorations Bubble Garland Backdrop Mermaid Streamer Ocean Theme Decor Foil Fringe Curtain Beach Pool Baby Shower Birthday Party Supplies Sold by: JOYCOM ( <a href="#">seller profile</a> ) Condition: New	\$9.99
1 of: Naozinebi 20 Pcs Tropical Fish Garland Kit Under the Sea Party Decorations Ocean Animals Banner Mermaid Streamers String s Hanging Swirls for Kids Home Classroom Baby Shower Birthday Party Supply Favor Sold by: Naozinebi ( <a href="#">seller profile</a> ) Business Price Condition: New	\$10.99
1 of: The Rainbow Fish , Pfister, Marcus Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$8.85
1 of: Glue Dots, Craft Dots Value Pack, Double-Sided, 1/2", .5 Inch, 600 Dots, DIY Craft Glue Tape, Sticky Adhesive Glue Points, Liquid Hot Glue Alternative, Clear Sold by: Amazon.com Condition: New	\$14.85

#### Shipping Address:

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

Item(s) Subtotal:	\$56.66
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$56.66
Sales Tax:	\$0.00
	-----

**Shipping Speed:**



FREE Prime Delivery

**Total for This Shipment: \$56.66**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 1058

Item(s) Subtotal: \$56.66

Shipping & Handling: \$0.00

-----

**Billing address**

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$56.66

Estimated Tax: \$0.00

-----

**Grand Total: \$56.66**

**Credit Card transactions**

Visa ending in 1058: July 11, 2025: \$56.66

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

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### Final Details for Order #111-2440841-4304234

Order Placed: July 13, 2025

Amazon.com order number: 111-2440841-4304234

Order Total: \$20.09

Business order information	
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 61504 Office Supplies <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on July 14, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Officemate Medium Duty 3 Hole Punch with Ergonomic Handle, 30 Sheet Capacity, Black (90088)</i> Sold by: Amazon.com Condition: New	\$20.09
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$20.09 Shipping & Handling: \$0.00 ----- Total before tax: \$20.09 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$20.09</b> -----
Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$20.09 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$20.09 Estimated Tax: \$0.00 ----- <b>Grand Total: \$20.09</b>
<b>Credit Card transactions</b>	Visa ending in 1058: July 14, 2025: \$20.09

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



### Final Details for Order #111-0040492-6635451

Order Placed: July 12, 2025

Amazon.com order number: 111-0040492-6635451

Order Total: \$33.47

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 61504 Office Supplies <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on July 14, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Cardinal Economy 3 Ring Binder, 2 Inch, Presentation View, White, Holds 475 Sheets, Nonstick, PVC Free, 4 Pack of Binders (79520) Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$17.99
2 of: HOMEXCEL Microfiber Cleaning Cloth, 12 Pack Cleaning Rags, Cleaning Towels with 4 Color Assorted, 11.5"X11.5"(Green/Blue/Yellow/Pink) Sold by: HOMEXCEL GLOBAL ( <a href="#">seller profile</a> ) Business Price Condition: New	\$7.74
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$33.47 Shipping & Handling: \$0.00 ----- Total before tax: \$33.47 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$33.47</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$33.47 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$33.47 Estimated Tax: \$0.00 ----- <b>Grand Total: \$33.47</b>
<b>Credit Card transactions</b>	Visa ending in 1058: July 14, 2025: \$33.47

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


[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:** 07/29/2025

**User Name:**

### Invoices from 05/30/2025 to 07/29/2025

Date	Description	Charge Amount	Credit Amount
07/16/2025	Invoice #1752655410	\$76.37	
	<b>Constant Contact - Core</b>		
	501-1500 Contacts	\$62.00	
	Highest contact count: 1210		
	From 06/16/2025 to 07/16/2025		
	<b>Email message overage fee</b>		
	Total Send Count: 43187	\$14.37	
	Email Overage Count: 7187		
	From 06/16/2025 to 07/16/2025		
06/16/2025	Invoice #1750062410	\$66.11	
	<b>Email message overage fee</b>		
	Total Send Count: 38056	\$4.11	
	Email Overage Count: 2056		
	From 05/16/2025 to 06/16/2025		
	<b>Constant Contact - Core</b>		
	501-1500 Contacts	\$62.00	
	Highest contact count: 1200		
	From 05/16/2025 to 06/16/2025		

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

Constant Contact - 890 Winter St - Waltham, MA 02451 US



Account Number: 6709319276  
Invoice Number: 05G6709319276  
Activity From: 06/17/25 - 07/16/25  
Billing Date: 07/18/25  
Delivery Address: BEACH CDD  
12788 MERITAGE BLVD  
JACKSONVILLE FL 32246

Previous Balance	\$0.00
Payments / Credits	\$0.00
Current Activity from 06/17/25 - 07/16/25	\$43.50
<b>Total Account Balance as of 07/18/25</b>	<b>\$43.50</b>

To pay your bill and view your  
upcoming deliveries, visit us at  
**ReadyRefresh.com**



### News for You

Summer is here! Whether you are hosting a cookout or chasing the sun Primo Brands is here to keep you hydrated and stocked up! Add a case pack (or two) of your favorites- like Pure Life, Saratoga, Splash- and more to your next delivery. Be ready. Just in case.

Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	.00
7/16	4655435081	3	PURE LIFE BRAND DRINKING WATER 5 GALLON BOTTLE	23.97
		3	5 GALLON BOTTLE DEPOSIT	.00
		1	PAPER CONE CUPS 4.25 OZ SLEEVE OF 200	5.89
		5	5 GALLON BOTTLE RETURN	.00
		1	DELIVERY FEE	9.99
7/01	G0095630		RENT (07/01-07/31)	2.99
			SALES TAX	.66

PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.

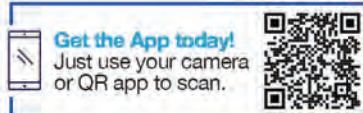
**Total Account Balance as of 07/18/25** **\$43.50**

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080  
College Station, TX 77842



ACCOUNT NUMBER - 6709319276 INVOICE NUMBER - 05G6709319276

**AUTO-PAY**

*Thank You!*

507067093192760 0004350 00043503 5

ADDRESS SERVICE REQUESTED

BEACH CDD  
OLIVER INGRAM  
12788 MERITAGE BLVD  
JACKSONVILLE FL 32246-0705

Please send payment to:

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

Order Status:

Paid

Payment Method

Paid via Credit Card ending: 1058

Billing Information:

Kaylie Fitzhugh  
12788 Meritage Blvd  
Jacksonville, FL 32246

Order Number:

#305941260

Order Date:

07/23/2025

Item ID	Item Name	Quantity	Total Price
11958923	Jitter Juice Activities Craft Back to School First Day Jitters Writing Poem Book	1 @ \$4.00	\$4.00

Sub-Total	\$4.00
Sales Tax	\$0.00
Total	\$4.00 USD

# **US BANK STATEMENTS**


**July 2025**

**July 2025 Statement**

Open Date: 06/26/2025 Closing Date: 07/25/2025

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>\$6,747.28</b>
<b>Minimum Payment Due</b>	<b>\$6,747.28</b>
<b>Payment Due Date</b>	<b>08/22/2025</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	\$442.41
Rewards Center Balance	\$423.90

as of 07/24/2025  
For details, see your rewards summary.

**Activity Summary**

Previous Balance	+	\$4,200.99
Payments	-	\$4,200.99 <sup>CR</sup>
Other Credits	-	\$13.60 <sup>CR</sup>
Purchases	+	\$6,760.88
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00

**New Balance** = **\$6,747.28****Past Due** **\$0.00****Minimum Payment Due** **\$6,747.28**

Credit Line \$20,000.00

Available Credit \$13,252.72

Days in Billing Period 30

**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



0047985319214485380006747280006747283

**Automatic Payment**

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

 . to pay by phone  
 . to change your address

106481449596089 E

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

Account Number: 4798 5319 2144 8538

Your new full balance of \$6,747.28 will be  
automatically deducted from your account on  
08/20/25.



### 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.



July 2025 Statement 06/26/2025 - 07/25/2025  
BEACH CDD (CPN 002750410)

Cardmember Service ( 1-866-485-4545

Page 2 of 4

## Visa Company Rewards

### Rewards Center Activity as of 07/24/2025

Rewards Center Activity*	\$0.00
Rewards Center Balance	\$423.90

To Redeem or check your  
Rewards Balance:

Download the U.S. Bank  
Mobile App or  
login to [usbank.com](https://usbank.com) to  
access the Rewards Center,  
or call 1-888-229-8864.

	This Statement	Year to Date
<b>Reward Dollars Earned</b>		
Cash Rewards	\$18.51	\$18.51
Transfer Points	\$423.90	\$423.90
<b>Total Earned</b>	<b>\$442.41</b>	<b>\$442.41</b>

## 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 \$6747.28 will be automatically deducted from your bank account on 08/20/2025. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

**Transactions** INGRAM,OLIVER E Credit Limit \$5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Other Credits</b>					
07/02	07/01	6950	AMAZON MKTPLCE PMTS Amzn.com/bill WA MERCHANDISE/SERVICE RETURN	\$13.60CR	_____
<b>Purchases and Other Debits</b>					
06/30	06/27	6822	PUBLIX #644 JACKSONVILLE FL	\$106.22	_____
06/30	06/27	6905	PUBLIX #644 JACKSONVILLE FL	\$138.05	_____
06/30	06/27	7622	COSTCO WHSE#1294 JACKSONVILLE FL	\$132.82	_____
06/30	06/27	8997	MARCOS PIZZA - 8478 904-635-2322 FL	\$207.50	_____
06/30	06/28	2111	SQ *BOUNCERS & CUPCAKE Green Cove Sp FL	\$1,000.00	_____
07/02	07/01	3051	AMAZON MKTPL*N30L56FW1 Amzn.com/bill WA	\$239.51	_____
07/07	07/03	7652	COSTCO WHSE#1294 JACKSONVILLE FL	\$401.24	_____
07/07	07/04	4255	PANDA EXPRESS 1731 JACKSONVILLE FL	\$146.20	_____
07/07	07/04	8588	BJS WHOLESALE #0108 JACKSONVILLE FL	\$106.93	_____
07/07	07/05	4351	PANDA EXPRESS 1731 JACKSONVILLE FL	\$146.20	_____
07/07	07/05	9854	ROWES IGA 4 WELLS ORANGE PARK FL	\$1,054.68	_____
07/07	07/05	7351	PUBLIX #644 JACKSONVILLE FL	\$32.20	_____
07/11	07/10	8381	WM SUPERCENTER #1172 JACKSONVILLE FL	\$86.95	_____
07/14	07/11	6323	PUBLIX #644 JACKSONVILLE FL	\$55.28	_____
07/14	07/11	6240	PUBLIX #644 JACKSONVILLE FL	\$68.12	_____

Continued on Next Page



July 2025 Statement 06/26/2025 - 07/25/2025  
BEACH CDD (CPN 002750410)

Cardmember Service



Page 3 of 4  
1-866-485-4545

Transactions		INGRAM,OLIVER E			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
07/14	07/11	6406	PUBLIX #644 JACKSONVILLE FL	\$45.10	_____	
07/14	07/11	2770	THE UPS STORE 3547 904-8661939 FL	\$16.60	_____	
07/14	07/11	8063	AMAZON MKTPL*NL2N31IX0 Amzn.com/bill WA	\$56.66	_____	
07/15	07/14	3669	Amazon.com*L633Z5KQ3 Amzn.com/bill WA	\$20.09	_____	
07/15	07/14	9730	AMAZON MKTPL*ZJ9P94VA3 Amzn.com/bill WA	\$33.47	_____	
07/17	07/16	8161	EIG*CONSTANTCONTACT.CO 855-2295506 MA	\$76.37	_____	
07/21	07/19	8331	PRIMO BRANDS/WATERSERV 800-274-5282 CA	\$43.50	_____	
07/24	07/23	8196	TEACHERSPAYTEACHERS.CO 646-588-0910 CA	\$4.00	_____	
Total for Account 4798 5319 4145 1058				\$4,204.09		

Transactions		ZASTROCKY,RONALD W			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
06/26	06/25	8779	AMAZON MKTPL*NQ3WO5O50 Amzn.com/bill WA	\$19.99	_____	
06/26	06/25	6344	Amazon.com*NO0SU4Y60 Amzn.com/bill WA	\$199.95	_____	
06/26	06/25	5759	AMAZON MKTPL*NO27G8Y90 Amzn.com/bill WA	\$154.99	_____	
06/27	06/25	4760	THE HOME DEPOT #0272 JACKSONVILLE FL	\$37.74	_____	
06/27	06/26	7973	POOL WAREHOUSE 800-5151747 TN	\$122.39	_____	
06/30	06/26	4402	PINCH A PENNY - 146 JACKSONVILLE FL	\$199.98	_____	
07/08	07/07	3843	AMAZON MKTPL*NL8MV4C11 Amzn.com/bill WA	\$463.11	_____	
07/09	07/08	1972	AMAZON MKTPL*NL4FN6NZ0 Amzn.com/bill WA	\$77.99	_____	
07/14	07/11	2971	AMAZON MKTPL*NR14A30Q2 Amzn.com/bill WA	\$10.99	_____	
07/22	07/21	3738	Amazon.com*732W88B63 Amzn.com/bill WA	\$149.99	_____	
07/23	07/22	6533	AMAZON MKTPL*OZ8UP81V3 Amzn.com/bill WA	\$133.99	_____	
07/23	07/23	9157	Amazon.com*FJ9M68GI3 Amzn.com/bill WA	\$108.45	_____	
07/24	07/23	3871	BJS WHOLESALE #0108 JACKSONVILLE FL	\$17.03	_____	
07/25	07/23	9461	THE HOME DEPOT #6365 JACKSONVILLE FL	\$50.28	_____	
07/25	07/23	7085	PINCH A PENNY - 146 JACKSONVILLE FL	\$33.96	_____	
07/25	07/24	0966	Amazon.com*WX4JF8VR3 Amzn.com/bill WA	\$449.97	_____	
07/25	07/24	3353	AMAZON MKTPL*JE5BW22H3 Amzn.com/bill WA	\$312.39	_____	
Total for Account 4798 5319 4185 8047				\$2,543.19		

Transactions		BILLING ACCOUNT ACTIVITY				
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Payments and Other Credits						
07/21	07/21	MTC	PAYMENT THANK YOU	\$4,200.99	CR	_____
Total for Account 4798 5319 2144 8538				\$4,200.99	CR	

Continued on Next Page



July 2025 Statement 06/26/2025 - 07/25/2025  
BEACH CDD (CPN 002750410)

Cardmember Service ( 1-866-485-4545

2025 Totals Year-to-Date	
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	\$6,747.28	\$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



Questions  
Cardmember Service  
P.O. Box 6353  
Fargo, ND 58125-6353



Mail payment coupon  
with a check  
U.S. Bank  
P.O. Box 790408  
St. Louis, MO 63179-0408



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## EXHIBIT 7

# **Comprehensive Request for Proposal (RFP) and Service Level Agreement (SLA) for Landscape and Irrigation Maintenance Services**

## **I. Introduction & General Requirements**

### **1.0 Invitation to Bid**

This Request for Proposal (RFP) is issued by the Beach Community Development District (CDD) in Duval County, Florida, to solicit proposals from qualified and experienced contractors for comprehensive landscape and irrigation maintenance services. The Beach CDD is an independent special district and a local unit of special-purpose government established under Chapter 190, Florida Statutes. The District, encompassing approximately 782 acres, is responsible for maintaining public facilities, including common area landscaping, irrigation systems, and amenity areas. The purpose of this RFP is to secure a partnership with a highly competent contractor who can meet the stringent standards required to maintain the District as a premier housing community. The awarded contract will be for an initial term of one year, with an automatic renewal option for two additional one-year periods, subject to the mutual agreement of both parties. The scope of work is comprehensive and encompasses all common areas and rights-of-way within the Beach CDD, including, but not limited to, medians, pond banks, monument beds, and amenity centers. The services required extend beyond routine lawn care to include a full agronomic program, specialized tree and shrub care, and a complete, all-inclusive irrigation maintenance and repair policy. Proposers must carefully review all specifications and become thoroughly familiar with the physical conditions of the service areas prior to submitting a proposal.

### **1.1 General Contractor Requirements, Qualifications & Licensing**

To be considered for this contract, a prospective bidder must demonstrate an exceptional level of professionalism, experience, and regulatory compliance. All bidding contractors and their proposed subcontractors are required to hold all necessary business licenses and meet the minimum insurance requirements established by the District. Contractors or subcontractors performing services are expected to maintain a current Florida State Certified Pest Control License (Category 3.0 or higher) and a Florida Certified Fertilizer Applicator License. A certification in the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) Best Management Practices (BMP) is highly preferred, but optional. These specific licensing requirements are essential to ensure that all chemical applications, a critical component of the maintenance program, are performed legally and in accordance with state-mandated guidelines, thereby mitigating environmental and legal risks for the District.

Continuous and qualified supervision is a cornerstone of this contract. Upon award, the contractor's proposed on-site supervisor may be interviewed and approved by the District or its designated staff. The contractor must have a history of extensive experience working in a large-scale, high-demand community environment with a proven track record of success. The contractor must also employ an Operations Manager whose role is to oversee the on-site team, preferably with a college degree in horticulture, agronomy, plant science, or a closely related field and a minimum of five years of industry experience.

### **1.2 General Standards of Care**

The contractor is required to maintain a professional appearance at all times, including company uniforms for all on-site staff and proper identification on all vehicles and equipment. All on-site

staff must wear company shirts with logos for easy identification as contracted personnel of the Beach CDD. Similarly, all vehicles on District property must be clearly marked with company logos or magnets. All equipment must be kept in excellent working condition, with sharp blades and level mower decks to ensure a clean, high-quality cut and prevent turf damage. The RFP includes highly specific equipment requirements, such as mandating the use of a mulching deck mower for the CR 244 center median. All operations must be conducted with the highest regard for public safety. The contractor's vehicles must comply with the most current Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" for traffic control in all work zones. Vehicles should not block residential driveways and must be clearly marked with lights and/or safety cones when parked in high-traffic or school zones. All on-site personnel are required to yield the right-of-way to pedestrians, cyclists, and school children, particularly during edging and weed-eating operations.

### 1.3 Procurement Evaluation Scoring Matrix

The table and additional information in Appendix A will be used to evaluate and score all submitted proposals.

<b>Evaluation Category</b>	<b>Weight (Points)</b>	<b>Key Evaluation Criteria</b>
A. Competitiveness & Completeness of Pricing Proposal (Price & Value) (REFERENCE APPENDIX A)	35	<ul style="list-style-type: none"> <li>• Total annual cost using normalized formula</li> <li>• Reasonableness of unit prices</li> <li>• Transparency of inclusions/exclusions</li> <li>• Alignment of cost with proposed service scope</li> </ul>
B. Understanding of Scope of Work, Detailed Schedule, Irrigation & Agronomic Quality	30	<ul style="list-style-type: none"> <li>• Clarity and completeness of maintenance/mowing schedules</li> <li>• Seasonal task planning and sequencing</li> <li>• Demonstrated comprehension of District needs</li> <li>• Integration of staffing, equipment, and QA/QC processes</li> <li>• Monthly irrigation inspections &amp; repair policies</li> <li>• Compliance with SJRWMD and water management rules</li> <li>• Soil testing, nutrient limits, UF/IFAS best practices</li> <li>• Pre/post-emergent weed control &amp; IPM</li> <li>• Clear, detailed mowing/maintenance schedules; dedicated, qualified on-site supervisor with ≥10 yrs experience; sufficient marked equipment; contingency staffing plan; proactive QA/QC processes.</li> <li>• UF/IFAS-aligned program, soil testing plan, clear N-rate limits, pre/post-emergent plan, IPM demonstrated, product labels and SDS included.</li> <li>• Comprehensive monthly inspection checklist, SJRWMD compliance, 24-hr all-inclusive repair policy included or adequate repair allowance, clear exclusions, 4-hr emergency response.</li> </ul>
C. Experience, Qualifications, Past Performance & References	20	<ul style="list-style-type: none"> <li>• Number and complexity of similar CDD/HOA projects</li> <li>• Regional relevance and familiarity</li> <li>• Quality and reliability of references</li> <li>• Documented history of performance, integrity, and professionalism</li> <li>• ≥5 similar projects, strong references with CDD/HOA in NE Florida, verifiable performance.</li> </ul>
D. SLAs, Safety & Communication	15	<ul style="list-style-type: none"> <li>• SLA timelines, penalties, and remedies</li> <li>• Safety program and insurance compliance</li> <li>• Reporting systems and timelines</li> <li>• Digital documentation with photos</li> </ul>

		<ul style="list-style-type: none"> <li>• Meeting participation and responsiveness</li> <li>• Meets/exceeds all SLA timelines and commitments, clear penalties &amp; progressive enforcement, offers performance bonds or service credits.</li> <li>• Meets pre/post visit reporting timeline, monthly reports, attends meetings, offers digital reporting and photos.</li> <li>• Meets/exceeds insurance limits, written safety plan, low/no claims history.</li> </ul>
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## Post-Submission Bid Review and Finalization Process

Following the submission deadline, the District Manager will conduct a comprehensive review of all proposed annual costs. Within two (2) weeks of the deadline, the contractor with the lowest initial bid will be notified of their standing and informed of the next-lowest bid amount. All other responding contractors will be notified only of the lowest bid submitted. Upon receipt of this information, each contractor will be granted a one (1) week period to reassess and, if desired, revise their proposal by submitting a finalized total annual cost. This final value will be used for the ultimate evaluation and award determination. Contractors are encouraged to ensure that their revised proposals reflect both competitive pricing and the full scope of services required under this contract.

### 1.4 Emergency Response Requirements

The contractor must provide a designated emergency point of contact who is available 24 hours a day, 7 days a week, including holidays, to address hazardous on-site conditions. In the event a hazardous condition is identified, the emergency contact is required to arrive on-site within four hours of notification. All emergency responses must be thoroughly documented, including the date and time of the event, and reported via email to the Field Operations Manager or designee within 48 hours of the issue being resolved. For irrigation emergencies, such as a main line break, the contractor must turn off the water immediately and complete the final repair within 24 hours of notification, unless an extension is approved by the District.

## II. Scope of Services - Landscape Maintenance

### 2.0 Core Landscape Operations

The contractor is expected to maintain an on-site presence year-round with a full-time crew, performing scheduled tasks during both the growing and dormant seasons. The growing season is defined as April 1 through October 31, and the dormant season is November 1 through March 31. All work must be completed by the end of the day on Friday each week, unless an exception is granted by the District. The contractor is prohibited from using staggered mowing dates and must maintain a consistent schedule throughout the week. Employees must be educated on proper mowing techniques for the varying grass types, including the use of different mowing patterns to prevent rutting and soil compaction. Grass clippings should be left on the lawn to restore nutrients, provided they do not create an unsightly appearance.

#### Mowing Heights and Patterns by Turf Type

Turf Type	Mowing Schedule (Growing Season)	Mowing Schedule (Dormant Season)	Location	Mowing Height	Notes
St. Augustine	Weekly (High-Priority Areas); Bi-weekly (Other Areas)	Monthly	Irrigated residential/comm on turf	4-5 inches	St. Augustine's higher recommended height ensures a dense turf without scalping. Maintain leaf



					density; avoid removing frac13 blade length.
Bahia	Weekly (High-Priority Areas); Bi-weekly (Other Areas)	Monthly	Non-irrigated common areas and ponds	3-4 inches	If Bahia is used on slopes or pond banks, higher mowing height helps reduce erosion. Preserve pond banks; allow a 3 ft Bahia buffer at outfalls.
Bermuda / Zoysia (common)	Bi-weekly (as needed)	Monthly	Irrigated turf areas, e.g. amenity lawns	1.5-2.5 inches	Note that this turf type is sensitive to incorrect deck height and tight turning; operators must be trained accordingly. Use reel mower; watch deck height to prevent scalping.

## 2.1 Edging, Trimming, and Blowing

All plant beds, curbs, streets, and buildings are to be neatly edged and trimmed to maintain their shape and configuration. This includes both "hard" edging around concrete surfaces and "soft" edging around beds, which must be performed concurrently with each turf mowing. The use of chemical edging is strictly prohibited. The contractor is responsible for the immediate cleanup of all hard surfaces, including sidewalks, curbs, and pavement, which must be blown or vacuumed clean of all debris immediately after mowing and before leaving the area. Clippings and other debris must not be left on any surface for more than two hours.

## 2.2 Shrub, Tree, and Groundcover Maintenance

Shrubs and other groundcover must be maintained at a height that does not disrupt clear lines of sight at vehicular intersections. Pruning must focus on maintaining the current shape of the plant, explicitly prohibiting radical "cutbacks" or "topping." Mass-planted shrubs are to be pruned as a unified group to a consistent height, allowing the sides to grow together into a full, solid mass. Tree trimming and pruning are to be performed every six months to maintain health and prevent travel lane obstruction. Specific clearance heights are mandated: 12 feet over sidewalks, 14.5 feet over roadways, and 8 feet in medians. All pruning must be consistent with accepted horticultural practices and comply with all Duval County codes and regulations. The contractor is also responsible for the removal of dead wood, up-limbing of trees that block irrigation, and the treatment or removal of high-density moss from oak trees.

Tree trimming for street light clearance. The contractor shall ensure that all trees within the designated maintenance areas are regularly inspected and pruned to prevent obstruction of street lighting fixtures. Tree limbs and foliage must be trimmed to maintain a minimum clearance of ten (10) feet horizontally and vertically from any street light to ensure optimal illumination of public pathways and roadways. Pruning shall be performed in accordance with ANSI A300 standards to promote tree health and structural integrity. All trimming activities must be scheduled to avoid nesting seasons and comply with local environmental regulations. The contractor shall report any trees requiring significant structural pruning or removal to the District FOM for prior approval.

Native saw palmettos and ornamental grasses (e.g. muhly, cordgrass) shall be maintained to look natural. Remove only dead fronds from palms (no “hurricane cut” trimming of healthy fronds). Cordgrass on road edges or as buffers should be trimmed minimally: leave natural arching form with a 1-foot mulch buffer from turf. In common buffers, trim cordgrass only as needed to eliminate weeds or meet clearance (e.g. edging sidewalk passage).

Removal of dead or dying ornamental plants and shrubs. The contractor shall routinely inspect all ornamental plantings and shrubs within the landscape areas for signs of decline, disease, or death. Any plant material deemed dead, dying, or unsightly shall be promptly removed to preserve the aesthetic quality and curb appeal of the property. Removal shall include extraction of root systems where feasible and disposal in accordance with local waste management guidelines. The contractor shall notify the District FOM of any widespread plant loss or recurring issues and may recommend suitable replacement species that align with the existing landscape design, climate conditions, and maintenance budget. Seasonal evaluations are encouraged to ensure timely intervention and sustained visual harmony.

### **2.3 Litter & Debris Removal**

The contractor is responsible for daily litter and debris pickup before each mowing operation. This includes the removal of bottles, cans, fallen limbs, and unauthorized signs from all turf areas, monument beds, and rights-of-way. All landscape debris generated by the contractor's work, such as clippings and pruning waste, is the sole responsibility of the contractor to remove from the property at no additional expense to the District. Natural areas visible within five feet of bed lines must also be kept free of dead branches, unsightly weeds, and vines.

### **2.4 Storm Drain and Inlet Cleaning**





Storm drain inlets, grates and nearby rockwork shall be inspected at each mowing and cleared of debris to ensure water flow. Openings and grates shall be cleaned of leaves and trash as needed with each service. At least once per month, accumulated sediment and sand shall be shovel-cleaned from curb inlets. The contractor shall inspect and clear all storm drains and inlets of landscape debris on a monthly basis or following a significant storm event. The contractor is not responsible for the removal of major obstructions (e.g., concrete, large rocks) but must promptly report them to the District's Field Operations Manager.

## **III. Scope of Services - Plant Health & Agronomy**
































### **3.0 Fertilization Program**









The fertilization program for all turf, trees, palms, and shrubs must be based on and reviewed for compliance with UF/IFAS guidelines and must be submitted to the District for approval. The use of quality, slow-release fertilizers, with rates based on recent soil tests and UF/IFAS recommendations, is required for all applications. Florida law limits nitrogen to a maximum of 2.0 lbs per 1,000 sq.ft. per application in spring/summer (and 1.0 lb in fall); the program should adhere to these limits. A minimum of five applications per year is required for both Bermuda and St. Augustine turf, with each application providing a minimum of 1 pound of Nitrogen per 1,000 square feet (mixed N forms, ≥50% slow-release). Non-irrigated Bahia common areas should be fertilized as needed based on soil conditions and growth (typically in spring and fall). Minimal or no phosphorus should be applied unless soil tests indicate deficiency (UF/IFAS advises using “X-0-X” formulations if P is adequate). A crucial component of the program is the treatment for bicarbonates and sodium found in the reclaimed irrigation water used throughout the community. The program must include at least two annual treatments to combat these elements, which are known to cause long-term soil and turf degradation. The contractor is financially responsible for replacing any turf damaged by over-fertilization, with replacement required within two weeks of the damage.

### **Sample Consolidated Turf Program (Seasonal Recommendations)**

Categories:  Fertilizer → light green  Herbicide → light orange  Insecticide → pale blue 

Cultural/Governance → light gray

Month	Turf Type	Application Type	Key Products & Rates	Notes / Method
<b>JAN</b>	All Turf (non-overseeded)	 Pre-emergent Herbicide	Spectacle — 3 oz/acre	Prevent spring weeds; granular or liquid
	All Turf	 Fertilizer (Soil/Foliar)	FP Calcium 2 qt/ac... FP Manganese 2 qt/ac	Winter micronutrient support
	St. Augustine	 Foliar Micronutrients	Iron (spot)	Boost winter color
	Bermuda	 Soil/Foliar Micronutrients	—	Monitor overseed
<b>FEB</b>	All Turf	 +  Pre-emergent + Fertilizer	Ronstar on 15-0-15 @ 200 lb/ac	Mid-Feb application
	St. Augustine	 Micronutrients	—	Pre-spring soil prep
	Bermuda	 +  Pre-emergent + Fertilizer	Ronstar on 15-0-15	Per site
<b>MAR</b>	All Turf (irrigated)	 Insecticide	Fipronil	2nd–3rd week
	All Turf	 Fertilizer	First N approx 1 lb N/1,000 ft <sup>2</sup>	UF/IFAS limits
	All Turf	 Soil/Foliar	Jan recipe	Growth season start
<b>APR</b>	St. Augustine	 Fertilizer	Heavy N le 1 lb N/1,000 ft <sup>2</sup>	—
	All Turf	 Aerification (5/8”), light vertical mow		Paired with Milorganite
	All Turf	 Foliar	Micronutrients	—
<b>MAY</b>	Bermuda	 +  Pre-emergent + Fertilizer	Ronstar + 20-0-10 @ 200 lb/ac	Early May
	Bermuda	 Transition Herbicide	Revolver (if needed)	Overseed cleanup
	All Turf	 Pest Control	Spot treat	Chinch bugs, mole crickets
<b>JUN</b>	All Turf	 Fertilizer	12-1-0	District requirement
	All Turf	 Cultivation	Aggressive verticut, mowing	Reduce thatch
	All Turf	 Micronutrients	Jan recipe	Summer program
<b>JUL</b>	All Turf	 Pre-emergent Herbicide	Prodiamine 1 lb/ac	Weed prevention
	All Turf	 Foliar	Micronutrients	—
<b>AUG</b>	All Turf	 Aerification + Vertical Mow	¾”–1” cores	Soil opening
	All Turf	 Topdress	Sports turf sand	Fill cores
	All Turf	 Fertilizer	Milorganite	Into cores
<b>SEP</b>	All Turf	 Fertilizer	3rd N app le 1 lb N/1,000 ft <sup>2</sup>	Fall feeding
	Bermuda	 Pre-emergent	Prodiamine	Winter weed control
<b>OCT</b>	Overseeded Areas	 Pre-emergent	Prodiamine	Before seeding
	Non-overseed	 Pre-emergent	XL 2G (Surflan)	—

	Borders			
	All Others	 Pre-emergent	Spectacle	Weed control
	All Turf	 Fertilizer	Heavy Milorganite	—
	Overseeded Areas	 Overseed	Rye	—
<b>NOV</b>	All Turf	 Fertilizer	12-22-8	Overseed 1#N/1000
	All Turf	 Soil/Foliar	Soil spray	—
<b>DEC</b>	All Turf	 Soil/Foliar	Soil spray and Foliar spray	—
	Overseeded Areas	 Pre-emergent	Prodiamine 1#/acre	—
	All Turf	 Micronutrients	Iron	Boost winter color

### 3.1 Weed & Herbicide Control

Maintaining a weed-free appearance is a high-priority, ongoing task. The contractor is required to remove all visible weeds from medians, monument beds, and areas adjacent to sidewalks and roadways during each daily visit. Special attention is required at amenity centers, where daily weeding is mandatory to maintain the pristine appearance of pool decks, pavers, and flower beds. A minimum of two pre-emergent herbicide applications are required annually, one in the fall and one in the spring, for all irrigated turf areas. Post-emergent controls will be used for spot treatments, but for established weeds that have begun to dominate a bed, hand-pulling is required.

### 3.2 Pest and Disease Control

The contractor is required to establish and implement a comprehensive Integrated Pest Management (IPM) program that follows UF/IFAS guidelines. This program must include a proactive spray schedule for common turf and plant pests, such as mole crickets, chinch bugs, and armyworms. All chemicals must be purchased and obtained at the contractor's expense, and all spraying must be performed by or under the direct supervision of a Florida-licensed applicator. Treated areas must be marked with signs to avoid resident concerns, and these signs must be removed once the area is dry and safe. The contractor is responsible for continuously monitoring all grass conditions. Any damage to irrigated turf caused by insects, fungus, or mowing equipment must be replaced by the contractor at no additional cost to the District. This replacement must be completed within 14 calendar days of the damage being identified.

### 3.3 Annual Flower Program

The annual flower program is subject to precise standards. A rotation of three different annuals is required each year, and the contractor must submit their suggested plantings for District approval prior to installation. Before planting, all beds must be rototilled to a depth of 8-10 inches, and the soil mix must be replenished annually at a rate of 1 cubic yard per 275 square feet of bed area. To ensure the prolonged blooming and vibrant appearance of the plants, beds must be serviced weekly during the growing season and bi-weekly during the dormant season to remove dead or fading flowers.

### 3.4 Annual Mulch Installation Program

The contractor shall perform an annual mulch installation program across all designated mulch beds within the District, utilizing high-quality, durable “pine bark” style mulch. Mulch shall be procured and installed to a uniform depth of two to three inches, ensuring full coverage without encroaching on plant stems or tree trunks to prevent rot and pest issues. Prior to installation, and at the discretion of the District FOM, all existing mulch, groundcover, or organic debris must be thoroughly collected—raked, removed, and properly disposed of in accordance with local environmental regulations. The contractor shall verify that soil surfaces are free of weeds and compacted material to promote proper mulch adhesion and water infiltration. Mulch shall be installed with clean edges and consistent grading to enhance visual appeal and support moisture retention, weed suppression, and soil temperature regulation. Timing of installation should align

with seasonal needs to maximize effectiveness and minimize disruption to plant health.

## IV. Scope of Services - Irrigation Systems

### 4.0 System Management & Inspection

The contractor is required to have a dedicated, highly trained irrigation team for the duration of the contract, with all qualifications submitted for District approval. Within 10 days of contract award, the contractor must submit a detailed plan for how the entire irrigation system, including all controllers, zones, and valves, will be inspected on a monthly basis. A key component of this plan is compliance with all St. Johns River Water Management District (SJRWMD) guidelines and local watering restrictions. The contractor is responsible for adjusting watering schedules to correspond with seasonal rainfall and plant needs, while ensuring minimal water use. An explicit restriction is placed on irrigation during school hours to prevent students from being diverted into hazardous roadways, with no irrigation running between 7:00 a.m. and 9:30 a.m. or 2:00 p.m. and 5:00 p.m., Monday through Friday.

### 4.1 Irrigation Repair Policy

The contract includes an all-inclusive, lump-sum repair policy that covers a wide range of routine repairs at the contractor's sole expense, including lateral line, valve, solenoid, and head replacements. This policy is designed to prevent financial disputes by eliminating the risk of unexpected costs for common repairs. The contract clearly delineates which items are excluded from the all-inclusive policy and require a separate quote and approval from the District. All repair areas that pose a hazard to pedestrians or vehicles must be immediately marked with flags and/or cones that are clearly visible both day and night. All routine irrigation repairs must be completed within 24 hours of notification unless otherwise approved by the District.

#### All-Inclusive vs. Excluded Irrigation Repairs

All-Inclusive Repairs (Contractor's Expense)	Excluded Repairs (Separate Billing)
Lateral line repairs	Mainline repairs of 4 inches or greater
Valve repairs and replacement	Timer repair and replacement
Solenoid replacements	Damage due to vandalism
Head replacements and adjustments	Verifiable damage from lightning strikes or power surges
Relocation of heads for plant/turf growth	
Locating and splicing wires	
Valve box and lid replacement	
Decoder repairs and replacement	
Battery replacement in all controllers	
Rain sensor replacement	

## V. Service Level Agreement (SLA)

### 5.0 Performance Standards & Metrics

The Service Level Agreement (SLA) is the core of this contract, establishing a framework for performance and accountability. The following table outlines the performance metrics and their acceptance criteria:

Service Category / Metric	Performance Standard / Acceptance Criteria
Lawn Mowing & Maintenance	St. Augustine: 4-5", Bahia: 3-4", Bermuda/Zoysia: 1.5-2.5". All turf areas mowed and edged in accordance with the schedule, with no unsightly grass clumps visible.
Edging/Trimming	Neat edging around all beds, curbs, and trees. Grass runners removed.





<b>Blowing</b>	All sidewalks, curbs, and paved areas blown clean of debris. Clippings not in beds or drains.
<b>Weed Control</b>	All visible weeds removed from medians, beds, and amenity areas. Weeds hand-pulled or sprayed.
<b>Plant Beds (Annuals)</b>	Dead flowers removed. All plant beds, tree wells, and shrub rings are weed-free and edged. Soil tilled and replenished yearly.
<b>Plant &amp; Shrub Health</b>	Plants and shrubs are well-pruned and healthy, with no signs of disease or pest infestation.
<b>Litter &amp; Debris</b>	All visible litter, fallen limbs, and other debris are removed before leaving the site.
<b>Irrigation System</b>	Full system inspection, including controllers and heads. All irrigation zones are operating without leaks or broken heads; monthly inspection report submitted. Report of issues and repairs submitted.
<b>Response Time</b>	Emergency response within 4 hours; standard service requests within 2 business days.
<b>Reporting</b>	All required reports submitted on time.

## 5.1 Deficiency Correction Protocols & Remedies for Non-Compliance

The contract outlines a progressive enforcement policy to ensure the timely correction of deficiencies while providing a clear and legally defensible framework for accountability. The contractor is required to correct any issues noted during weekly or monthly inspections within a specified timeframe:

- **Emergency / Life-safety issues** (e.g., active water on road, downed tree limbs creating hazard): Must be addressed within 4 hours.
- **Critical deficiencies** (e.g., irrigation causing continued major turf loss, major damage to irrigation system limiting water in multiple areas): Must be addressed within 24 hours.
- **Standard deficiencies** (aesthetic or minor): Must be corrected within 72 hours.

If a contractor fails to meet these standards, a tiered series of remedies will be applied, beginning with a verbal warning for the first offense, escalating to a written warning and management meeting, and progressing to a financial penalty such as a retainage hold or cost deduction.

Service Category / SLA Item	Acceptance Criteria / Performance Standard	Measurement / Inspection Method	Response / Correction Time	Frequency	Remedy for Non Compliance
 Emergency Response	On site within 4 hrs for hazardous conditions	Documented response times	le 4 hrs	As needed	Up to \$\$250\$/hour late fee at Board discretion; documented warning
 Irrigation Failures (Repairs)	All inclusive repairs le 24 hrs; hazards taped/flagged	Monthly irrigation report + immediate notification	Emergency le 4 hrs; routine le 24 hrs	As needed	—
 Weed Control – Amenity Centers	No visible weeds on pool decks/pavers/beds in growing season	Daily visits — post visit report	Before next business day; otherwise le 24 hrs	Daily (in season)	—
 Pest / Disease Damage	Replace damaged turf from	Damage report & replacement	le 14 calendar days	As needed	—

	insects/disease/ misapplication	records			
■ Deficiency Corrections	Complete resolution within le 72 hrs of notification	Inspection of corrected work	le 72 hrs	As needed	10% invoice retainage until resolved
■ Mowing (by turf type & priority area)	St. Augustine: 4-5", Bahia: 3-4", Bermuda/Zoysia: 1.5-2.5"; no clippings/rutting/scalping	Weekly Landscape Checklist; visual inspection	Safety: same day; standard le 72 hrs	Per schedule	Pro rata credit per missed cut
■ Edging / Trimming	Neat edging; beds free of runners; curbs/sidewalks blown clean	Weekly Checklist & post visit report	Safety: same day; standard le 72 hrs	Per visit	—
■ Blowing	Paved areas/sidewalks blown clean; clippings not in beds/drains	Visual inspection	Per associated service timing	Per visit	—
■ Weed Control – Medians/Beds	Remove all visible weeds; hand pull or spray	Visual inspection	le 72 hrs	Per visit	—
■ Plant Beds (Annuals)	Dead flowers removed; edged beds/tree wells; soil replenished annually	Visual inspection	le 72 hrs	Per visit & annual soil work	—
■ Plant & Shrub Health	Well pruned; healthy; pest/disease free	Visual inspection	Per pest/disease replacement criteria	Ongoing	—
■ Litter & Debris Removal	Remove all visible litter/debris before leaving site	Visual inspection	Same day	Per visit	—
■ Irrigation System Inspections	Monthly inspection; no leaks/broken heads; report submitted	Monthly irrigation report	Monthly; issues: see repairs	12/year	Up to \$\$200\$ per missed inspection at Board discretion; reschedule within 48 hrs
■ Reporting – Pre & Post Visit	Pre visit ge 8 hrs; post visit le 8 hrs after; monthly reports on time	Email/text timestamps; delivered reports	Late: within 48 hrs	Per visit & monthly	—
■ Weekly Checklist	4 checklists/month; signed	Signed checklists	Correct before next invoice	Weekly	Invoice withheld until compliant

## 5.2 Weekly Landscape Checklist Template

The Property Service Report shall provide detail on the contracted maintenance services

performed, including but not limited to: Bed Edging, Curb Line Cleanup, Edging Curbs & Walkways, General Turf / Bed Cleanup, Groundcover Trimming, Hand Pruning, Irrigation Monitoring, Leaf Removal, Mowing, Mulching, Shearing, Tree Pruning, Watering, Weeding, Chemical Applications, Enhancements, and other relevant services. Reporting templates are subject to changes and approval of the Field Operations Manager.

**Project:** Beach CDD Landscape Maintenance

**Date:**

**Week of:**

Item	Status (Pass/Fail)	Notes/Deficiencies Found
Mowing		
Edging & Blowing		
Litter & Debris Removal		
Shrub/Tree Trimming		
Plant Bed Maintenance		
Weed Control		
General Property Appearance		

**Contractor Representative:** \_\_

**District Representative:** \_\*\*\_

## VI. Reporting & Communication

### 6.0 Vendor Reporting Requirements

Thorough and consistent reporting is a mandatory component of this contract, transforming the vendor from a simple service provider into a transparent community partner. The on-site supervisor is required to provide monthly reports via email, including weekly detail on the work areas serviced (by day of the week) and crew size, and a brief summary of work completed and any issues noted. Reporting templates are subject to changes and approval of the Field Operations Manager.

Report Type	Frequency	Required Information
Pre-Visit Notice	Monthly Report (Template) of Detailed Weekly/Daily Schedule	Anticipated work areas serviced, crew size, estimated arrival time.
Post-Visit Notice	Monthly Report (Template) of Detailed Weekly/Daily Schedule	Brief description of areas serviced, work completed, issues noted.
Monthly Management Meeting Minutes	Monthly	Detailed minutes of on-site safety/quality meeting.
Monthly Property Inspection Report	Monthly	Written report of all deficiencies found, timeline for correction.
Monthly Irrigation Report	Monthly	Detailed report of inspections, issues found, and repairs made.
Quarterly Newsletter Article	Quarterly	Topics for the April 1st newsletter include a spring planting update, mulch schedule, and fertilization tips. Topics for the November 1st newsletter include dormant season preparation, winterizing irrigation, and pest forecasts.
CDD Board Meeting Attendance	Monthly; minimum 2 business days' notice to skip	Requests to skip CDD Board Meetings require a minimum of 2 business days' notice to the Field Operations Manager.

### 6.1 Monthly Irrigation Report Template



Document and verify watering schedules by controller clocks / zones. Reporting templates are subject to changes and approval of the Field Operations Manager.

**Project:** Beach CDD Irrigation Maintenance

**Report Date:**

**Report Period:**

Controller Audits	Status
List of controllers audited:	
Status of each controller (working/not working):	
Adjustments made to watering schedules:	

System Inspections	Status
Total zones checked:	
Number of broken heads/valves/lines found:	
Number of repairs completed:	
Location of repairs (Zone/Area):	

Notes & Recommendations	Details
General condition of the system:	
Recommendations for future repairs or system upgrades:	
List of parts used for repairs:	

**Contractor Representative:** \_\_

**District Representative:** \_\_

## VII. Optional & Separately Priced Services

### 7.0 Unit Pricing

The RFP requests itemized pricing for a variety of optional services that may be exercised at the District's discretion and awarded separately from the base contract.

Optional Service	Unit	Notes
Sod Replacement (All Grass Types)	Per Pallet; Per Square Yard	Includes procurement and installation of Bermuda, St. Augustine, or Bahia sod to repair damaged areas.
Annual Flower Rotations	Per-Event Installation	Includes soil renovation and all necessary materials.
Additional Tree Pruning	Per-each, including removal of trimmings	Pruning of trees beyond the standard 6-month cycle.
Additional Mulch Installation	Per Cubic Yard	Includes procurement and installation of mulch. Includes removal and disposal of prior mulch bed or groundcover.
Pine Straw Installation	Per Square Foot	Includes procurement and installation of pine straw.
Ornamental Trees	Per-each (with height specified), including installation	New tree installation.
Fire Ant Control	N/A	Fire ant control in turf and pest bait stations can be bid separately.
Emergency Mulching or Soil Amendments	N/A	Emergency mulching or soil amendments as needed.
Freeze Protection Services	N/A	Services to protect sensitive plants during cold weather.

Extra Services	N/A	Other services such as planting or replacing irrigation backflow devices, or special event cleanup.
Ornamentals	Per-each (3-gallon)	N/A
Shrubs	Per-each (1-gallon)	N/A
Irrigation Repair (Billable)	Hourly man-time rate	N/A
Additional Mowing	Per-Event	N/A
Hurricane/Storm Cleanup	Per-Event	N/A
Tree Trimming (Over 15 feet)	Per Tree	N/A

## VIII. Tamaya Area Definitions

The following areas define the scope of landscape and irrigation services required under this contract.

Area No.	Name	Subdivisions	Mowing Schedule (Growing Season)	Mowing Schedule (Dormant Season)
1	Tamaya North	Danube, Tartus, Pescara, Oreveza, Marmaris, Provati, Izola, Karatas, Aegean, Capera	Weekly	Once per month
2	Tamaya NW	Cassia, Costas, Laurel Bay, Cala CV	Weekly	Once per month
3	Tamaya South	Brettunger, Savona, Bari, Trave	Weekly	Once per month
4	Meritage Blvd	Guard House, Roundabout, Park behind pond	Weekly	Once per month
5	Tamaya Amenity Center	Pool area, entrance/exit	Weekly	Once per month
6	Tamaya Blvd	Beach Blvd to Kernan	Bi-Weekly	Once per month
7	Beach Blvd	End of wall by Caliber Collision to fountain	Bi-Weekly	Once per month
8	Tamaya SW	Fiera Vista, Spiro, Valletta	Weekly	Once per month

## IX. General Contractual Provisions

### 9.0 Terms & Conditions

The term of the contract is for one year, with an automatic renewal for years two and three upon mutual agreement. Bidders are required to submit a copy of all business licenses, insurance, and a W9 as part of their proposal. The contractor is solely responsible for obtaining and maintaining all necessary licenses and permits, including those for pesticide and fertilizer application, for the duration of the contract.

### 9.1 Legal & Regulatory Compliance

The contractor must adhere to all applicable federal, state, and local laws and regulations, including those from the Florida Department of Transportation (FDOT), the Occupational Safety and Health Administration (OSHA), and the St. Johns River Water Management District (SJRWMD).

### 9.2 Damage Liability

The contractor is held solely responsible for any damage caused to District or private property during the performance of the contract, including damage to fences, signs, irrigation systems, or hardscapes. The contractor is responsible for promptly notifying the property owner of any

damage, hiring a contractor to make the repairs, and paying for all associated costs. This liability extends to damages caused by negligence, over-fertilization, or improper herbicide application.

## **X. Conclusions and Recommendations**

The comprehensive Request for Proposal (RFP) and Service Level Agreement (SLA) outlined in this report represent a robust and sophisticated framework for landscape and irrigation maintenance services for the Beach Community Development District. This document goes beyond a simple list of required tasks by integrating a multi-tiered system of communication, quality control, and accountability.

The structure of this RFP, particularly the linkage of the landscape checklist to payment retention, provides the District with a powerful and legally defensible tool for performance management. This mechanism ensures that deficiencies are addressed in a timely manner and that the contractor is financially incentivized to maintain the high standards expected by the community. The tiered penalty system for non-compliance, from verbal warnings to contract termination, provides a clear and predictable path for resolution, protecting the District's interests.

Ultimately, this document is designed to attract and secure a partnership with a highly professional and expert landscape management firm. By requiring proactive planning, detailed reporting, and a clear commitment to performance-based metrics, the Beach CDD can ensure the long-term aesthetic and horticultural excellence of its community assets.

## **XI. Appendices**

### **APPENDIX A**

## **Scoring - Price & Fee Structure**

### **Competitiveness & Completeness of Pricing Proposal (Price & Value) — 35 pts (Normalized)**

Scoring method: The lowest responsive total annual cost receives full points (35) and the highest responsive total annual cost receives zero points (0). Other bidders receive points using the formula:

$$\text{Points\_for\_Bid} = 35 \times (1 - (\text{Bidder\_Price} - \text{MIN}(450000, \text{Lowest\_Price})) / (\text{MAX}(450000, \text{Highest\_Price}) - \text{MIN}(450000, \text{Lowest\_Price})))$$

Use exact math for calculation and round down result to nearest integer for reporting.

***Example (digit-by-digit calculation):***

---

Bid A = \$430,000

Lowest Price = \$430,000 (Bid A) → Bid A gets full 35 points.

Bid B = \$440,000

Points =  $35 \times (1 - (440000 - 430000) / (460000 - 430000)) = 23$  points.

Bid C = \$450,000

Points =  $35 \times (1 - (450000 - 430000) / (460000 - 430000)) = 11$  points.

Bid D = \$460,000

Points =  $35 \times (1 - (460000 - 430000) / (460000 - 430000)) = 0$  points.

If Bids were all above \$450,000 (e.g. \$460K, \$470K, \$480K, \$490K) the point values would be 35, 17, 8, and 0 respectively.

## **Post-Submission Bid Review and Finalization Process**

Following the submission deadline, the District Manager will conduct a comprehensive review of all proposed annual costs. Within two (2) weeks of the deadline, the contractor with the lowest initial bid will be notified of their standing and informed of the next-lowest bid amount. All other responding contractors will be notified only of the lowest bid submitted. Upon receipt of this information, each contractor will be granted a one (1) week period to reassess and, if desired, revise their proposal by submitting a finalized total annual cost. This final value will be used for the ultimate evaluation and award determination. Contractors are encouraged to ensure that their revised proposals reflect both competitive pricing and the full scope of services required under this contract.

## EXHIBIT 8

### Gym Etiquette Rules (final)

- Cell phones – Do not use speakerphone and do not play games on phone while sitting on machines!
- Don't drop the free weights or machine weights!
- Put weights back when done!
- Use one set of dumbbells at a time!
- Wipe down equipment when done (do not wipe electronic surfaces)!
- No sandals or flip flops, etc.
- No food allowed!
- Do not take weights to other rooms!
- No guest without resident present!
- No one under 12!
- Children under 16 must be accompanied!

## EXHIBIT 9

# BEACH COMMUNITY DEVELOPMENT DISTRICT

## COMPREHENSIVE AMENITY FACILITY POLICIES

*Effective Date: November 01, 2025*

*Removes and replaces all previous policies and enforcement practices.*

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### **District Manager:**

Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

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## TABLE OF CONTENTS

### **I. DEFINITIONS AND GENERAL PROVISIONS ..... 03**

- Definitions
- Identification and Access Cards
- Non-Resident Annual User Fee
- Homeowners Association Use of Facilities
- Community Club Use of Facilities
- Guest Policies
- Renter's Privileges
- Instructor/Trainer Policies

### **II. GENERAL AMENITY FACILITY PROVISIONS ..... 09**

- General Facility Policies
- Hours of Operation
- Vehicle and Parking Policies
- Loss or Destruction of Property
- Service Animal Policy
- General Usage Guidelines

### **III. RESORT-STYLE POOL FACILITIES ..... 14**

- General Swimming Pool Rules
- Lap Pool Policies



- Waterslide Policies
- Pool Deck and Amenity Areas

#### **IV. FITNESS CENTER AND WELLNESS FACILITIES ..... 18**

- General Fitness Center Policies
- Equipment Usage Guidelines
- Group Fitness Room Policies
- Personal Training Guidelines

#### **V. TENNIS FACILITY OPERATIONS ..... 21**

- Tennis Court Usage Policies
- Court Reservation System
- Tennis Equipment and Maintenance
- Professional Court Standards

#### **VI. BASKETBALL AND RECREATIONAL COURTS ..... 23**

- Basketball Court Policies
- Multi-Use Court Guidelines
- Youth Supervision Requirements
- Equipment Policies

#### **VII. PLAYGROUND AND FAMILY AMENITIES ..... 25**

- Playground Safety Policies
- Age-Appropriate Usage
- Equipment Guidelines
- Family Recreation Areas

#### **VIII. EVENT FACILITIES AND RENTAL POLICIES ..... 26**

- Tamaya Hall Rental Policies
- Event Lawn Usage
- Private Event Guidelines
- Catering and Service Policies

#### **IX. NO FISHING POLICY ..... 31**

- Water Feature Restrictions
- Environmental Protections
- Permitted Activities

## **X. ENFORCEMENT AND DISCIPLINARY PROCEDURES ..... 31**

- Violation Categories
- Progressive Discipline Policy
- Appeal Procedures
- Suspension and Termination

## **XI. CONSENT TO VIDEO AND AUDIO MONITORING ..... 34**

## **XII. APPENDICES ..... 35**

- Emergency Procedures
- Contact Information
- Forms and Applications
- Facility Rental Rates

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# **I. DEFINITIONS AND GENERAL PROVISIONS**

## **DEFINITIONS**

**"Amenity Facility"** – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically limited to, the pools, tennis and basketball courts, playground, fitness center, group fitness room, banquet event hall and large event lawn, together with its appurtenant facilities and areas.

**"Amenity Facility Policies" or "Policies"** – shall mean these Comprehensive Amenity Facility Policies of Beach Community Development District, as amended from time to time.

**"Basketball Facilities"** – shall mean the basketball court that is a part of the District's Amenity Facility.

**"Board of Supervisors" or "Board"** – shall mean the Beach Community Development District's Board of Supervisors.

**"Community Club"** – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District's Board.

**"Credit Card Convenience Fee"** – shall mean a 3% fee added to any and all fees or rates adopted by the District to be paid by any Patron seeking to pay such fee or rate with a credit card.

**"District"** – shall mean the Beach Community Development District.

**"District Manager"** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**"Amenity Manager / Facility Manager"** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

**"Fitness Center"** – shall mean the fully equipped fitness facility including cardiovascular equipment, strength training equipment, free weights, and associated wellness amenities.

**"Group Fitness Room"** – shall mean the dedicated studio space for fitness classes, yoga, pilates, and other group wellness activities.

**"Guest"** – shall mean any individual who is 4 years of age or over and is invited to use the Amenity Facility. Guests must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter. Refer to the maximum number of guests allowed per Amenity for maximum number of guests allowed on any given day.

**"Homeowners Association"** – shall mean the Tamaya Residential Homeowners' Association, Inc.

**"Identification"** – shall mean an acceptable photo identification card, which indicates a birthdate and an address. A valid student identification card may be used for a person under 18 years of age. The card may be on an electronic device, such as a picture on phone, but must be available upon request by the Amenity Manager / Facility Manager.

**"Instructor" and "Trainer"** – shall mean any person providing instruction or training to a non-family member, or more than one household, regardless of payment for such services. This term does not apply to the instruction or training of any person, or group of people, lasting less than ten minutes during a forty-eight (48) hour period of time.

**"Non-Resident"** – shall mean any person or persons who do not own or rent property within the District.

**"Non-Resident Annual User Fee"** – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**"Non-Resident Member"** – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

**"Patron" or "Patrons"** – shall mean Residents, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

**"Pool Complex"** – shall mean the resort-style swimming pool complex including the main pool, lap pool, waterslide, spa, and associated deck areas.

**"Renter"** – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

**"Resident"** – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Beach Community Development District.

**"Swimming Pools and Waterslide"** – shall mean the swimming pools and the waterslide that are part of the District's pool complex.

**"Tamaya Hall"** – shall mean the premier event facility available for private rentals and community programming.

**"Tennis Facilities"** – shall mean those tennis courts that are a part of the District's Amenity Facility.

## IDENTIFICATION AND ACCESS CARDS

1. **Access Card Issuance:** Two (2) access cards will be issued to each household. There is a charge to replace a lost or stolen card as determined by the Board of Supervisors.
2. **Liability Waiver Requirement:** A Patron will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. **Identification Verification:** Patrons shall be required to present Identification and Access cards upon request by staff at the Amenity Facility. This requirement ensures proper facility usage and maintains security standards.
4. **Card Security:** All lost or stolen Access cards must be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to District property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported to the Amenity Manager's office within 24 hours of the loss being discovered.

## NON-RESIDENT ANNUAL USER FEE

The Non-Resident Annual User Fee for any person not owning or renting real property within the District is **\$3,500**, and this fee shall include privileges for up to 2 adults and anyone under the age of 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement.

This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

## HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. **Fee Waiver:** Each Homeowners Association within the Beach CDD may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. **Damage Responsibility:** Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

## COMMUNITY CLUB USE OF FACILITIES

1. **Approval Process:** Each Community Club must fill out a form for approval to be considered as a club before they can use the Amenity Facility. Once approved, the Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members.
2. **Damage Responsibility:** Any Community Club that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during the Community Club's events.
3. **Status Revocation:** The Board may revoke an organization's status under these policies as a Community Club at any time.

## GUEST POLICIES

1. **Guest Responsibility:** Residents, Non-Resident Members, and Renters are responsible for all actions taken by their Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that

Resident, Non-Resident Member or Renter. Guests using any amenities must be accompanied by a Patron at all times.

2. **Age Restrictions:** Residents, Non-Resident Members, or Renters under the age of 18 may not invite guests to use the amenity facilities.
3. **Instruction Prohibition:** Guests are not allowed to receive training/instruction for any amenities within the District.

## RENTER'S PRIVILEGES

1. **Designation Rights:** Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.
2. **Equal Rights:** A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident. Renter's privileges shall only be in effect for the duration of the Rental Agreement for the residential unit.
3. **Mutual Exclusivity:** During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.
4. **Financial Responsibility:** Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the deportment of their respective Renter.
5. **Policy Compliance:** Renters shall be subject to rules and regulations as the Board may adopt from time to time.

## INSTRUCTOR / TRAINER POLICIES

### Application and Approval Process

**a. Instructor Approval:** An Instructor / Trainer must be approved by the Amenity Manager. A list of approved Instructors will be kept in the Amenity Manager's office and will be posted on the District website. Instructors must re-apply annually.

**b. Definition of Instruction:** Instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their skills. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or

practice sessions designed to enhance skills constitute "instruction" and are prohibited. This policy does not apply to family members who provide instruction to each other.

### Required Documentation

**c. Application Requirements:** The following must be completed or provided by an Instructor/Trainer applicant prior to approval:

- Certificate of Insurance (COI)
- Waiver of Liability (e.g. Hold Harmless Agreement) signed by each student receiving instruction. A parent or legal guardian must sign a Waiver of Liability for each student under 18 years of age.
- Successfully pass a criminal background check, paid for by the applicant.

### Operating Requirements

**d. Guest Restrictions:** Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.

**e. Reporting Requirements:** Instructors / Trainers will provide a weekly list of trainees and their addresses that were trained during the week prior, to the Amenity Manager.

**f. Revenue Sharing:** A 5-10% revenue sharing is required of the instructors/trainers. District residents who are approved to provide instruction/training shall share revenue at a rate of 5%. Nonresident approved trainers/instructors shall share revenue at a rate of 10%. This is to be paid to the Amenity Manager monthly and put into the general fund of the community. Instructors/trainers who fail to keep current on paying their stipends will be removed from the list of approved District instructors/trainers.

### Policy Compliance

**g. Facility Rules:** Instructors / Trainers shall abide by the District's Amenity Facility Policies while using an Amenity.

**h. Privilege Suspension:** Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.

**i. Compliance Maintenance:** Instructors / Trainers must keep compliance up to date.

### Tennis Instruction

**Tennis Instruction:** Instructors / Trainers for tennis require explicit approval by the Board.

## II. GENERAL AMENITY FACILITY PROVISIONS

### GENERAL FACILITY POLICIES

1. **Policy Amendment Authority:** The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. **Identification Requirements:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. Each Amenity has different minimum age requirements, please refer to specific Amenity sections to determine minimum age allowed.
3. **Hours of Operation:** All hours of operation, including holiday schedules, of the Amenity Facility will be established by the Board upon consultation with the Facility Manager.

### HOURS OF OPERATION

**Tamaya Hall Hours:** Tuesday-Thursday: 10:00 am - 6:00 pm; Friday-Saturday: 12:00 pm - 6:00 pm; Sunday: 1:00 pm - 5:00 pm; Closed on Monday

**Tennis Court Hours:** 7:00 am - 10:00 pm

**Fitness Center:** 4:00 am - 10:00 pm

**Pool Deck (Fenced Pool Area):** Sunrise - 10:00 pm

**Pools:** SWIM AT YOUR OWN RISK. Swimming permitted Dawn to Dusk (30 minutes after sunrise until 30 minutes before sunset)

**Waterslide:** (Seasonal Hours, Memorial Day - Labor Day) Tuesday-Saturday: 12:00 pm - 6:00 pm; Sunday: 1:00 pm - 5:00 pm. Monday of Memorial Day, July 04, and Labor Day: 12:00 pm - 6:00 pm.

**Basketball:** Sunrise-Sunset

### VEHICLE AND PARKING POLICIES

4. **Parking Requirements:** Vehicles and golf carts operated by a resident, non-resident member or a renter, must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. Vehicles should not be parked on CDD common grassy areas throughout the community (e.g. pocket



parks and other common grassy areas). Vehicles cannot block the normal flow of traffic in any way that limits the ability of emergency service workers to respond to situations.

5. **Fireworks Prohibition:** Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
6. **Service Area Restrictions:** Only District employees, District contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.

## ADMINISTRATIVE AUTHORITY

7. **Enforcement Authority:** The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

## FACILITY SAFETY AND CONDUCT

8. **Safety Restrictions:** No climbing over or swinging on ladders, fences, or railings is allowed.
9. **Staff Courtesy:** Residents and Guests of all ages shall treat all staff members with courtesy and respect.
10. **Prohibited Vehicles:** Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
11. **Skateboard Policy:** Skateboarding is not allowed on the Amenity Facility property at any time.
12. **Indoor Vehicle Policy:** Bicycles, scooters, and skateboards are not permitted inside any Amenity Facility building (e.g. Tamaya Hall, Fitness Center, Group Exercise Room, and Amenity Center Breezeway) or on the pool deck at any time.

## COMMERCIAL AND ENTERTAINMENT POLICIES

13. **Entertainment Approval:** Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.

14. **Advertisement Restrictions:** Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property.
15. **Commercial Use Prohibition:** The Amenity Facility shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
16. **Weapons Policy:** Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.

## AMENITY MANAGER AUTHORITY

17. **Program Authorization:** The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.

## GENERAL CONDUCT POLICIES

18. **Smoking Restrictions:** Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Amenity Manager, if any.
19. **Policy Compliance:** Disregard for rules or policies or failure to follow instruction by Amenity Manager may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
20. **Loitering Policy:** Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
21. **Legal Compliance:** All Patrons and their guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Public Displays:** Public displays of affection which are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.

23. **Identification Requirement:** Any person using any District amenity shall have a District acceptable photo identification card, which indicates their birthday, with them at all times. A valid student identification card may be used for a person under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

## LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. **Personal Responsibility:** Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.
2. **Liability for Damages:** Patrons and their guest shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. **Hold Harmless Agreement:** Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility's premises, shall do so at his or her own risk, and shall hold the Amenity Facility's owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents.

## SERVICE ANIMAL POLICY

Dogs and all other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Owners are responsible for picking up after all pets as a courtesy to residents. All such animals must be in compliance with all current ordinances of the City of Jacksonville. It is the owners' responsibility to ensure that all dogs, including Service Animals, are healthy, vaccinated and collared with identification.

## Service Animal Requirements

1. **Work and Task Requirements:** The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.
2. **Control Requirements:** A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.
3. **Removal Conditions:** The District may exclude or remove from its premises a Service Animal if the Service Animal is out of control and its handler does not take effective action to control it, the Service Animal is not housebroken, or the Service Animal's behavior poses a direct threat to the health and safety of others. Allergies and fear of animals are not valid reasons for denying access or refusing service to an individual with a Service Animal.
4. **Misrepresentation Penalties:** A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a Service Animal and being qualified to use a Service Animal or as a trainer of a Service Animal commits a misdemeanor of the second degree, punishable as provided in sections 775.082 or 775.083, Florida Statutes, and may be subject to expulsion from the District's premises and/or suspension or termination of Amenities privileges as described herein.

## GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

All Patrons and their guest using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. **Hours:** The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. **Emergencies:** After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Amenity Manager and to the office of the District Manager.
3. **District Equipment:** Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron or their guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

**Important Notice:** Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

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## III. RESORT-STYLE POOL FACILITIES

### GENERAL SWIMMING POOL RULES

**NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK**

**INCLEMENT WEATHER / THUNDERSTORM – SWIM AT YOUR OWN RISK**

The Beach Community pool facilities feature resort-style amenities including a main swimming pool, dedicated lap pool, waterslide, and spa area, all designed to provide a premium recreational experience.

#### A. Access and Supervision Requirements

1. **Identification and Guest Limits:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Amenity Manager).
2. **Child Supervision:** Children under fifteen (15) years of age must be accompanied and supervised at all times by a Patron during usage of the pool facility. Parents are responsible for the conduct of their children.

## B. Safety and Behavioral Rules

### 3. **Prohibited Activities:**

- Horseplay. No jumping, pushing, running, throwing any item or other horseplay is allowed in the pool, slide or on the pool deck area
- Diving. Diving is prohibited
- Rails/Ladders. No hanging on guard rails or jumping from the ladder
- Structures. Swinging on ladders, fences, or railings is not permitted
- Do not toss rocks, vegetation, or foreign material into the pool

4. **Equipment Restrictions:** Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes.

5. **Operating Hours:** Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.

6. **Health Requirements:** Showers are required before entering the pool.

7. **Container Restrictions:** Glass containers are prohibited.

8. **Diaper Policy:** Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.

## C. Equipment and Personal Items

9. **Play Equipment:** Play equipment and recreational items, such as floats, rafts, snorkels, dive sticks, flotation devices, balls and pool toys must have staff approval. The Amenity Manager reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.

10. **Pool Availability:** Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.

11. **Prohibited Items on Pool Deck:** The use of bicycles, skateboards, roller blades, scooters, and golf carts is not permitted on the pool deck area, or inside any Amenity Facility gates at any time. Pets (except service dogs) are not permitted inside the Amenity Facilities.

#### D. Programming and Activities

12. **Program Authorization:** The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

#### E. Dress Code and Conduct

14. **Swim Attire:** Proper family-friendly swim attire must be worn in the pool (no cutoffs). Absolutely no footwear is permitted in the pool at any time.
15. **Prohibited Items:** Chewing gum is not permitted in the pool or on the pool deck area.
16. **Changing Areas:** The changing of diapers or clothes is not allowed poolside.
17. **Pool Pollution:** No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. **Radio Controlled Items:** Radio controlled watercraft are not allowed in the pool or the pool area.

#### F. Facility Management

19. **Access Maintenance:** Pool entrances must be kept clear at all times.
20. **Furniture Policy:** Pool furniture is not to be removed from the pool area.
21. **Conduct Standards:**
- Loud, profane, or abusive language is prohibited
  - Physical or verbal abuse will not be tolerated
  - Parents are responsible for the supervision and conduct of their children
22. **Lost Items:** The District is not responsible for lost or stolen items.
23. **Chemical Effects:** Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

#### G. Deck Area Policies

24. **Deck Rental:** The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Amenity Manager.
25. **Food and Beverage:** No food, glass, or beverages (except bottled water) in the pool or on the pool wet deck.

26. **Alcohol Policy:** Discreet alcohol (i.e., unobtrusive, unnoticeable) use allowed four feet from pool edge. Glass bottles or containers are not permitted.

#### H. Swimming Instruction Policy

27. **Instruction Prohibition:** No swimming instruction is permitted in Beach CDD pools except by individuals specifically authorized by the District. Nonresidents may not give nor receive swimming instruction in Beach CDD pools. Swimming instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their swimming skills. While practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a swimmer's skills constitute "swimming instruction" and are prohibited. This policy does not apply to family members providing swimming instruction to each other.

### LAP POOL POLICIES

#### Dedicated Lap Swimming Facility

1. **Priority Usage:** Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.
2. **Lane Courtesy:** If swimmers are present, you must clear the lane to avoid interference.
3. **Child Supervision:** Children under age of 15 must be accompanied and supervised by a patron at all times. Parents are responsible for the conduct of their children.

### WATERSLIDE POLICIES

#### Seasonal Operation with Enhanced Safety Protocols

1. **Risk Assumption:** Any person who uses the waterslide does so solely at his or her own risk.
2. **Height Requirement:** Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. **Lifeguard Supervision:** Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. **Operating Conditions:** The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. **Single User Policy:** Only one person may ride the waterslide at a time.



6. **Clothing Restrictions:** No shorts with snaps or rivets will be allowed on the slide.
  7. **Safety Position:** Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
  8. **Prohibited Items:** No jewelry, flotation devices or casts may be worn while using the waterslide.
  9. **Health Restrictions:** For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.
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## IV. FITNESS CENTER AND WELLNESS FACILITIES

### FITNESS CENTER POLICIES

#### **State-of-the-Art Fitness Experience**

The Beach Community Fitness Center provides resort-quality fitness equipment and programming in a premium environment designed for all fitness levels. Persons using the Fitness Center do so at their own risk. Persons using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

#### A. Facility Access and Eligibility

##### 1. **Age Requirements:**

- No one under the age of twelve (12) is allowed in the fitness center at any time
- Children under sixteen (16) years of age must be accompanied at all times by a Patron during usage of the Fitness Center

##### 2. **Guest Policy:** A maximum of one guest is permitted per member and must be accompanied by a Patron at all times.

##### 3. **Operating Hours:** The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.

#### B. Emergency Procedures

##### 4. **Emergency Response:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

## C. General Fitness Center Policies

### Dress Code and Attire

1. **Required Attire:** Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits. No swimsuits, sandals, or flip-flops are allowed.
2. **Family-Friendly Environment:** The fitness center is family friendly. The fitness center was not built for and is not intended for powerlifting or special heavy weight training that requires safety equipment not available at the fitness center.

### Behavioral Standards

3. **Prohibited Behavior:** No horseplay, aggressive or boisterous behavior, or rough play is allowed in the fitness center.
4. **Equipment Purpose:** Equipment is for exercise only. Do not sit on equipment to browse the internet, watch videos, listen to audio, or text.
5. **Equipment Hygiene:** Each individual is responsible for wiping off all fitness equipment, using provided disinfectants, after each use.

### Authorized Personnel

6. **Trainer Requirements:** Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.

### Prohibited Items

7. **Chalk Policy:** Hand chalk is not permitted to be used in the Fitness Center.
8. **Electronic Devices:** Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones. The use of mobile phone speakers for any purpose is prohibited.
9. **Personal Items:** No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.

### Equipment Usage

10. **Equipment Restrictions:** Fitness equipment may not be removed from the Fitness Center or brought to other rooms. Weights must remain in the designated free weights area. Weights are not to be taken into the adjacent Group Fitness Room unless approved by the Facility Manager.

11. **Time Limits:** Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
12. **Weight Management:** Limit use of dumbbells to one set at a time. Return weights to their proper location after use.
13. **Weight Handling:** Do not drop the weights. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area. The floor was not designed for power lifting; dropping the weights will damage the floor and machines.
14. **Program Priority:** Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

## EQUIPMENT SHARING AND MACHINE POLICIES

### Optimizing Facility Usage During Peak Hours (typically 6-9 am and 5-8 pm)

#### Time Limits on Equipment

1. **Cardiovascular Equipment:** 30-minute limit during peak hours.
2. **Weightlifting Stations:** 15-minute limit on squat racks, bench presses, and similar equipment if others are waiting.

#### Equipment Sharing Protocol

3. **Working In:** Do not monopolize any equipment. If performing sets with rest periods, members should allow others to "work in" during their breaks.
4. **Peak Hour Courtesy:** During high-traffic times, members are encouraged to limit extended conversations or phone use while on machines or with equipment.
5. **Equipment Hoarding:** Using multiple pieces of equipment simultaneously for circuit training during peak hours is discouraged unless pre-approved by gym staff.

## FOOD AND BEVERAGE POLICIES

### Nutrition and Hydration Guidelines

1. **Food Restrictions:** No food, including chewing gum, is permitted within the fitness center.
2. **Beverage Policy:** Beverages are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

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## V. TENNIS FACILITY OPERATIONS

### TENNIS FACILITY POLICIES

#### **INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK**

##### **Professional Tennis Experience**

The Beach Community tennis facilities feature professionally maintained courts providing an authentic tennis club experience for players of all skill levels. Persons using the Tennis Facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

#### A. Court Access and Eligibility

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household. Parents are not allowed to drop off children under 12 years of age without specific supervision by a Patron.
2. **Operating Hours:** The Tennis Facility shall be available from 7:00am until 10:00pm daily.
3. **Emergency Procedures:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

#### B. Dress Code and Equipment

4. **Proper Attire:** Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. No black-soled or open-toe shoes are permitted.

#### C. Court Reservation and Usage System

5. **Availability System:** The tennis courts are available on a "first come, first served" basis for Patrons. Each Patron and the Patron's guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting.

## Court Changeover Procedures

If you find it necessary to "bump" other players when it is your turn to play:

- a. Never attempt to enter someone else's court before your turn.
- b. Never enter the court or distract players while others are in the middle of a point or game.
- c. Wait outside the entrance gate and politely inform the players that it is your turn.
- d. Allow players to finish out one more point, and then begin the player changeover for the court.
- e. When others are waiting, only Patrons may "hold" a court, and only for no more than ten minutes and those ten minutes are included in the one-hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes).

## Prohibited Activities

- f. No Tournaments are allowed.
- g. Instruction of tennis is not permitted without explicit approval by the Board.

## D. Tennis Instruction Policy

**Comprehensive Instruction Prohibition:** No tennis instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive tennis instruction on Beach CDD courts. Tennis instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their tennis skills. This includes, but is not limited to, instruction on stroke production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "tennis instruction" and are prohibited. This policy does not apply to family members providing tennis instruction to each other.

## E. General Court Policies

### Court Etiquette and Conduct

1. **Tennis Etiquette:** Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. **Court Usage:** Tennis Courts are to be used for Tennis only.
3. **Equipment Responsibility:** Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).

### Prohibited Items and Activities

4. **Prohibited Items:** The Tennis Facility is for the play of tennis only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.

5. **Beverage Policy:** Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts.
6. **Furniture Restrictions:** No chairs other than those provided by the District are permitted on the tennis courts.
7. **Net Safety:** No jumping over nets.

#### Court Maintenance and Care

8. **Cleanup Responsibility:** Players must clean up after play. This includes "dead" balls, trash, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
9. **Damage Reporting:** Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
10. **Court Brushing:** Brush court after use is required.

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## VI. BASKETBALL AND RECREATIONAL COURTS

### BASKETBALL FACILITY POLICIES

#### INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK

##### Full-Court Basketball Experience

The Beach Community basketball facilities provide a regulation-size court suitable for full games, half-court play, and recreational activities. Persons using the Basketball Facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

#### A. Access and Safety Requirements

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Basketball Facility.
2. **Capacity Limits:** The maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.
3. **Operating Hours:** The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.

4. **Emergency Procedures:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

#### B. Dress Code and Equipment

5. **Proper Attire:** Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.

#### C. Court Usage Guidelines

6. **Availability System:** The basketball courts are available on a "first come, first served" basis. Players are limited to the use of one (1) basketball half-court when others are waiting.

#### D. General Basketball Policies

##### Conduct Standards

- a. **Behavioral Requirements:** The use of profanity or disruptive behavior is prohibited.

##### Equipment Policies

- b. **Basketball Provision:** Persons using the Basketball Facilities must supply their own basketballs. Basketballs, if available, may be obtained from the office.

##### Prohibited Items

- c. **Restricted Items:** The Basketball Facilities is for the play of basketball only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, golf carts, vehicles, and scooters are prohibited from the basketball facility.

- d. **Beverage Policy:** Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.

- e. **Furniture Restrictions:** No chairs other than those provided by the District are permitted on the courts.

##### Facility Maintenance

- f. **Cleanup Requirements:** The courts must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

##### Basketball Instruction Policy

- g. **Instruction Prohibition:** No basketball instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive basketball instruction on Beach CDD courts. Basketball instruction means any activity where

one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their basketball skills. This includes, but is not limited to, instruction on shooting and passing production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "basketball instruction" and are prohibited. This policy does not apply to family members who provide basketball instruction to each other.

#### Special Events

h. **Event Authorization:** Patrons who would like to use the basketball courts for events such as organized games for birthday parties or other special events must speak with the Amenities Manager prior to the event for permission to hold such events on Beach CDD basketball courts. This may also require a waiver for the number of guests allowed on Beach CDD basketball courts.

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## VII. PLAYGROUND AND FAMILY AMENITIES

### PLAYGROUND POLICIES

#### Safe Family Recreation Environment

The Beach Community playground facilities provide age-appropriate recreation equipment designed for safe family enjoyment with comprehensive safety protocols. Persons using the Playground Facility do so at their own risk.

**Supervision and Safety Notice:** Playground equipment manufacturers and safety organizations emphasize the importance of active supervision to ensure children's safety during play. Although Florida law does not impose specific requirements on parental supervision at playgrounds within state facilities, parents share a responsibility to ensure children's safety during play. While not legally mandated, it is strongly recommended that parents actively supervise their children at playgrounds to ensure their safety. Active supervision involves being present, attentive, and engaging with your child during play to prevent accidents and respond promptly to any incidents. Adhering to recommended supervision practices and being vigilant about playground conditions can help create a safer environment for all children.

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

#### A. Safety Requirements

1. **Footwear Requirements:** Footwear is required. Loose clothing, especially with strings, is prohibited.



2. **Surface Material Protection:** Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.

#### B. Food and Beverage Policies

3. **Beverage Policy:** Beverages are permitted if contained in non-breakable containers with screw top or sealed lids on the playground but not on playground equipment.
4. **Food Restrictions:** No food or gum permitted on the playground.

#### C. Prohibited Items and Activities

5. **Animal Policy:** No pets of any kind are permitted at the playground.
6. **Container Restrictions:** No glass containers are permitted at the playground.
7. **Safety Restrictions:** No jumping off from any climbing bar or platform.
8. **Conduct Standards:** Profanity, rough-housing, and disruptive behavior are prohibited.

#### D. Incident Reporting and Maintenance

9. **Damage/Injury Reporting:** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
10. **Cleanup Requirements:** The playground must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

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## VIII. EVENT FACILITIES AND RENTAL POLICIES

### EVENT LAWN POLICIES

#### Expansive Outdoor Event Space

Persons using the Event Lawn Facility do so at their own risk.

The District offers an Event Lawn. The following policies apply:

#### A. Usage Guidelines

1. **Availability:** The lawn is available for use by Patrons only on a "first come, first served" basis.

2. **Vehicle Restrictions:** No bicycles, scooters, skateboards, hover boards, golf carts (without prior approval by the Amenity Facility Manager), or other equipment or vehicles with wheels are permitted.
3. **Ground Markings:** Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. **Container Policy:** No glass containers or breakable objects of any kind are permitted on the lawn.
5. **Pet Policy:** Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment Responsibility:** Patrons are responsible for bringing their own equipment.
7. **Activity Restrictions:** Golfing is not permitted on the lawn.
8. **Instruction Policy:** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
9. **Cleanup Requirements:** The lawn must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

## GENERAL FACILITY RENTAL POLICY

### Premier Event Facilities

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. A wedding and reception may be booked more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year.

### Restricted Rental Dates

The Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day) as well as the following holidays/weekends:

- Easter Sunday
- Memorial Day
- 4th of July
- Labor Day

- Thanksgiving
- Christmas Eve
- Christmas Day
- New Year's Eve

#### A. Eligible Renters

Certain portions of the Amenity Facility may be rented by the following individuals/groups:

- Residents (includes both events held by the Resident and events sponsored by the Resident)
- Renters
- Non-Resident Members
- Homeowners Association
- Community Clubs

#### B. Available Facilities and Rental Rates

The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. Rental fees may be waived for community use. For private events, rental fees shall apply.

**Reference APPENDIX D for Event Facility Rental Rates** *(All rates subject to 3% Credit Card Convenience Fee)*

**Large Event Lawn Special Conditions:** The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the policies outlined. The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

**Important Note:** The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the Amenity Facility shall be responsible for any and all damages and expenses arising from the event.

#### C. Reservation Procedures

**Reservation Process:** Staff will take reservations in advance for the Amenity Facility.

Reservations are on a "first come, first served" basis and can be made only in person by filling

out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to the Amenity Manager Staff; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application.

**Reservation Hold Policy:** Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

**Cancellation Policy:** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.

#### D. Payment and Deposit Requirements

**Payment Processing:** At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to Beach Community Development District. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

**Documentation Requirements:** At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

#### E. Deposit Return Requirements

**Deposit Security:** Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:

- a. Ensure that all garbage is removed and placed in the dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off counters, table tops and sink area.
- e. Replace garbage liner.
- f. Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- g. Clean any windows and doors in the rented area.
- h. Ensure that no damage has occurred to the Amenity Facility.
- i. Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies.

Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit. Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

**Damage Assessment:** The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental. If additional damages have occurred to the property, the renter will be responsible for any additional cost to return property to original condition it was rented. The deposit will be returned within 10 days of rental if no costs to repair have occurred.

#### F. Staffing Requirements

**Staff Requirements:** During the Amenity Facility's operating hours in which Amenity Facility Staff is present, private events with twenty-five (25) people or less are not required to pay for additional staff unless otherwise required by the District. For events with more than twenty-five (25) people during operating hours, or for events after operating hours, additional staff will be required at a rate determined by the Facility Manager per event.

#### G. Alcohol Service Policies

**Alcohol Notification:** Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol.

**Insurance Requirements:** Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.

**Indemnification Agreement:** Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

**Bartender Requirements:** Patrons must hire a certified bartender to dispense alcohol. Events, during which alcohol is served, may have additional requirements for private security services.

#### H. Additional Event Policies

**Capacity and Safety:** The following additional policies apply to any rental of an Amenity Facility or space:

- a. The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.

- b. The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
  - c. The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 11:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
  - d. No decorations may be affixed to the walls, doors or any fixtures.
  - e. Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.
  - f. Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
  - g. No glass or breakable items are permitted in the Pool Area.
- 

## IX. NO FISHING POLICY

### WATER FEATURE RESTRICTIONS

#### **Environmental and Safety Protections**

Patrons may not fish from any District owned lake/retention pond within the Beach Community Development District. No watercrafts of any kind are allowed in these bodies of water except for small remote-controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

**Safety and Environmental Reasons:** Water features are designed for stormwater management, not recreation. There are potential safety hazards from water depth and conditions, and the District maintains these policies for protection of local wildlife and ecosystem, as well as compliance with environmental regulations.

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## X. ENFORCEMENT AND DISCIPLINARY PROCEDURES

### SUSPENSION AND TERMINATION OF PRIVILEGES

#### Section 1: Introduction

This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities").

## Section 2: Violations

The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities will be suspended or terminated if the Patron engages in any of the following violations:

### **Violation Categories:**

- a. Submits false information on any application for use of the Amenities.
- b. Permits the unauthorized use of an amenity pass.
- c. Exhibits unsatisfactory behavior, deportment or appearance.
- d. Fails to pay fees owed to the District in a proper and timely manner.
- e. Fails to abide by any policies or rules established for the use of the Amenities.
- f. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
- g. Does not follow instructions of the Amenity Manager or staff or provides false answers to the Amenity Manager or staff upon questioning.
- h. Damages or destroys District property.
- i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

## Section 3: Reporting of Violations

For all offenses outlined in Section 2 above, the District Manager, or District's Amenity Manager, will create a written report of the incident, which will be signed by the offending Patron and the District Manager or Amenity Manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it will be kept on file by the District with a notation to that effect by the District Manager or the Amenity Manager, as the case may be. This report will have the incident listed, with date, and a warning of the suspension policy of their next offense. These offenses should be reported to the Board of Supervisors at monthly meetings.

**Complaint Process:** Patrons may file a complaint to the Amenity Manager at any time. If a Patron files a complaint, this complaint must have a response to the complaint within 72 hours. Response should state the actions that will be taken as a result of the complaint.

## Section 4: Suspension Procedures

**Immediate Suspension Authority:** The Amenity Manager has the ability to immediately remove any person from one or all Amenities or Issue a suspension for up to 30 days for infractions including but not limited to those Violations described above. These infractions involve use of profanity or vulgarity, failure to follow staff directions, disrespect, or threats toward staff or other Patrons, disruptions of the operation and activities of the Amenities or when such

action in necessary to protect the health, safety, and the welfare of Patrons or their guest(s) or to protect the Districts facilities from damage.

### **Progressive Discipline System:**

**First Offense:** Verbal or written warning by Amenity Staff. Violation is recorded by Amenity staff and held on file by the District.

**Second Offense:** Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District. Failure or refusal of the offender to sign the report will not invalidate the suspension.

**Third Offense:** Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

**Household Suspensions:** Suspensions can be the entire household depending on violations and who the violators are (i.e., children or guests of resident).

**Emergency Response:** Any violent confrontations happening on Amenity Facilities, Call 911.

### Section 5: Suspension of Minors

Any Resident under the age of eighteen (18) who is suspended from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent, legal guardian, or adult Patron at all times.

### Section 6: Appeal of Suspension

The District Manager, or the District's Amenity Manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or Amenity Manager, shall take into account the nature of the conduct and any prior violations.

**Appeal Process:** A Patron subject to a suspension under this Section may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole



discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

#### Section 7: Suspension or Termination by the Board

The District Manager, or the District's Amenity Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District will send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board will take into account the nature of the violation and any prior violations.

#### Section 8: Trespass

If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

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## XI. CONSENT TO VIDEO AND AUDIO MONITORING

To promote the safety and security of the District, its Amenity Facilities, and all guests and occupants, and to support the effective administration of facility rules, the District may, at its discretion, install and operate video and/or audio monitoring systems on District property. By accessing or utilizing any Amenity Facility or other District-owned property, individuals acknowledge and consent to the electronic recording and storage of video and/or audio data. These recordings may be used to verify compliance with District policies and investigate reported incidents. The District reserves the right to disregard any incident report submitted more than thirty (30) days after the alleged injury or rule violation, as delayed reporting may hinder the District's ability to review and substantiate the event using available electronic records.

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## XII. APPENDICES

### APPENDIX A: EMERGENCY PROCEDURES

#### **Emergency Services Contact Information: 911**

##### **Medical Emergency Procedures:**

1. Call 911 immediately
2. Provide first aid if trained and safe to do so
3. Notify Amenity Manager as soon as possible
4. Complete incident report within 24 hours
5. Cooperate with emergency responders

##### **Facility Emergency Procedures:**

1. Seek shelter in designated safe areas
2. Wait for all-clear before resuming activities
3. Report any damage immediately

### APPENDIX B: CONTACT INFORMATION

#### **District Management:**

- Vesta District Services
- 250 International Parkway, Suite 208
- Lake Mary, FL 32746
- Phone: [<https://www.beachcdd.com/contacts>]
- Email: [<https://www.beachcdd.com/contacts>]
- Website: [<https://www.beachcdd.com/>]

#### **Amenity Manager:**

- Oliver Ingram
- Phone: [+1-904-329-2277]
- Email: [[oingram@vestapropertyservices.com](mailto:oingram@vestapropertyservices.com)]

#### **Board of Supervisors:**

- Meeting Schedule: [<https://www.beachcdd.com/meetings>]
- Board Member Contact: [<https://www.beachcdd.com/contacts>]

### APPENDIX C: FORMS AND APPLICATIONS

#### **Required Forms Available:**

- Contact Amenity Manager for: Facility Use Application, Rental Agreement, Instructor/Trainer Application, Community Club Application, Non-Resident Membership Application, Incident Report Form, Equipment Checkout Form, etc.

#### Online Resources:

- Community website: [<https://tamayaamenities.com/>]
- Newsletter signup: [Contact Amenity Manager]

## APPENDIX D: FACILITY RENTAL RATES

- All rates subject to 3% Credit Card Convenience Fee

Facility	Duration	Capacity	Rental Rate	Security Deposit
Boardroom	Up to 4 Hours	12 people	\$150 (Additional \$25 p/hour)	\$150
Pool Cabana	Up to 4 Hours	25 people	\$150 (Additional \$25 p/hour)	\$150
Palm Court & Bar	Up to 4 Hours	50 people	\$200 (Additional \$25 p/hour)	\$200
Tamaya Hall	Up to 6 Hours	80 people	\$700 (Additional \$25 p/hour)	\$750
Tamaya Hall, Palm Court & Bar	Up to 8 Hours	80 people (does not include use of Pool)	\$1050	\$750
Group Fitness Room	Up to 4 Hours	25 people	\$200	\$350
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	\$350

# POLICY ACKNOWLEDGMENT

By using any Beach Community Development District amenity facility, all patrons acknowledge they have read, understood, and agree to comply with all policies contained herein. These policies are subject to change with proper notice as determined by the Board of Supervisors.

**Effective Date:** November 01, 2025

**Document Version:** Comprehensive Amenity Facility Policies - Version 202510

**Board Approval:** October 20, 2025

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*This document represents the comprehensive amenity policies for the Beach Community Development District. For questions or clarifications, contact the Amenity Manager or District Manager at the contact information provided above.*

**Important Legal Notice:** These policies are established by the Beach Community Development District Board of Supervisors and carry the full force of District regulations. Violations may result in suspension or termination of amenity privileges and may be subject to legal enforcement. All patrons are responsible for ensuring their guests and family members comply with these policies.

**Americans with Disabilities Act Compliance:** The Beach Community Development District is committed to providing equal access to all amenity facilities in compliance with the Americans with Disabilities Act. Reasonable accommodations will be made upon request. Contact the District Manager for accommodation requests.

**Non-Discrimination Policy:** The Beach Community Development District provides amenity services without regard to race, color, religion, sex, national origin, age, disability, or any other characteristic protected by law.

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## APPENDIX D: FACILITY RENTAL RATES (effective 01/01/2026)

### **SUBJECT TO PUBLIC HEARING AND BOARD APPROVAL TBD**

- All rates subject to 3% Credit Card Convenience Fee

<b>Facility</b>	<b>Duration</b>	<b>Capacity</b>	<b>Rental Rate</b>	<b>Security Deposit</b>
Boardroom	Up to 4 Hours	12 people	\$200 (Additional \$50 p/hour)	\$150
Pool Cabana	Up to 4 Hours	25 people	\$200 (Additional \$50 p/hour)	\$150
Palm Court & Bar	Up to 4 Hours	50 people	\$250 (Additional \$50 p/hour)	\$200
Tamaya Hall	Up to 6 Hours	80 people	\$850 (Additional \$50 p/hour)	\$750
Tamaya Hall, Palm Court & Bar	Up to 8 Hours	80 people (does not include use of Pool)	\$1250	\$750
Group Fitness Room	Up to 4 Hours	25 people	\$250	\$350
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	\$350

## EXHIBIT 10

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
WORK AUTHORIZATION NO. 39  
2024/2025 GENERAL CONSULTING ENGINEERING SERVICES**

**Scope of Work**

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

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

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

**ESTIMATED FEE .....\$6,000.00**

**Basis of Estimated Fee (12 Months)**

England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

**ENGLAND-THIMS & MILLER, INC.  
HOURLY FEE SCHEDULE - 2025**

CEO/Chairman/Founder.....	\$475.00	/Hr.
Executive Vice President.....	\$370.00	/Hr.
Principal - Vice President .....	\$305.00	/Hr.
Vice President .....	\$295.00	/Hr.
Senior Advisor .....	<del>\$290.00</del>	/Hr.
Senior Engineer/ Senior Project Manager.....	\$255.00	/Hr.
Project Manager/Construction Project Manager.....	\$225.00	/Hr.
Director.....	\$210.00	/Hr.
Engineer.....	\$190.00	/Hr.
Assistant Project Manager .....	\$165.00	/Hr.
Senior Planner /Planning Manager.....	\$225.00	/Hr.
Senior Environmental Scientist.....	\$240.00	/Hr.
Planner.....	\$170.00	/Hr.
CEI Senior Project Engineer.....	\$320.00	/Hr.
Senior Construction Representative.....	\$205.00	/Hr.
Construction Representative.....	\$180.00	/Hr.
CEI Inspector .....	\$140.00	/Hr.
Senior Landscape Architect.....	\$215.00	/Hr.
Landscape Architect.....	\$190.00	/Hr.
GIS Director .....	\$205.00	/Hr.
GIS Solutions/Engineer/Manager.....	\$185.00	/Hr.
GIS Analyst .....	\$155.00	/Hr.
GIS Consultant.....	\$165.00	/Hr.
GIS Specialist.....	\$150.00	/Hr.

Senior Engineering Designer .....	\$170.00	/Hr.
Senior Landscape Designer.....	\$170.00	/Hr.
Engineering/Landscape Designer.....	\$155.00	/Hr.
Engineering Intern.....	\$150.00	/Hr.
CADD/GIS Technician.....	\$145.00	/Hr.
Project Coordinator / CSS.....	\$120.00	/Hr.
Administrative Support.....	\$110.00	/Hr.

\*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

#### **Time of Performance**

Services rendered will commence upon District approval and will be completed on or before September 30, 2025.

#### **Approval**

Submitted by: \_\_\_\_\_  
England, Thims & Miller, Inc.

Date: \_\_\_\_\_, 2025

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

Date: \_\_\_\_\_, 2025



## EXHIBIT 11

SALES QUOTE		5% Solar Screen Bronze Rollease Q3 Recharge Motor		3% Solar Screen Bronze Rollease Q3 Recharge Motor			
LOCATION							
1	Tamaya Event West LL	\$1,095.00		\$1,195.00			
2	Tamaya Event West L	\$1,095.00		\$1,195.00			
3	Tamaya Event West M	\$1,095.00		\$1,195.00			
4	Tamaya Event West R	\$1,095.00		\$1,195.00			
5	Tamaya Event West RR	\$1,095.00		\$1,195.00			
6	Multi Channel Remote	\$95.00		\$95.00			
7	2 Chargers	\$60.00		\$60.00			
8							
9	Product Sub Total	\$5,630.00		\$6,130.00			
10	Install	\$250.00		\$250.00			
11	Tax	\$441.00		\$478.50			
12							
13	<b>Grand Total</b>	<b>\$6,321.00</b>		<b>\$6,858.50</b>			
14							
15	<b>4 weeks to install approx</b>						
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18							
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27							
28							
29							

## EXHIBIT 12

## EXHIBIT 12A

## Bloomin' Blinds of St. Augustine, FL

70 Rose Dew Dr.  
Saint Augustine, FL 32092

## Quote

Quote No. 569366  
Quote Date: 10/08/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431 Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

### Billing Address

BEACH CDD  
Attn: Karen Young  
12788 Meritage Blvd  
Jacksonville, FL 32246  
United States

#### Phone Numbers

Mobile: (904) 514-6074

### Installation Address

BEACH CDD  
Attn: Karen Young  
12788 Meritage Blvd  
Jacksonville, FL 32246  
United States

#### Email Addresses

Home: [youngk1001@att.net](mailto:youngk1001@att.net)

### Sidemark

### Terms

Young

Line	Qty	Room	Description	Unit	Price
1	1	Clubhouse 1	CUS - Custom Roller Shade Motorized Clubhouse 1   Roller Shade   UWC   Inside   Lumiere   Ivory   Motor   roll:Standard Roll   Right   top:Open roll   top color:Cottage White	\$2,350.30	\$2,350.30
2	1	Clubhouse 2	CUS - Custom Roller Shade Motorized Clubhouse 2   Roller Shade   UWC   Inside   Lumiere   Ivory   Motor   roll:Standard Roll   Right   top:Open roll   top color:Cottage White	\$2,350.30	\$2,350.30
3	1	Clubhouse 3	CUS - Custom Roller Shade Motorized Clubhouse 3   Roller Shade   UWC   Inside   Lumiere   Ivory   Motor   roll:Standard Roll   Right   top:Open roll   top color:Cottage White	\$2,350.30	\$2,350.30
4	1	Clubhouse 4	CUS - Custom Roller Shade Motorized Clubhouse 4   Roller Shade   UWC   Inside   Lumiere   Ivory   Motor   roll:Standard Roll   Right   top:Open roll   top color:Cottage White	\$2,350.30	\$2,350.30

Bloomin' Blinds of St. Augustine, FL  
70 Rose Dew Dr.  
Saint Augustine, FL 32092

Quote  
Quote No. 569366  
Quote Date: 10/08/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431      Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

Sidemark	Terms
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Young

Line	Qty	Room	Description	Unit	Price
5	1	Clubhouse 5	CUS - Custom Roller Shade  Motorized  Clubhouse 5   Roller Shade   UWC   Inside   Lumiere   Ivory   Motor   roll:Standard Roll   Right   top:Open roll   top color:Cottage White	\$2,350.30	\$2,350.30

Items Total:	\$11,751.50
Total Price:	<u>\$11,751.50</u>

**Bloomin' Blinds of St. Augustine, FL**

70 Rose Dew Dr.  
Saint Augustine, FL 32092

Quote No. 569366  
Quote Date: 10/08/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431      Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

**New Product Warranty Info:** All products offered by Bloomin' Blinds are covered by a limited lifetime warranty for the original purchaser (Note: motorization has a shorter warranty and will vary on original manufacture and product). The warranty protects against the following items: Warping, manufacturer material defects and install issues. In the event of a warranty need, there will be no cost to the homeowner and Bloomin' Blinds will service the repair at your home/office whenever possible. Basically, if the product falls apart on its own, we fix it for free...if a repair is caused by a soccer ball, dog, falling lamp, etc... its repairable, but not free. Fading and discoloration is subject to manufacturer warranty by specific product, material or fabric.

**Blind Repair Warranty Info:** All repairs are warrantied for one year from date of service. The warranty covers parts, labor and travel. If a repair is not completed as recommended (a shortcut was requested), then there will be no warranty offered. Warranty service is limited to the exact repair service and parts provided.

All quotes are valid until the point that the manufacturer changes the pricing of the product. If the manufacture changes the wholesale cost of the quoted materials, we can no long honor the quoted pricing and we will need to re-quote the project to account for any material cost changes.

Due to the custom nature of the window covering production, all products are created uniquely to your order and we can not return them during the production time or after. Please make sure you are confident in your choices, once you submit your deposit, there are no refunds or stopping the order.

All sales are final. Time estimates are subject to manufacturer's ability and their accessibility to necessary materials and components. If the customer cannot provide access for installation or accommodate receipt of product, the full balance will become due after 30 days have passed from the time of our first attempt at contact for installation or delivery. Customer is responsible for their choices of product, style, color, controls, and control locations.

Payment of any remaining balance is expected in full at the time of final installation or completion of the quoted project. Any payments that are not received within 30 days of project completion may be subject to late fees and possible interest on the outstanding balance. Late fees and interest may vary by project and state laws. The undersigned agrees to the above.

## Bloomin' Blinds of St. Augustine, FL

70 Rose Dew Dr.  
Saint Augustine, FL 32092

Phone: (904) 626-4431

Web: <https://www.bloominblinds.com/>

Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

## Quote

Quote No. 569366

Quote Date: 10/08/2025

Sales Rep: Tracy Pando

(904) 626-4431

[staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

Signature

---

Signature

Date



## EXHIBIT 12B

## Bloomin' Blinds of St. Augustine, FL

70 Rose Dew Dr.  
Saint Augustine, FL 32092

## Quote

Quote No. 571336  
Quote Date: 10/13/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431 Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

### Billing Address

BEACH CDD  
Attn: Karen Young  
12788 Meritage Blvd  
Jacksonville, FL 32246  
United States

#### Phone Numbers

Mobile: (904) 514-6074

### Installation Address

BEACH CDD  
Attn: Karen Young  
12788 Meritage Blvd  
Jacksonville, FL 32246  
United States

#### Email Addresses

Home: [youngk1001@att.net](mailto:youngk1001@att.net)

### Sidemark

### Terms

Young

Line	Qty	Room	Description	Unit	Price
1	1	Clubhouse 1	CUS - Custom Roller Shade Motorized Clubhouse 1   Roller Shade   UWC   Inside   NO BW 3%   BLACK COPPER   Motor   roll:Reverse Roll   Left   top:Open roll   hem:FABRIC WRAPPED HEM BAR	\$1,691.80	\$1,691.80
2	1	Clubhouse 2	CUS - Custom Roller Shade Motorized Clubhouse 2   Roller Shade   UWC   Inside   NO BW 3%   BLACK COPPER   Motor   roll:Reverse Roll   Left   top:Open roll   hem:FABRIC WRAPPED HEM BAR	\$1,691.80	\$1,691.80
3	1	Clubhouse 3	CUS - Custom Roller Shade Motorized Clubhouse 3   Roller Shade   UWC   Inside   NO BW 3%   BLACK COPPER   Motor   roll:Reverse Roll   Left   top:Open roll   hem:FABRIC WRAPPED HEM BAR	\$1,691.80	\$1,691.80
4	1	Clubhouse 4	CUS - Custom Roller Shade Motorized Clubhouse 4   Roller Shade   UWC   Inside   NO BW 3%   BLACK COPPER   Motor   roll:Reverse Roll   Left   top:Open roll   hem:FABRIC WRAPPED HEM BAR	\$1,691.80	\$1,691.80

Bloomin' Blinds of St. Augustine, FL  
70 Rose Dew Dr.  
Saint Augustine, FL 32092

Quote  
Quote No. 571336  
Quote Date: 10/13/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431      Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

Sidemark	Terms
----------	-------

Young

Line	Qty	Room	Description	Unit	Price
5	1	Clubhouse 5	CUS - Custom Roller Shade  Motorized  Clubhouse 5   Roller Shade   UWC   Inside   NO BW 3%   BLACK COPPER   Motor   roll:Reverse Roll   Left   top:Open roll   hem:FABRIC WRAPPED HEM BAR	\$1,691.80	\$1,691.80
Items Total:					\$8,459.00
Total Price:					<u>\$8,459.00</u>

**Bloomin' Blinds of St. Augustine, FL**

70 Rose Dew Dr.  
Saint Augustine, FL 32092

Quote No. 571336  
Quote Date: 10/13/2025  
Sales Rep: Tracy Pando  
(904) 626-4431  
staugustine@bloominblinds.com

Phone: (904) 626-4431      Web: <https://www.bloominblinds.com/>  
Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

**New Product Warranty Info:** All products offered by Bloomin' Blinds are covered by a limited lifetime warranty for the original purchaser (Note: motorization has a shorter warranty and will vary on original manufacture and product). The warranty protects against the following items: Warping, manufacturer material defects and install issues. In the event of a warranty need, there will be no cost to the homeowner and Bloomin' Blinds will service the repair at your home/office whenever possible. Basically, if the product falls apart on its own, we fix it for free...if a repair is caused by a soccer ball, dog, falling lamp, etc... its repairable, but not free. Fading and discoloration is subject to manufacturer warranty by specific product, material or fabric.

**Blind Repair Warranty Info:** All repairs are warrantied for one year from date of service. The warranty covers parts, labor and travel. If a repair is not completed as recommended (a shortcut was requested), then there will be no warranty offered. Warranty service is limited to the exact repair service and parts provided.

All quotes are valid until the point that the manufacturer changes the pricing of the product. If the manufacture changes the wholesale cost of the quoted materials, we can no long honor the quoted pricing and we will need to re-quote the project to account for any material cost changes.

Due to the custom nature of the window covering production, all products are created uniquely to your order and we can not return them during the production time or after. Please make sure you are confident in your choices, once you submit your deposit, there are no refunds or stopping the order.

All sales are final. Time estimates are subject to manufacturer's ability and their accessibility to necessary materials and components. If the customer cannot provide access for installation or accommodate receipt of product, the full balance will become due after 30 days have passed from the time of our first attempt at contact for installation or delivery. Customer is responsible for their choices of product, style, color, controls, and control locations.

Payment of any remaining balance is expected in full at the time of final installation or completion of the quoted project. Any payments that are not received within 30 days of project completion may be subject to late fees and possible interest on the outstanding balance. Late fees and interest may vary by project and state laws. The undersigned agrees to the above.

## Bloomin' Blinds of St. Augustine, FL

70 Rose Dew Dr.  
Saint Augustine, FL 32092

Phone: (904) 626-4431

Web: <https://www.bloominblinds.com/>

Email: [staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

## Quote

Quote No. 571336

Quote Date: 10/13/2025

Sales Rep: Tracy Pando

(904) 626-4431

[staugustine@bloominblinds.com](mailto:staugustine@bloominblinds.com)

Signature

---

Signature

Date

## EXHIBIT 13

## EXHIBIT 13A



## BB165: Ponte Vedra Beach

159 Vista Lake Circle  
Ponte Vedra, FL 32081  
United States

Phone: (904) 605-0424

Web: <https://www.bumblebeeblinds.com/ponte-vedra-beach-fl/>

Email: [Pthompson@bumblebeeblinds.com](mailto:Pthompson@bumblebeeblinds.com)

## Quote

Quote No.

572861

Quote Date:

10/15/2025

Sales Rep:

Patricia Thompson

[PThompson@bumblebeeblinds.com](mailto:PThompson@bumblebeeblinds.com)

### Billing Address

Karen Young  
12788 Meritage Boulevard  
Jacksonville, FL 32246

### Phone Numbers

Mobile: 9045146074

### Installation Address

Karen Young

### Email Addresses

Work: None

### Sidemark

Young 10/15/2025

Line	Qty	Location	Description	Unit	Price
1	5	Clubhouse	ELG - Anabelle Roller Shades Motorized Roller	\$955.00	\$4,775.00
Items Total:					\$4,775.00
Surcharges					
1		Elegant Shades shipping		\$67.00	\$67.00
Surcharges Total:					\$67.00
Total Price:					<u>\$4,842.00</u>

## Signature

Signature

Date



## EXHIBIT 13B



## BB165: Ponte Vedra Beach

159 Vista Lake Circle  
Ponte Vedra, FL 32081  
United States

Phone: (904) 605-0424

Web: <https://www.bumblebeeblinds.com/ponte-vedra-beach-fl/>

Email: [Pthompson@bumblebeeblinds.com](mailto:Pthompson@bumblebeeblinds.com)

## Quote

Quote No.

572858

Quote Date:

10/15/2025

Sales Rep:

Patricia Thompson

[PThompson@bumblebeeblinds.com](mailto:PThompson@bumblebeeblinds.com)

### Billing Address

Karen Young  
12788 Meritage Boulevard  
Jacksonville, FL 32246

### Phone Numbers

Mobile: 9045146074

### Installation Address

Karen Young

### Email Addresses

Work: None

### Sidemark

Young 10/15/2025

Line	Qty	Location	Description	Unit	Price
1	5	Clubhouse	ELG - Anabelle Roller Shades Motorized Roller	\$1,083.00	\$5,415.00
Items Total:					\$5,415.00
Surcharges					
1		Elegant Shades shipping		\$67.00	\$67.00
Surcharges Total:					\$67.00
Total Price:					<u>\$5,482.00</u>

## Signature

Signature

Date

## EXHIBIT 14

## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE DUVAL COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Duval County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. **CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Todd Caprita	November 2028
2	Walter Repak	November 2026
3	James Kendig	November 2028
4	Karen Young	November 2026
5	Pawel Szeszko	November 2026

2. **GENERAL ELECTION SEATS.** Seat 2, currently held by Walter Repak, Seat 4, currently held by Karen Young, and Seat 5, currently held by Pawel Szeszko are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **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.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of October 2025.

ATTEST:

**BEACH COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Beach Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at \_\_\_\_\_, Phone (\_\_\_\_) \_\_\_\_\_. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, Laws of Florida. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Beach Community Development District has three (3) seats up for election, specifically Seats 2, 4, and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

**[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]**

## EXHIBIT 15

## RESOLUTION 2026-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT SETTING THE PUBLIC HEARING TO ADOPT RATES RELATING TO THE USE OF THE DISTRICT'S AMENITY FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

**WHEREAS**, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

**WHEREAS**, the Board desires to set a public hearing to adopt the rates related to the use of the District's amenity facilities ("Rates") attached hereto as **Exhibit A**; and

**WHEREAS**, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Rates; and

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

**SECTION 1.** The Board intends to establish the Rates, a proposed copy of which is attached hereto as **Exhibit A** and will hold a public hearing to be held on December 15, 2025 at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall take effect upon its passage and adoption by the Board.



**PASSED AND ADOPTED** this 20th day of October, 2025.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**EXHIBIT A**

- All rates subject to 3% Credit Card Convenience Fee

<b>Facility</b>	<b>Duration</b>	<b>Capacity</b>	<b>Rental Rate</b>	<b>Security Deposit</b>
Boardroom	Up to 4 Hours	12 people	\$200 (Additional \$50 p/hour)	\$150
Pool Cabana	Up to 4 Hours	25 people	\$200 (Additional \$50 p/hour)	\$150
Palm Court & Bar	Up to 4 Hours	50 people	\$250 (Additional \$50 p/hour)	\$200
Tamaya Hall	Up to 6 Hours	80 people	\$850 (Additional \$50 p/hour)	\$750
Tamaya Hall, Palm Court & Bar	Up to 8 Hours	80 people (does not include use of Pool)	\$1250	\$750
Group Fitness Room	Up to 4 Hours	25 people	\$250	\$350
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	\$350

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## EXHIBIT 16

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# Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

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## Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.

**Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.**

**Complete cost estimates are required for initial consideration.**

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**1. Vendor Company Name:**

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**2. Official Website:**

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**3. Business Model (check all that apply):**

☐ Managed Service    ☐ Product/Software    ☐ Software Suite    ☐ Service

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**4. Type (check one):**

☐ National    ☐ Regional (Specify State/Geography): \_\_\_\_\_

---

**5. Primary Focus (check all that apply):**

- ☐ Access Control
- ☐ AI Integration
- ☐ Biometrics
- ☐ CCTV Integration
- ☐ Cloud-Based Access
- ☐ Gate Operators
- ☐ Hybrid
- ☐ ID / Driver's License Scanning
- ☐ Integrated Access Control
- ☐ Integration
- ☐ License Plate Recognition (LPR)
- ☐ LPR-focused Virtual Guards
- ☐ Managed Access
- ☐ Mobile Access
- ☐ Remote Video Monitoring
- ☐ Smart Access
- ☐ Smart Intercoms
- ☐ Surveillance

- ☐ Virtual Gate Guards
  - ☐ Virtual Security
  - ☐ Visitor Management
- 

## 6. Priority Feature Evaluation

**6a. Priority – Tech Includes LPR / ALPR Feature:**      ☐ Yes      ☐ No

Brief Description:

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**6b. Priority – Mobile App for Residents with Robust Support:**      ☐ Yes      ☐ No

Brief Description:

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**6c. Priority – Offline / Redundancy Capability:**      ☐ Yes      ☐ No

Brief Description:

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**6d. Priority – Integration with Existing Gate Hardware:**      ☐ Yes      ☐ No

Brief Description:

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**6e. Priority – Integration with Existing Surveillance Infrastructure:**      ☐ Yes      ☐ No

Brief Description:

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**6f. Priority – Integration with Existing Mobile App “Tek Control”:**      ☐ Yes      ☐ No

Brief Description:

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## 7. General Feature Evaluation

**7a. ID / Driver's License Image Scanning:**    ☐ Yes    ☐ No  
Brief Description:

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**7b. Live Remote Monitoring / Guarding:**    ☐ Yes    ☐ No  
Brief Description:

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**7c. Live / AI Screening (+ alerts):**    ☐ Yes    ☐ No  
Brief Description:

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**7d. Video Intercom:**    ☐ Yes    ☐ No  
Brief Description:

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**7e. Kiosk:**    ☐ Yes    ☐ No  
Brief Description:

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**7f. Two-Way Audio:**    ☐ Yes    ☐ No  
Brief Description:

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**7g. Custom Reporting / Analytics:**

☐ Yes

☐ No

Brief Description:

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## 8. Cost Structure Analysis

### 8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

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- Breakdown of installation costs for each hardware/equipment:

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### 8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

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### 8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

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- Monthly/Annual cost of monitoring services:

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### 8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

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## **Note to Vendor on Cost Estimates**

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.

**Please refrain from marketing theoretical “savings” relative to traditional manned security.**

---

## EXHIBIT 17



### **Nova Side Chair -Mica Finish**

Style: 1301-05-M Dimensions: 19.25"w x 21.00"d x 36.00"h

**\$499 x 48 = \$23,952**

**\*chair program handle**

Fairfield 1200-05  
Short Back Side  
Chair / Legs  
tobacco finish 05-T  
mica - 05-M

-3109-72 Flax material

Heckman Wexford  
248A

Tamaya Club House





### Dena Side Chair Mica Finish

Style: 6038-05-M Grade G

Dimensions: 22.00"w x 26.00"d x 38.00"h



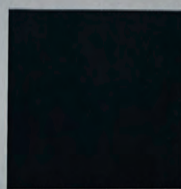
8725  
Cloth  
Fabric: 8725-73  
Grade: G



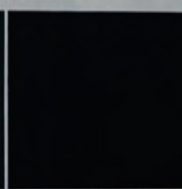
8725  
Abalone  
Fabric: 8725-71  
Grade: G



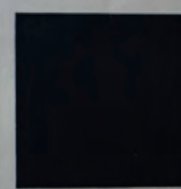
8725  
Floor  
Fabric: 8725-30  
Grade: G



8725  
Rayside  
Fabric: 8725-96  
Grade: G



8725  
Voyager  
Fabric: 8725-93  
Grade: G



8725  
Cobalt  
Fabric: 8725-90  
Grade: G

**\$759 x 48 = \$36,432**

**Gr Q- \$849 X 48 = \$41,232**

Tamaya Club House

Hi Karen,  
Thank you for your inquiry. I received your furniture wish list request from the online portal and am happy to prepare a quote for you! I cannot email prices due to certain restrictions so we can leave you a voicemail with information including lead time.

When you place an order we require a 1/3 deposit which can be on a debit or credit card which has a 2.0% handling fee. Once the order is complete the balance must be paid by personal or electronic check (ACH transfer) only. We also encourage you to review the Furniture Protection Plan attached. We can also get you an estimate for the shipping with a third party if you prefer not to pick it up.

I look forward to assisting you!

Best,  
Diane Christensen  
Sales Consultant - Hickory Park Furniture  
2220 Hwy. 70 S.E. #370  
Hickory, NC 28602  
828.322.4440 Ext. 213  
Text: 828-322-5713  
[dianec@hickorypark.com](mailto:dianec@hickorypark.com)  
<https://www.hickorypark.com>

----- Forwarded message -----

From: **HPark Sales** <[hparksales@hickorypark.com](mailto:hparksales@hickorypark.com)>  
Date: Tue, Oct 14, 2025 at 1:36 PM  
Subject: Fwd: FW: RE: Request from [youngk1001@att.net](mailto:youngk1001@att.net)  
To: Diane Christensen <[dianec@hickorypark.com](mailto:dianec@hickorypark.com)>

x 213

----- Forwarded message -----

From: **Hickory Furniture Mart** <[info@hickoryfurniture.com](mailto:info@hickoryfurniture.com)>  
Date: Tue, Oct 14, 2025 at 11:51 AM  
Subject: FW: RE: Request from [youngk1001@att.net](mailto:youngk1001@att.net)  
To: Hickory Park <[hparksales@hickorypark.com](mailto:hparksales@hickorypark.com)>

Dena Total 41,150  
Concave Total 40,154

Dena Chair 32,496

12 Concave / arms 8,460  
36 concave 23,040

Tables 5,946

Freight Tables + chairs  
2708-

The page links for the skus shown in the request below were added by the Mart office. All 3 chairs are Fairfield Chair furniture.

Thank you.

From: youngk1001 <[youngk1001@att.net](mailto:youngk1001@att.net)>  
Sent: Tuesday, October 14, 2025 11:02 AM  
To: Hickory Furniture Mart <[info@hickoryfurniture.com](mailto:info@hickoryfurniture.com)>; [share@eprevue.net](mailto:share@eprevue.net)  
Subject: FW: RE: Request from [youngk1001@att.net](mailto:youngk1001@att.net)

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

----- Original message -----

From: youngk1001 <[youngk1001@att.net](mailto:youngk1001@att.net)>

## EXHIBIT 18



**Waterslide**

# Operations & Maintenance Manual

Project Name: Tamaya Amenity Center

Project Location: Jacksonville, FL

Splashtacular Project Number: 16415



# Contents

Introduction ..... 3

Waterslide Rules ..... 4

Personnel ..... 8

Cleaning and Maintenance ..... 9

- Maintenance Overview ..... 10
- Daily Inspection..... 11
- Fiberglass Cleaning and Care ..... 13
- Steel and Hardware Cleaning and Care ..... 16
- Treads and Decking Cleaning and Care..... 17
- Winterization ..... 18
- Seasonal Opening ..... 19

Limited Warranty ..... 20

Drawings and Specifications ..... 21

# Introduction

The purpose of this operations manual is to provide the owner/operator with the basic rules and maintenance information necessary to maximize the life of the waterslide and ensure the safety of patrons.

This manual deals with the operation of the waterslide only. It does not address pool operations, health codes, water quality, or local ordinances. Splashtacular recommends that owner/operators understand and follow all local codes, regulations and guidelines.

To assist owners and operators in providing a safe, fun, and enjoyable experience for all facility patrons, Splashtacular offers the following additional services:

- Annual waterslide inspections
- Annual on-site safety training for lifeguards and operators
- Maintenance programs to prolong the life of your investment

For more information or to request pricing, please call us at 1.800.844.5334.

# Waterslide Rules

Splashtacular waterslides are designed to provide a safe and fun experience for guests of all ages. A few basic rules will ensure the safety of guests as well as facility personnel.

- Waterslide rule signs provided by Splashtacular should be posted in a location that is clearly visible to riders prior to entering the waterslide tower. A picture sign illustrating proper riding position is also provided and should be posted at the starter tub of each waterslide. Employees should be familiar with all rules listed and instruct patrons as necessary.
- The minimum height requirement of 48" was established to ensure that a smaller rider is not able to twist and turn while riding the waterslide and then exit into the water in a potentially dangerous position. The height requirement also helps ensure the rider is old enough to listen, understand, and follow safe riding instructions. Lastly, in the event that a non-swimmer ignores the rule requiring riders be able to swim, the 48" height requirement allows the rider to stand up in a 42" splash pool with their head above water and exit the area safely.
- Guests who exhibit signs of being under the influence of alcohol or drugs should not be permitted to enter the waterslide tower.
- Riders should be prevented from entering the waterslide flume at any location other than the starter tub.
- Riders should be instructed to exit the waterslide area in a quick and orderly fashion at the completion of their ride.
- For waterslides that terminate into a runout, the water level must be allowed to return to the water level indicator mark before allowing the next rider to be released down the waterslide. This level was set during certification and training by Splashtacular personnel and will ensure that riders stop safely within the runout and do not travel to the end of the runout.
- Spectators should be kept a safe distance away and not permitted to interfere with the waterslide occupants at any time.
- If lane ropes or markers are used in the splash pool area, they should be arranged in such a manner as to not become an obstacle for riders exiting the waterslide. Lane ropes or markers should float and be simple in design to avoid the possibility of riders becoming entangled in them.

Following are examples of the waterslide signs that were provided to your facility.

## Pool Entry Sign

The following sign should be posted next to the starter tub of each waterslide.



## Waterslide Rules Sign

The following sign should be posted next to the entrance of the waterslide tower.

### WATERSLIDE RULES

- 1) **All riders must be at least 48" tall.**
- 2) **Maximum rider weight is 300 pounds.**
- 3) **WARNING: Water depth is 3 feet 6 inches.**
- 4) Non-swimmers are not permitted.
- 5) All riders must ride feet first while lying on their back with arms crossed across their chest. Do not go down the slide head first. Do not sit up while riding the slide.
- 6) Riders must enter the slide in a sitting position and wait for instructions from the lifeguard stationed at the slide starter tub.
- 7) Do not propel yourself into the ride.
- 8) Only one rider at a time. Absolutely no trains or chains of riders are permitted.
- 9) No running, standing, kneeling, rotating, tumbling or stopping in the flume. Arms and hands must remain inside the flume at all times. Riders should remain in proper riding position until forward movement is terminated. At no time should the rider attempt to stand up while on the slide or prior to coming to a complete stop in the splash out area.
- 10) No tubes, mats, or life jackets are permitted on the waterslide.
- 11) No combs or foreign objects are allowed in pockets and no jewelry can be worn while riding the slide. No cut off jeans or swim wear with exposed zippers, buckles, rivets or metal ornamentation; only approved swim suits allowed.
- 12) The line should form on the deck with one rider on each landing and one rider in the starter tub. Wait until landing area is clear before entering.
- 13) Riders must be in good health. Elderly persons, those suffering from heart disease, high blood pressure, epilepsy, or persons using prescription medication should consult their physician before using this slide. Individuals with medical conditions including, but not limited to, pregnancy, heart, or back problems should not ride.
- 14) Do not use this slide while under the influence of alcohol or drugs.
- 15) No diving from the slide.
- 16) Leave the plunge pool promptly after entering.
- 17) Rider assumes all risk of injury due to misuse of this slide or failure to follow these rules.

**WARNING "Failure to follow rules can result in serious injury."**

# Personnel

- Splashtacular recommends that all employees assigned to waterslide operations be certified lifeguards. This is very likely a recommendation of the owner's insurance carrier as well.
- A minimum of two lifeguards should be assigned to the waterslide at all times. One lifeguard should be stationed on the waterslide platform next to the starter tub and another at the slide terminus (subject to local codes).
- Lifeguards should be knowledgeable of the rules and regulations discussed in this manual as well as additional operating procedures developed by the operator.
- Lifeguards should check riders entering the waterslide for any attire elements, such as jewelry, zippers or rivets that could damage the waterslide or cause injury to the rider.
- Lifeguards should be trained to control crowd behavior and the proper entry rate onto the waterslide. Pushing, shoving, or running should not be allowed.
- Splashtacular recommends that riders queue on the pool deck rather than the slide stairway. One rider may be stationed on each stair landing and one at the top deck. Once the rider on the top deck enters the starter tub, the riders then move up one position on the tower. For towers that have more than one waterslide, one rider per waterslide may advance in line as noted above.
- Riders should not be allowed to run, jump or leap into the starter tub.
- Riders should not be allowed to launch themselves down the waterslide using the grab bar or guardrail.
- The lifeguard stationed at the starter tub should instruct each rider on the proper riding position.
- The lifeguard in the slide terminus area should assist the rider in exiting before signaling the lifeguard at the starter tub to release the next rider.
- An uninterrupted view of the pool and waterslide must be maintained at all times. Rotating lifeguards between positions keeps interest and attention high.
- **WARNING:** Should threatening weather conditions such as lightening occur; the lifeguards should instruct those patrons on and around the waterslide tower to exit, walking in a calm and orderly fashion. Patrons should not be allowed on the waterslide tower until the threat of bad weather has passed and the area is deemed safe by the proper pool officials.

# Cleaning and Maintenance

## Section Contents

- Maintenance Overview
- Daily Inspection
- Fiberglass Cleaning and Care
- Steel and Hardware Cleaning and Care
- Treads and Decking Cleaning and Care
- Winterization
- Seasonal Opening

## Maintenance Overview

Maintaining the fun doesn't have to be time consuming or costly. Owners and facility managers can take simple steps to keep their waterslide in top shape.

Even the highest quality fiberglass components and steel structures need routine maintenance to continually provide the maximum return on investment. Without proper daily and seasonal maintenance, the waterslide can become unsightly or worse, unsafe.

Maintenance starts with the **Daily Inspection Checklist** which is vital for detecting the starter of any minor problems. Repairing minor problems immediately can prevent larger maintenance issues and reduce the cost of high repair bills.

One of the most important preventative measures is regular pressure washing to remove dirt, debris, and corrosive chemicals. Keeping the waterslide and tower clean will not only make the facility more appealing, it's a good opportunity to identify any repairs that might be missed during the daily inspection.

Water quality is also important in preventing corrosion issues. Checking and balancing the water chemicals should be part of the facility's daily procedures.



## Daily Inspection Overview

As with any equipment, proper maintenance is the key to keeping patrons entertained and safe. Daily inspections will ensure that any problems are noted and resolved in a timely manner.

- Before opening each day, the pool supervisor, maintenance supervisor or other qualified employee should inspect the waterslide. Any items of concern should immediately be submitted to the appropriate maintenance personnel for prompt attention.
- Inspections should include all stairs, decks, structural components and slides. They should look for any indication of damaged areas which may include chips, cracks or blisters in the finish. They should also check for missing or loose hardware.
- Once the above inspections have been completed, the waterslide pump should be turned on and allowed to operate for at least 10 minutes. Walk under the waterslide flume sections and note any leaks at the joints or at the plumbing connections.
- The waterslide should then be ridden and any rough riding areas noted. Repairs should be addressed at the close of the day in order to allow adequate time for repairs to properly cure.
- The pool water level and water quality should be checked prior to opening each day. Typically, the slide terminus should enter the pool between two inches above or six inches below the water surface for the safest ride.
- The daily inspection is also a good time to note when the structure should be cleaned. Periodic cleaning is necessary to remove chlorine and other chemical build-up and maintain a smooth and clean surface. Splashtacular recommends this be performed at least monthly on outdoor structures. Indoor environments are highly corrosive and cleaning should be performed more often, once per week is recommended. More information on recommended cleaning procedures are detailed in the next sections.

## Daily Inspection Checklist

### Waterslide

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

#### **Before the Waterslide pumps are turned on:**

- \_\_\_\_\_ Inspect structure for missing or loose hardware
- \_\_\_\_\_ Remove debris from stairs, decks and slides
- \_\_\_\_\_ Walk waterslide with bare feet and inspect for cracks, chips, or bubbles on the fiberglass surface

#### **After the Waterslide pumps are turned on:**

- \_\_\_\_\_ Allow pumps to run for a minimum of 10 minutes
- \_\_\_\_\_ Note any water leaks in the plumbing connections or slide joints
- \_\_\_\_\_ Check water level
- \_\_\_\_\_ Check water quality (chemical components)

#### **Maintenance items identified:**

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## Fiberglass Cleaning and Care

All fiberglass components are fabricated from the highest quality materials and include UV inhibitors to help protect the surface from damage.

Splashtacular includes a gel coat touch up kit with each waterslide to be used when repairs are necessary. The kit includes all colors selected and additional gel coat is available for purchase.

In addition, Splashtacular is equipped to handle all maintenance issues and can provide a quote for any services the facility is not prepared to perform.

### **Daily Inspection**

It is important to look for several things when performing the daily inspection of the fiberglass.

- Small chips or scratches in the fiberglass can develop as the waterslide is used. These blemishes may pose a scratch or cut hazard to patrons. They could also collect moisture and swell from the inside which can turn into a much bigger problem. Small chips are fairly simple to repair but will become much more difficult if left too long.
- Over time the gelcoat may wear off in high traffic areas. Without the protection of gelcoat, the fiberglass could absorb moisture and become weak. As stated previously, repairs performed as soon as possible are fairly simple and can prevent more expensive and difficult repairs later on.
- Spider cracks are a series of hairline cracks in the fiberglass usually arranged in a circular or pie shaped pattern that look like a spider's web. These indicate that something has hit or been dropped on the location creating stress cracks. Spider cracks indicate a weak spot in the fiberglass and should be reported promptly to Splashtacular for evaluation.
- Fractures are penetrations through the fiberglass that have compromised the structural fibers. If a fracture is suspected, Splashtacular should be contacted immediately and the waterslide should not be operated until the piece is evaluated and replaced if necessary.
- The joints of the waterslides are caulked to provide a comfortable sliding experience. As patrons use the slide, the caulk will slowly wear out of the joints. Inspection of the caulked joints should be performed daily and any joints needing new caulk should be noted. Caulk should be applied after the facility closes for the evening to allow the recommended 8 hours drying time before the pumps are turned on.

## Cleaning the fiberglass

Materials needed:

- Hose or pressure washer, sponges & bucket
- Non-scratch scouring pad
- Cleaner (car wash or similar product recommended for fiberglass)
- FSR Fiberglass Stain Remover™ by Davis Instruments

Frequent cleaning of the fiberglass will help keep the waterslide looking new and will reduce the amount of time needed to perform this maintenance task. Splashtacular recommends cleaning be performed monthly on outdoor structures. Indoor environments are highly corrosive and cleaning should be performed more often, once per week is recommended.

Wipe down all fiberglass components with a bucket of cleaner mixed with water. A non-scratch scouring pad or FSR Fiberglass Stain Remover™ by Davis Instruments is recommended for areas that are stained or have tough debris. Be sure to follow all manufacturer's instructions and always test cleaners on an inconspicuous area before proceeding.

Rinse thoroughly with a hose or pressure washer. Take care that pressure is not so high that it mars or scars the surface.

As the structure gets older, you may encounter white oxidation or calcium buildup that cannot be removed using these methods. In this case the fiberglass will need to be sanded and buffed. Splashtacular is equipped to handle these maintenance issues and can provide a quote for this service if requested.

## Caulking the slide joints

Materials needed:

- Sikaflex®-291 caulk (available for purchase from Splashtacular)
- Utility knife or scraper
- Rubber scraper (can be acquired at most auto parts stores)
- Acetone in good quality spray bottle
- Painter's rag or industrial quality paper towels

The seams should be completely clean and dry. Any old caulk and debris should be removed with a utility knife or scraper. Wipe the area with an acetone-sprayed rag or paper towel. Lay down a generous bead of caulk in the seam and use your finger to push the caulk as far into the seam as possible. Any excess should then be scraped off using a rubber scraper.

Wipe any excess off with an acetone-sprayed rag or paper towel. Take care not to put direct pressure on the seam or too much caulk will be removed.

Ideally, the caulk should be just slightly less than flush with the ride surface. Be sure to work each seam individually rather than caulking first and wiping later as this thin layer of caulk will dry very quickly, especially in direct sunlight.

## Waxing the slides

Materials needed:

- Sponges & towels
- Carnauba paste wax (car wax or similar product recommended for fiberglass)
- Mechanical buffer (minimum 2800 RPM)

Check that the fiberglass is clean and free of debris. Use a sponge to apply wax to one or two sections at a time. Buff with a towel or mechanical buffer until the surface is shiny and no film remains. Random orbital buffers are generally ineffective for this process and not recommended.

If waxing in direct sunlight, limit application to one section at a time or the film will become very difficult to remove. Slides that look blotchy and faded are typically the result of incomplete removal of film. In this event the wax should be removed by sanding and buffing. Splashtacular is equipped to handle these maintenance issues and can provide a quote for this service if requested.

## Steel and Hardware Cleaning and Care

Splashtacular waterslides are proudly fabricated from high quality steel made in the USA. A hot dip galvanizing process is then applied to protect the steel from corrosion. If a powder coated finish was ordered, the galvanizing is followed by a baked-on Sherwin Williams Super Durable powder coated finish.

All steel to steel connection hardware is comprised of structurally approved grades of hot dip galvanized steel. All waterslide flange joint hardware is comprised of structurally approved grades of stainless steel.

Loose or missing hardware is a safety concern that should be immediately corrected. A daily visual inspection of all exposed hardware will help minimize the possibility of injury.

Splashtacular includes a paint touch up kit with each waterslide. The kit includes all colors selected and additional supplies are available for purchase.

In short, every attempt has been made to provide a product that can be easily maintained by facility personnel. In addition, Splashtacular is equipped to handle all maintenance issues and can provide a quote for services the facility is not prepared to perform.

### **Cleaning of Steel**

Materials needed:

- Hose or pressure washer
- Sponges, soft bristled brushes & bucket
- Mild Soap or Non-Chemical Cleaner (Car wash or similar product recommended for painted surfaces)
- NU-Finish Car Polish (For bringing the luster/shine back to powder coated finishes)

The waterslide structure requires very little maintenance but frequent cleaning will keep oxidation and calcium buildup from discoloring the finish. Splashtacular recommends cleaning be performed monthly on outdoor structures. Indoor environments are highly corrosive and cleaning should be performed more often, once per week is recommended.

Wipe down all components with a bucket of cleaner mixed with warm water. Use a non-abrasive soft bristled brush or sponge. Rinse thoroughly with a hose or pressure washer.

For powder coated surfaces that have become dull, we recommend applying NU-Finish Car Polish in accordance to the manufacturer's instructions.

## Treads and Decking Cleaning and Care

Splashtacular's proprietary tread and decking material is made from anti-skid pultruded fiberglass. It requires very little maintenance and is resistant to stains, impact and corrosion.

We recommend power washing to remove general dirt. A soft bristle brush and mild detergent can also be used. Other acceptable cleaning products include Simple Green® and FSR Fiberglass Stain Remover™ by Davis Instruments. Always test cleaners on an inconspicuous area before proceeding. All cleaners should be flushed thoroughly after application.

**Do not use** abrasive pads or cleaners, chlorine bleach, liquid grease remover, aggressive organic solvents or any other acidic based cleaner.

If you have cleaning and care related questions, please contact Splashtacular for additional assistance.

## Winterization Checklist

### Waterslide

- \_\_\_\_\_ Clean entire waterslide structure as instructed in previous sections
- \_\_\_\_\_ Wax waterslides as instructed in previous sections
- \_\_\_\_\_ Cover waterslide supply pipes at the starter tubs to keep debris and wildlife from entering the pipes
- \_\_\_\_\_ Remove the canopy fabric (if included), signs and any other items that are not a permanent part of the structure and store in a protected location
- \_\_\_\_\_ Close and secure gate

*\* Failure to perform all items listed above may void parts of the limited warranty*



## Seasonal Opening Checklist

### Waterslide

- \_\_\_\_\_ Clean entire Waterslide as instructed in previous sections
- \_\_\_\_\_ Wax and caulk waterslides as instructed in previous sections
- \_\_\_\_\_ Uncover waterslide supply pipes at the starter tubs
- \_\_\_\_\_ Replace the canopy fabric (if included), signs and any other items that were stored during the off-season
- \_\_\_\_\_ Complete a Daily Inspection Checklist and report any areas of concern to appropriate maintenance personnel

# Limited Warranty

**Tamaya Amenity Center  
Jacksonville, FL**

The equipment and service is warranted pursuant to the following limited warranty:

A. The equipment manufactured by AZS Industries, LLC dba Splashtacular “Splashtacular” is warranted by Splashtacular to be free from defects in workmanship or materials and free from defects arising from process of manufacture for a period of one year from 01/13/2017 to 01/13/2018. Splashtacular hereby transfers and assigns to Owner any and all guaranties and warranties applying to the equipment supplied to Splashtacular by other manufacturers. Owner must notify Splashtacular in writing of any claim under this warranty within twenty (20) days of discovery of the defect. No equipment may be returned without the express prior written approval of Splashtacular after a determination by Splashtacular that such equipment is defective because of poor workmanship or defective materials. Splashtacular shall replace or repair said equipment at its sole expense, except that Owner shall pay for disassembly of the equipment and shipping to Splashtacular’s designated facility. If shipping would result in commercially extensive disassembly work, Splashtacular, may provide to Owner engineering and site assistance at the premises to correct the defect, at the exclusive discretion of Splashtacular. Owner shall reimburse Splashtacular for all reasonable travel, lodging and related expenses incurred by Splashtacular in making repairs covered by this warranty.

B. This warranty is void in case of abuse, misuse, abnormal usage, or repair by unauthorized persons, or if for any other reason Splashtacular determines that the equipment is not operating properly as a result of causes other than poor workmanship or defective materials, including but not limited to the following:

1. The equipment was operated with any components, accessories or parts not specifically designed, approved or, manufactured by Splashtacular.
2. The equipment was not operated or maintained in accordance with Splashtacular’s instructions set forth in the Splashtacular Operating and Maintenance Manual.
3. The equipment was repaired, altered and/or modified without Splashtacular’s written approval.
4. Owner does not notify Splashtacular of said defect as provided in sub paragraph “A” of this section.
5. Owner does not submit reasonable proof of the defect to Splashtacular.
6. Owner does not cooperate with Splashtacular in curing the defect.

**THE ABOVE EXPRESS WARRANTIES ARE MADE IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED. TO THE EXTENT PERMITTED BY APPLICABLE LAW, SPLASHTACULAR HEREBY SPECIFICALLY DISCLAIMS AND BUYER WAIVES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.**

# Drawings and Specifications

The following pages contain the drawings used to fabricate and install your Waterslide

**CUSTOM  
WATERSLIDE COMPLEX  
FOR  
TAMAYA AMENITY CENTER**

**JACKSONVILLE, FL**

**Rides & Structures  
Designed · Engineered · Manufactured · Installed**

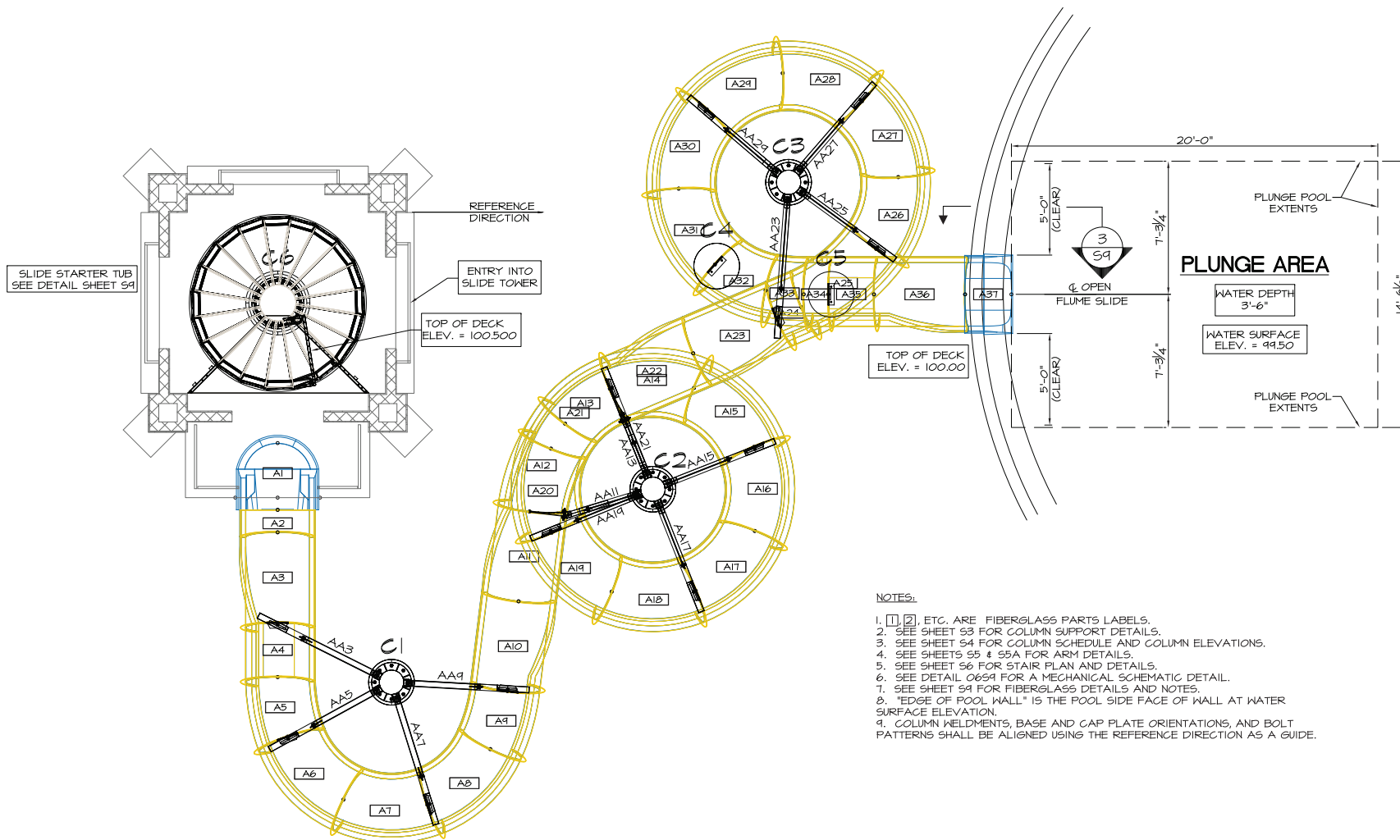
**By**

[ISSUED FOR  
CONSTRUCTION]

**SPLASHTACULAR.**  
e n t e r t a i n m e n t

KANSAS  
102 W. Kaskaskia Street, Ste.201 v. 800.844.5334  
Pala, KS 66071 L 913.294.2496

Slide-A Length & Quantity		
Slide Type:	42" Open Body Slide	
Open:	151.99 ft	37 parts
Enclosed:	-	-
Runout:	-	-
Splashout:	-	-
Total:	151.99 ft	37 parts



# NOTES:

1. [1], [2], ETC. ARE FIBERGLASS PARTS LABELS.
2. SEE SHEET S3 FOR COLUMN SUPPORT DETAILS.
3. SEE SHEET S4 FOR COLUMN SCHEDULE AND COLUMN ELEVATIONS.
4. SEE SHEETS S5 & S5A FOR ARM DETAILS.
5. SEE SHEET S6 FOR STAIR PLAN AND DETAILS.
6. SEE DETAIL 06591 FOR A MECHANICAL SCHEMATIC DETAIL.
7. SEE SHEET S4 FOR FIBERGLASS DETAILS AND NOTES.
8. "EDGE OF POOL WALL" IS THE POOL SIDE FACE OF WALL AT WATER SURFACE ELEVATION.
9. COLUMN WELDMENTS, BASE AND CAP PLATE ORIENTATIONS, AND BOLT PATTERNS SHALL BE ALIGNED USING THE REFERENCE DIRECTION AS A GUIDE.

REFERENCE DIRECTION
LEGEND
(XX) - SEQUENCE NUMBER



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## SUBMITTAL HISTORY

MARK	DATE	ISSUED FOR APPROVAL	Δ
Δ	12/25/15	ISSUED FOR APPROVAL	Δ
Δ	1/16/16	REVISED STAIRS	Δ
Δ	4/16/16	ISSUED FOR CONSTRUCTION	Δ
Δ			Δ

The Structural Support System depicted on these drawings was designed under the direction of the Professional Engineer whose seal and signature are affixed to this drawing. This Professional Engineer did not perform any design or review of the other non-structural systems shown on these drawings and therefore assumes no responsibility for their adequacy.

**SPLASHTACULAR.**  
Waterslides and Waterpark Attractions

102 WEST KASKASKIA STREET, STE 201  
PAOLA, KS 66071

PH. 800.844.5334  
F. 760.771.9809

## SLIDE PLAN

PROJECT:	TAMAYA AMENITY CENTER		
CITY:	JACKSONVILLE	STATE:	FL
COUNTRY:	U.S.A.		
SCALE:		DESIGNER:	
		ENGINEER:	

16415

SHT : S1

# SLIDE COMPONENT SCHEDULE FOR SLIDE-A

Part No.	Part ID	Part Description	Length	Slope (%)	Slope (deg)	X Coord	Y Coord	Z Coord	Support	Bracket Height	Bracket Angle	Detail	Part Note
1	4204EN	Entry Tub	4.000'	0.00 %	0.00°	11.900'	26.896'	121.599'				015A	-
2	4208CX-S	8' Radius, Lo, Convex, 8.82 deg	1.232'	15.52 %	8.82°	11.900'	25.669'	121.505'				-	-
3	4205TR	Hi-wall Transition, Right, 5.000'	5.000'	15.52 %	8.82°	11.900'	20.728'	120.738'	AA3 / C1	6.63"	98.82°	-	-
4	4203HS	Hi-wall Straight, 3.000'	3.000'	15.52 %	8.82°	11.900'	17.764'	120.278'				-	-
5	4210CL-S	10' Radius, Curve Left, 19.00 deg	3.341'	15.52 %	8.82°	12.445'	14.508'	119.763'	AA5 / C1	6.63"	98.82°	-	-
6	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	15.488'	11.069'	119.031'				-	-
7	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	20.072'	10.788'	118.300'	AA7 / C1	6.63"	98.82°	-	-
8	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	23.511'	13.831'	117.569'				-	-
9	4210CL-S	10' Radius, Curve Left, 19.00 deg	3.341'	15.52 %	8.82°	24.448'	16.996'	117.054'	AA9 / C1	6.63"	98.82°	-	-
10	4205TL	Hi-wall Transition, Left, 5.000'	5.000'	15.52 %	8.82°	25.051'	21.900'	116.287'				-	-
11	4205TL	Hi-wall Transition, Left, 5.000'	5.000'	15.52 %	8.82°	25.653'	26.804'	115.520'	AA11 / C2	-	98.82°	-	-
12	4210CR	10' Radius, Curve Right, 30.00 deg	5.275'	15.52 %	8.82°	27.592'	31.604'	114.707'				-	-
13	4206CR-S	6' Radius, Curve Right, 30.00 deg	3.165'	15.52 %	8.82°	30.039'	33.516'	114.220'	AA13 / C2	-	98.82°	-	-
14	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	34.631'	33.556'	113.488'				-	-
15	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	37.907'	30.337'	112.757'	AA15 / C2	6.63"	98.82°	-	-
16	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	37.947'	25.745'	112.025'				-	-
17	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	34.728'	22.470'	111.294'	AA17 / C2	6.63"	98.82°	-	-
18	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	30.136'	22.430'	110.562'				-	-
19	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	26.861'	25.648'	109.831'	AA19 / C2	6.63"	98.82°	-	-
20	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	26.821'	30.240'	109.099'				-	-
21	4206CR	6' Radius, Curve Right, 45.00 deg	4.748'	15.52 %	8.82°	30.039'	33.516'	108.368'	AA21 / C2	6.63"	98.82°	-	-
22	4205TR	Hi-wall Transition, Right, 5.000'	5.000'	15.52 %	8.82°	34.587'	35.446'	107.601'				-	-
23	4205TR	Hi-wall Transition, Right, 5.000'	5.000'	15.52 %	8.82°	39.135'	37.377'	106.834'	AA23 / C3	6.63"	98.82°	-	-
24	4209HS-S	Hi-wall Straight, 1.500'	1.500'	15.52 %	8.82°	40.500'	37.956'	106.604'				-	-
25	4210CL	10' Radius, Curve Left, 30.00 deg	5.275'	15.52 %	8.82°	41.143'	41.143'	105.791'	AA25 / C3	6.63"	98.82°	-	-
26	4206CL-S	6' Radius, Curve Left, 40.00 deg	4.220'	15.52 %	8.82°	45.779'	45.068'	105.141'				-	-
27	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	43.802'	49.213'	104.410'	AA27 / C3	6.63"	98.82°	-	-
28	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	39.473'	50.745'	103.678'				-	-
29	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	35.328'	48.768'	102.947'	AA29 / C3	6.63"	98.82°	-	-
30	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	33.795'	44.440'	102.215'				-	-
31	4206CL	6' Radius, Curve Left, 45.00 deg	4.748'	15.52 %	8.82°	35.772'	40.295'	101.484'	C4	6.63"	98.82°	-	-
32	4206CL-S	6' Radius, Curve Left, 30.00 deg	3.165'	15.52 %	8.82°	38.540'	38.885'	100.996'				-	-
33	4210CL-S	10' Radius, Curve Left, 12.00 deg	2.110'	15.52 %	8.82°	40.619'	38.666'	100.671'				-	-
34	4225CV-S	25' Radius, Hi, Concave, 3.11 deg	1.358'	10.00 %	5.71°	41.966'	38.666'	100.499'	C5	6.63"	95.71°	-	-
35	4209HS-S	Hi-wall Straight, 2.500'	2.500'	10.00 %	5.71°	44.453'	38.666'	100.250'				-	-
36	4205TL	Hi-wall Transition, Left, 5.000'	5.000'	10.00 %	5.71°	49.428'	38.666'	99.753'				-	-
37	4203EC	Pool End Cap	2.542'	10.00 %	5.71°	51.958'	38.666'	99.500'				035A	-

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Δ	4/16/16	ISSUED FOR CONSTRUCTION	Δ	
Δ			Δ	

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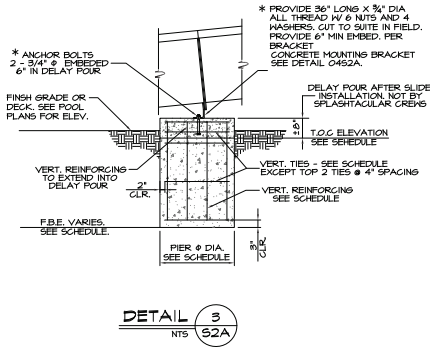
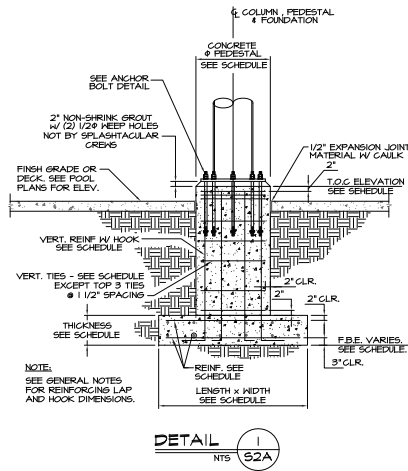
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102 WEST KASKASKIA STREET, STE 201  
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P. 800.844.5334  
F. 760.771.9809

TITLE: <b>SLIDE SCHEDULE</b>		
PROJECT: <b>TAMAYA AMENITY CENTER</b>		
CITY: <b>JACKSONVILLE</b>	STATE: <b>FL</b>	COUNTRY: <b>U.S.A.</b>
SCALE:	DESIGNER:	ENGINEER:

16415

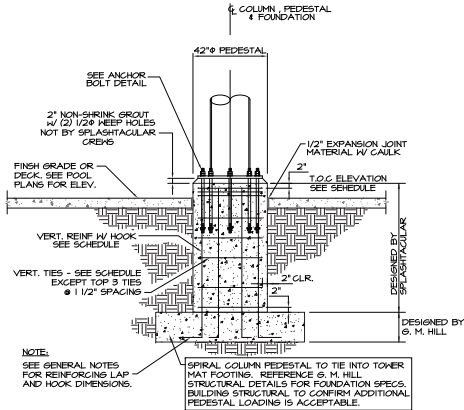
SHT : SIA





SPIRAL PEDESTAL LOADING SUMMARY		
Col No.		C6
T.O.C.		100.00
MINIMUM CONCRETE PEDESTAL (DIA)		42"ø
LOADING		
DL	AXIAL (KIPS)	10.23
	SHEAR (KIPS)	0.00
	MOMENT (KIP-FT)	0.00
LL	AXIAL (KIPS)	14.14
	SHEAR (KIPS)	0.00
	MOMENT (KIP-FT)	23.86
HL	AXIAL (KIPS)	0.00
	SHEAR (KIPS)	4.00
	MOMENT (KIP-FT)	86.71
SEISMIC	AXIAL (KIPS)	0.00
	SHEAR (KIPS)	1.14
	MOMENT (KIP-FT)	26.81

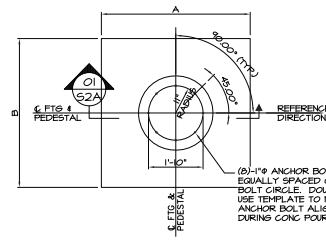
NOTE:  
 • ALL LOADS ARE NON FACTORED AND APPLIED AT DECK ELEVATION  
 • T.O.C. = TOP OF CONCRETE PEDESTAL ELEVATION



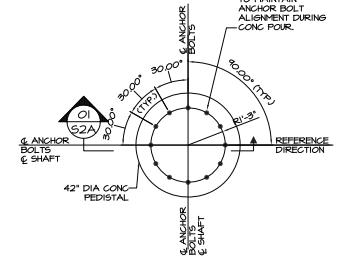
SPIRAL PEDESTAL DETAIL 7 S2A

Col No.	DETAIL	DIMENSIONS A x B x THICK	F.B.E.	T.O.C.	FOOTING REINFORCING	Concrete Pedestal (DIA)	Vertical Reinf. Size	Qty	Vertical Ties Size	Spc	NOTES
C1	0252A	1'-0"x1'-0"x 18"	44,500	101,000	1-#6 EQUAL SPA. EACH WAY TOP 1-#6 EQUAL SPA. EACH WAY BOTTOM	30"ø	#6	18	#3	8" o.c.	
C2	0252A	6'-4"x6'-4"x 18"	44,500	101,000	1-#6 EQUAL SPA. EACH WAY TOP 1-#6 EQUAL SPA. EACH WAY BOTTOM	30"ø	#6	18	#3	8" o.c.	
C3	0252A	5'-0"x5'-0"x 18"	44,500	101,000	5-#6 EQUAL SPA. EACH WAY TOP 5-#6 EQUAL SPA. EACH WAY BOTTOM	30"ø	#6	18	#3	8" o.c.	
C4	0352A	30"ø x Depth	45,500	100,234	N/A	30"ø	#5	12	#3	8" o.c.	5
C5	0352A	30"ø x Depth	46,250	44,250	N/A	30"ø	#5	12	#3	8" o.c.	5
C6	0652A	42"ø x Depth	46,500	100,500	REFERENCE TOWER STRUCTURAL DETAILS	42"ø	#6	32	#3	8" o.c.	6

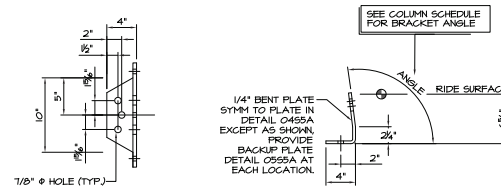
- COORDINATE CONC. PAD W/ SITE CONCRETE (BY OTHERS).
- F.B.E. = FOOTING BEARING ELEVATION
- T.O.C. = TOP OF CONCRETE PEDESTAL ELEVATION
- O.C. = ON CENTER
- PROVIDE DELAY FOUR
- REFERENCE DETAIL 0752A



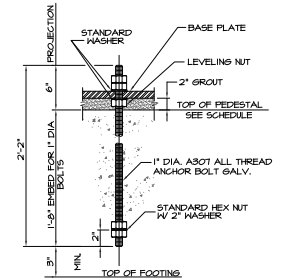
ANCHOR BOLT LAYOUT 2 S2A



ANCHOR BOLT LAYOUT 6 S2A



CONCRETE MOUNTING BRACKET 4 S2A



ANCHOR BOLT DETAIL 5 S2A

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Δ	4/16/16	ISSUED FOR CONSTRUCTION	Δ		
Δ			Δ		

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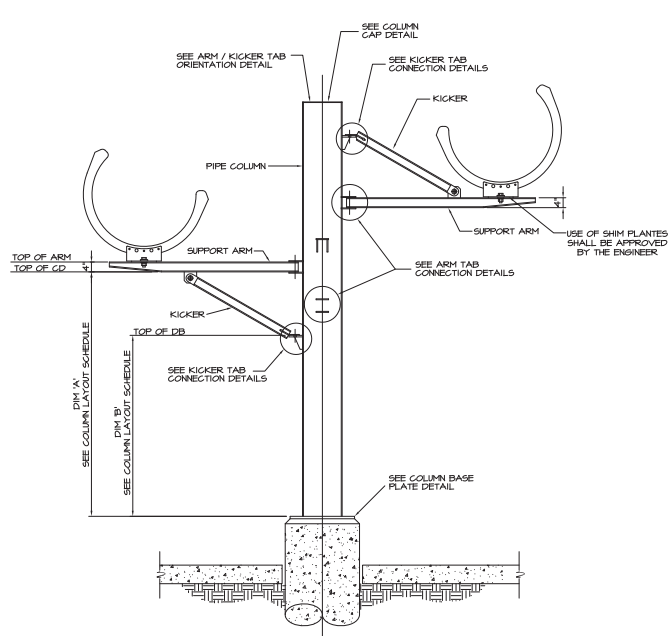
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 PAOLA, KS 66071  
 P. 800.844.5334  
 F. 760.771.9809

TITLE:	FOUNDATION DETAILS		
PROJECT:	TAMAYA AMENITY CENTER		
CITY:	JACKSONVILLE	STATE:	FL
COUNTRY:	U.S.A.		
SCALE:		DESIGNER:	
		ENGINEER:	

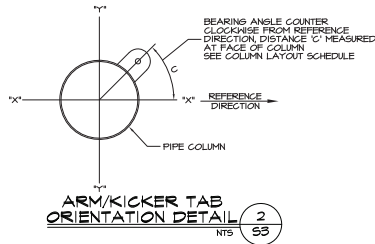


16415  
 SHT: S2A

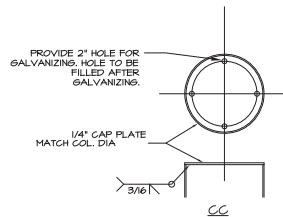




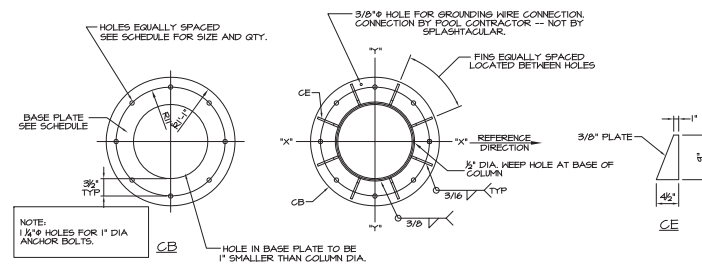
**COLUMN/ARM ARRANGEMENT DETAIL** (1) NTS SS



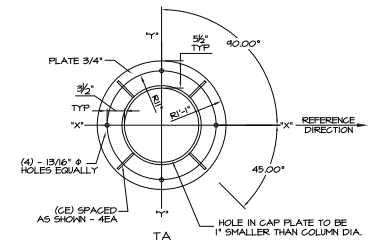
**ARM/KICKER TAB ORIENTATION DETAIL** (2) NTS SS



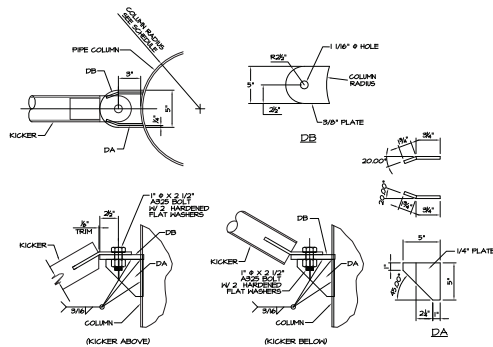
**COLUMN CAP DETAIL** (5) NTS SS



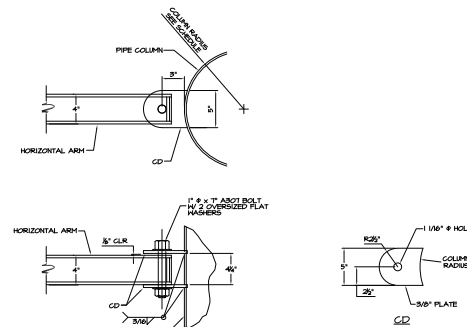
**COLUMN BASE PLATE DETAIL** (3) NTS SS



**COLUMN CAP PLATE DETAIL** (11) NTS SS



**KICKER TAB CONNECTION DETAILS** (7) NTS SS



**ARM TAB CONNECTION DETAILS** (6) NTS SS



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▲	4/16/16	ISSUED FOR CONSTRUCTION	▲	
▲			▲	

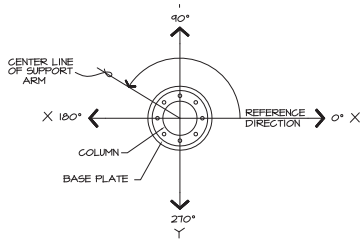
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TITLE: <b>COLUMN DETAILS</b>		
PROJECT: <b>TAMAYA AMENITY CENTER</b>		
CITY: <b>JACKSONVILLE</b>	STATE: <b>FL</b>	COUNTRY: <b>U.S.A.</b>
SCALE:	DESIGNER:	ENGINEER:

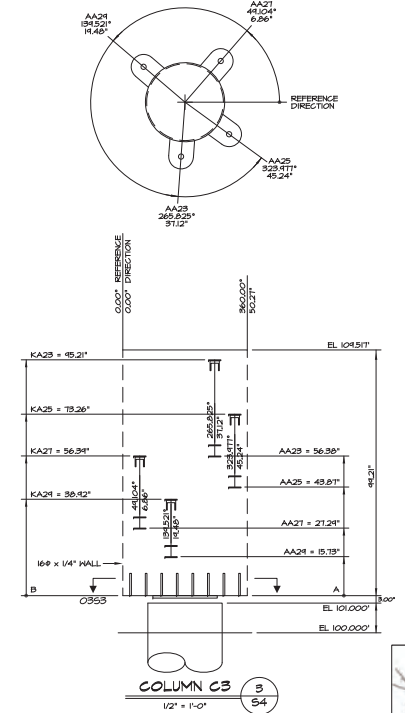
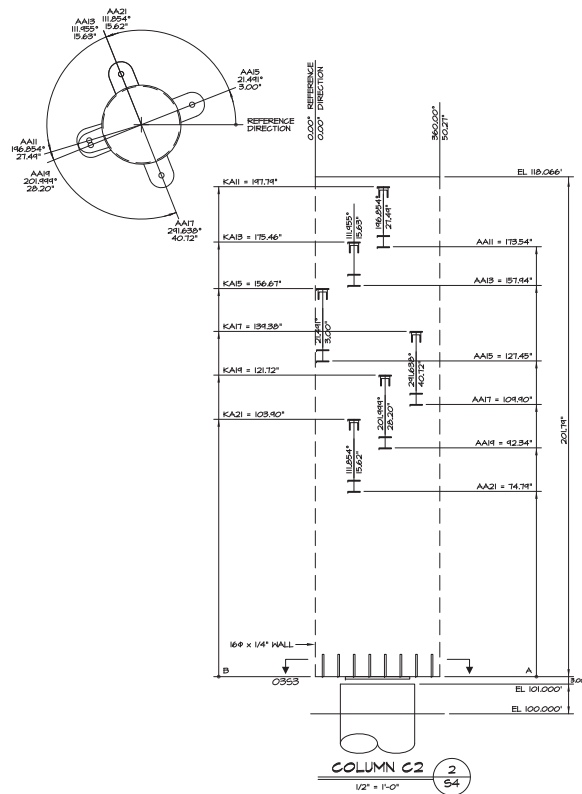
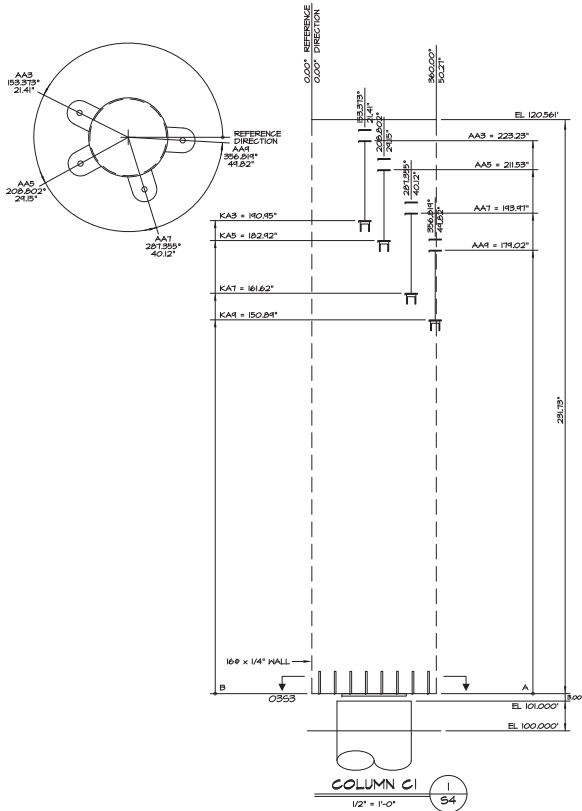
16415

SHT: SS



**SUPPORT ARM/AXIS ORIENTATION** 12  
PLAN VIEW 54

Col No.	Column Type	Detail	Column Elev	Column Size (Dim x Wall)	Pedestal (Dia)	Base Plate (Thick x Dim)	Anchor Bolts			X Coord	Y Coord	Bracket Height	Bracket Angle	Column Supports
							Dia	Embed	Qty					
C1	Steel Radial Arm	0154	120.561'	16"φ x 1/4"	30"φ	1" x 26"φ	1"	18"	8	18.118'	17.479'	-	-	AA5, AA7, AA9, AA3
C2	Steel Radial Arm	0254	118.066'	16"φ x 1/4"	30"φ	1" x 26"φ	1"	18"	8	32.384'	28.022'	-	-	AA11, AA13, AA15, AA17, AA19, AA21
C3	Steel Radial Arm	0354	109.517'	16"φ x 1/4"	30"φ	1" x 26"φ	1"	18"	8	34.193'	44.785'	-	-	AA23, AA25, AA27, AA29
C4	Concrete Monopole	0352A	100.234'	30"φ	-	-	-	-	-	35.870'	40.207'	6.625	98.82°	A31
C5	Concrete Monopole	0352A	94.250'	30"φ	-	-	-	-	-	42.117'	38.666'	6.625	95.71°	A34
C6	Steel Monopole	0151A	125.108'	24"φ x 1/4"	42"φ	1" x 34"φ	1"	18"	12	11.911'	38.196'	-	-	TW1



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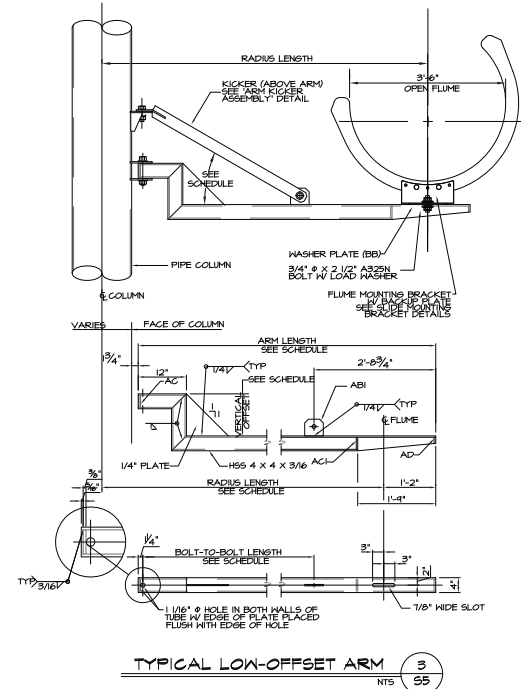
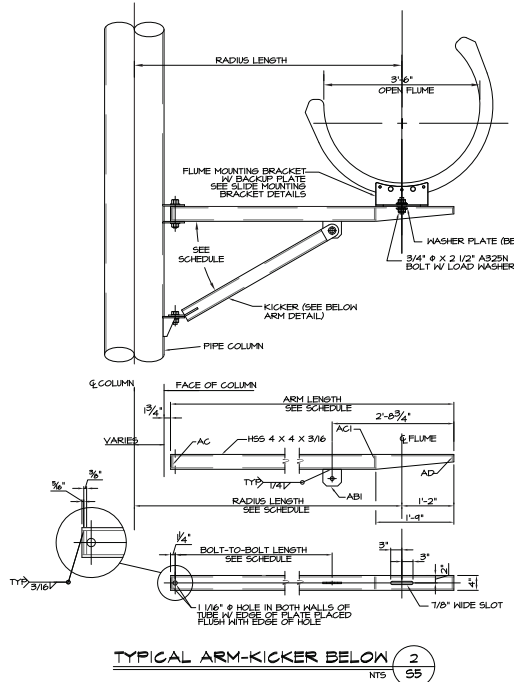
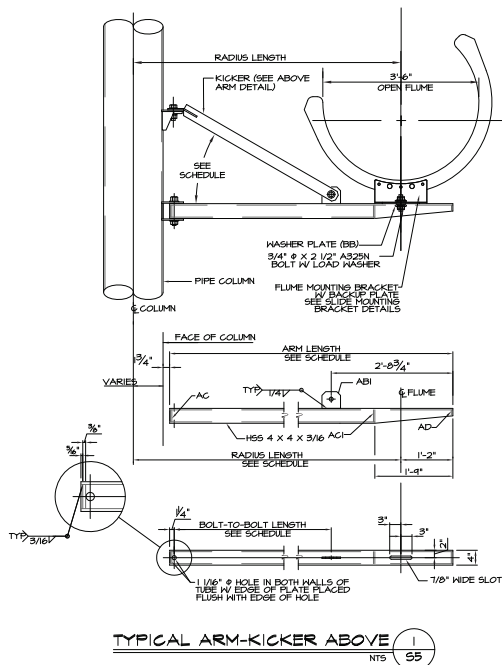
TITLE: <b>COLUMN LAYOUT AND DETAILS</b>		
PROJECT: <b>TAMAYA AMENITY CENTER</b>		
CITY: <b>JACKSONVILLE</b>	STATE: <b>FL</b>	COUNTRY: <b>U.S.A.</b>
SCALE:	DESIGNER:	ENGINEER:

16415

SHT: S4

# SUPPORT ARM SCHEDULE FOR SLIDE-A

Arm No.	Arm Type	Detail	Elevation	Bearing	Arm Length	Radius Length	H-Distance	T-Distance	Bolt to Bolt Length	Vertical Offset	Kicker Number	K Position	K Length	K Angle	Bracket Height	Bracket Angle	Arm Note
AA3	Typical Arm	0255	120.186°	153.371°	81.12°	83.47"	54.91"	18.75"	53.72"	-	KA3	Kicker - Below (Tube)	56.64"	30.00°	6.63"	98.82°	-
AA5	Typical Arm	0255	119.211°	208.80°	81.35°	77.10"	48.60"	18.75"	47.35"	-	KA5	Kicker - Below (Tube)	49.29"	30.00°	6.63"	98.82°	-
AA7	Typical Arm	0255	117.748°	287.35°	81.83°	83.58"	55.08"	18.75"	53.83"	-	KA7	Kicker - Below (Tube)	56.78"	30.00°	6.63"	98.82°	-
AA9	Typical Arm	0255	116.502°	356.82°	80.52°	76.27"	47.71"	18.75"	46.52"	-	KA9	Kicker - Below (Tube)	48.33"	30.00°	6.63"	98.82°	-
AA11	Side Mount Arm	0155B	115.879°	196.85°	40.27°	57.71"	34.71"	13.25"	33.52"	-	KA11	Kicker - Above (Plate)	37.56"	30.00°	-	98.82°	-
AA13	Side Mount Arm	0155B	114.578°	111.95°	28.63°	46.13"	23.13"	13.25"	21.88"	-	KA13	Kicker - Above (Plate)	24.12"	30.00°	-	98.82°	-
AA15	Typical Arm	0155	112.205°	21.49°	76.13°	71.88"	43.38"	18.75"	42.13"	-	KA15	Kicker - Above (Plate)	47.51"	30.00°	6.63"	98.82°	-
AA17	Typical Arm	0155	110.742°	241.64°	76.54°	72.34"	43.84"	18.75"	42.54"	-	KA17	Kicker - Above (Plate)	48.04"	30.00°	6.63"	98.82°	-
AA19	Typical Arm	0155	109.279°	202.00°	76.40°	72.15"	43.65"	18.75"	42.40"	-	KA19	Kicker - Above (Plate)	47.83"	30.00°	6.63"	98.82°	-
AA21	Typical Arm	0155	107.816°	111.85°	75.95°	71.70"	43.20"	18.75"	41.95"	-	KA21	Kicker - Above (Plate)	47.30"	30.00°	6.63"	98.82°	-
AA23	Typical Arm	0155	106.282°	265.83°	92.77°	88.52"	60.02°	18.75"	58.77"	-	KA23	Kicker - Above (Plate)	66.72"	30.00°	6.63"	98.82°	-
AA25	Typical Arm	0155	105.234°	323.98°	76.43°	72.18"	43.68"	18.75"	42.43"	-	KA25	Kicker - Above (Plate)	47.85"	30.00°	6.63"	98.82°	-
AA27	Typical Arm	0155	103.858°	49.10°	75.93°	71.68"	43.18"	18.75"	41.93"	-	KA27	Kicker - Above (Plate)	47.28"	30.00°	6.63"	98.82°	-
AA29	Low Offset Arm	0355	102.345°	139.52°	76.08°	71.83"	43.33"	18.75"	42.08"	6.00°	KA29	Kicker - Above (Plate)	47.45"	30.00°	6.63"	98.82°	-



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▲			▲	

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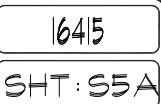
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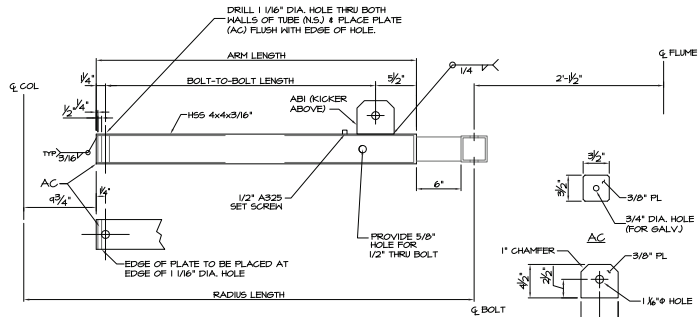
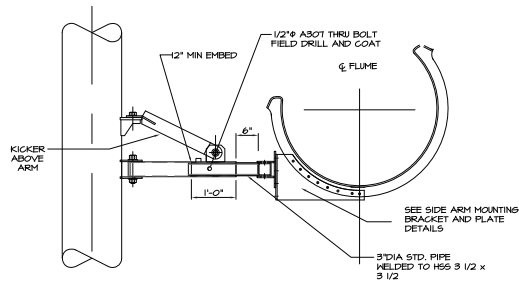
TITLE: ARM SCHEDULE AND DETAILS		
PROJECT: TAMAYA AMENITY CENTER		
CITY: JACKSONVILLE	STATE: FL	COUNTRY: U.S.A.
SCALE:	DESIGNER:	ENGINEER:



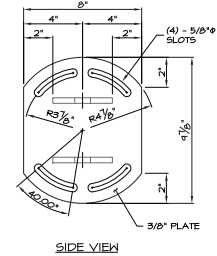
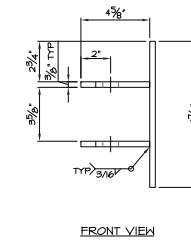
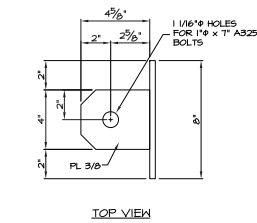
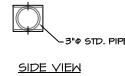
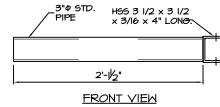
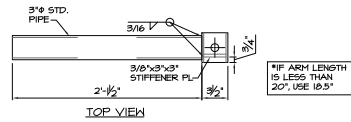
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SHT: S5



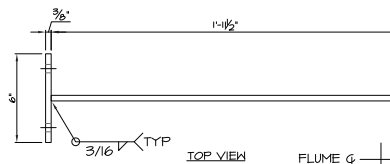


**SIDE ARM -KICKER ABOVE** 1  
NTS 55B

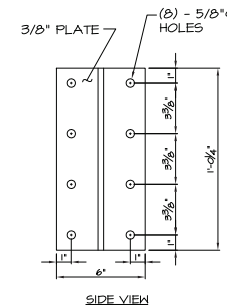
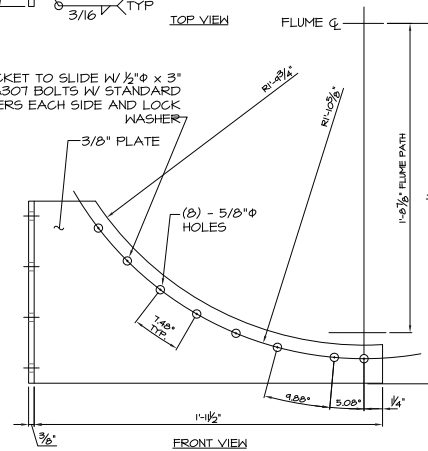


NOTE:  
FIELD-BOLT MOUNTING PLATE TO  
BRACKET WITH (4) - 1/2\"/>

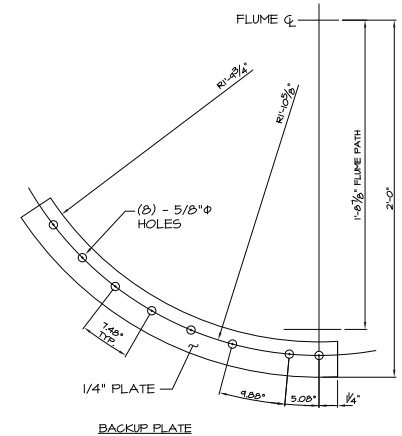
**SIDE ARM PIPE CONNECTION DETAILS** 7  
NTS 55B



BOLT BRACKET TO SLIDE 1/4\"/>



**SIDE ARM MOUNTING BRACKET  
AND BACKUP PLATE** 4  
NTS 55B



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▲			▲	

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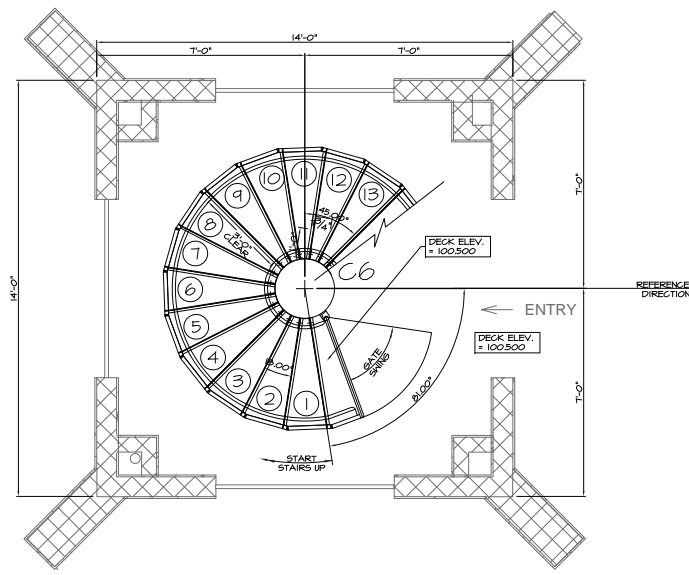
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PAOLA, KS 66671  
P. 800.844.5334  
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TITLE: <b>SIDE ARM DETAILS</b>		
PROJECT: <b>TAMAYA AMENITY CENTER</b>		
CITY: <b>JACKSONVILLE</b>	STATE: <b>FL</b>	COUNTRY: <b>U.S.A.</b>
SCALE:	DESIGNER:	ENGINEER:

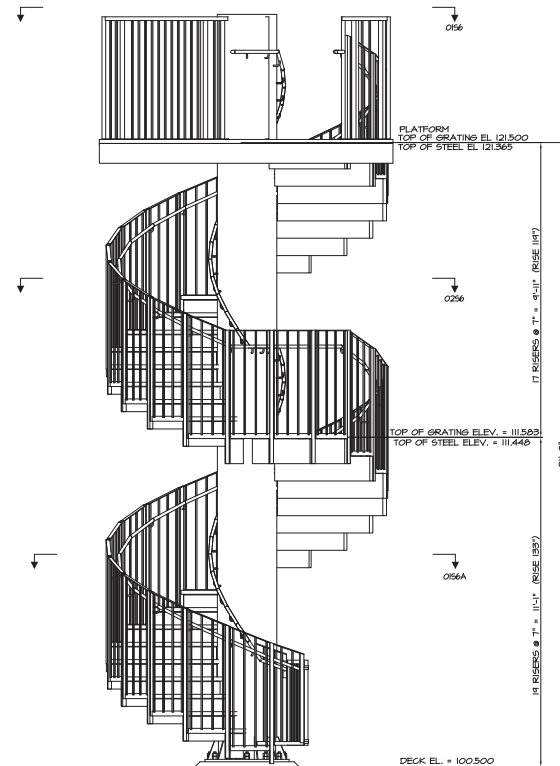
16415

SHT: 55B





SECTION I  
NTS S6A



SPIRAL STAIR ELEVATION 2  
NTS S6A



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SUBMITTAL HISTORY			
MARK	DATE	ISSUED FOR APPROVAL	
▲	12/28/15	ISSUED FOR APPROVAL	▲
▲	1/18/16	REVISED STAIRS	▲
▲	4/16/16	ISSUED FOR CONSTRUCTION	▲
▲			▲

The Structural Support System depicted on these drawings was designed under the direction of the Professional Engineer whose seal and signature are affixed to this drawing. This Professional Engineer did not perform any design or review of the other non-structural systems shown on these drawings and therefore assumes no responsibility for their adequacy.

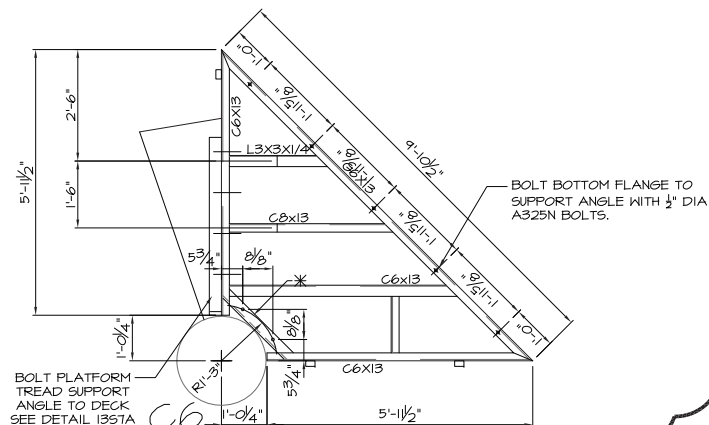
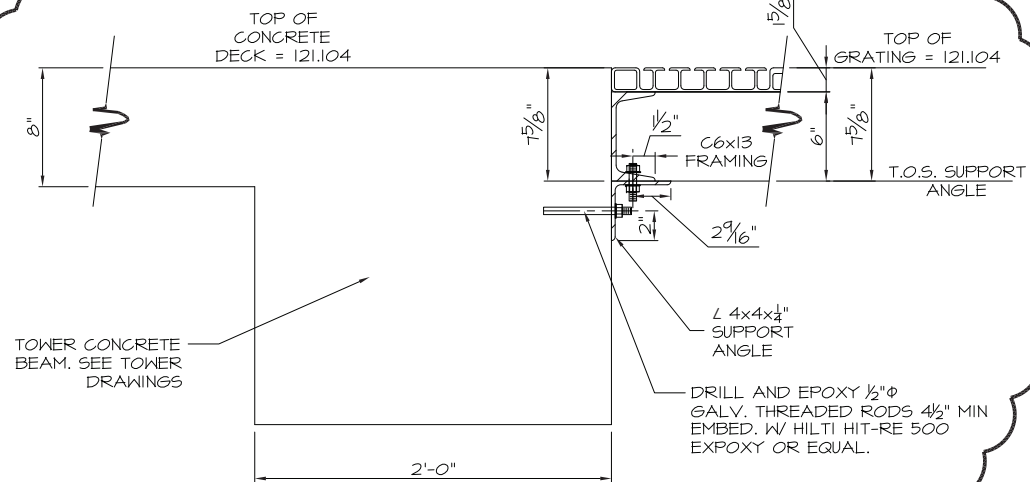
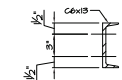
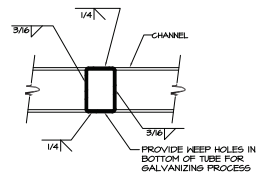
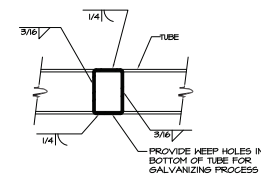
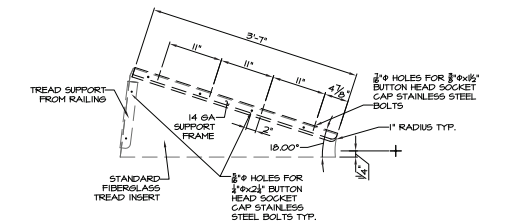
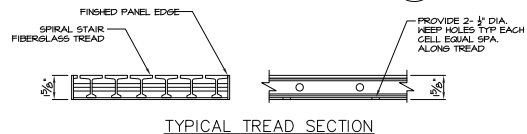
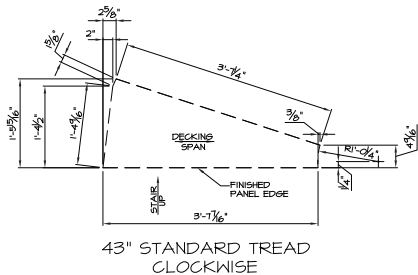
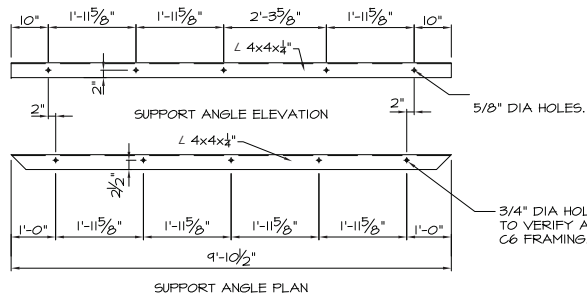
**SPLASHTACULAR.**  
Waterslides and Waterpark Attractions  
102 WEST KASKASKIA STREET, STE 201  
PAOLA, KS 66071  
P. 800.844.5334  
F. 760.771.9809

TITLE: STAIR PLAN AND DETAILS		
PROJECT:	TAMAYA AMENITY CENTER	
CITY:	JACKSONVILLE	STATE: FL
COUNTRY:	U.S.A.	
SCALE:	DESIGNER:	ENGINEER:

16415

SHT: S6A





MARK		DATE	SUBMITTAL HISTORY		
▲	12/28/15	ISSUED FOR APPROVAL	▲		
▲	1/30/16	REVISED STAIRS	▲		
▲	4/16/16	ISSUED FOR CONSTRUCTION	▲		
▲			▲		
▲			▲		

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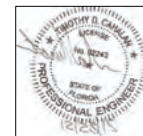
**SPLASH TACULAR.**  
Waterslides and Waterpark Attractions

102 WEST KASKASKIA STREET, STE 201  
PAOLA, KS 66071

v. 800.844.5334  
f. 760.771.9809

TITLE: <b>TOWER FRAMING AND DETAILS</b>		
PROJECT: <b>TAMAYA AMENITY CENTER</b>		
CITY: <b>JACKSONVILLE</b>	STATE: <b>FL</b>	COUNTRY: <b>U.S.A.</b>
SCALE:	DESIGNER:	ENGINEER:

645  
SHT: ST







1645  
SHT: S8

# GENERAL NOTES

Design Specifications: AISC 19th EDITION, ACI 308

Structural Building Code, Florida Building Code 2000

Gravity Loading:

Waterload:

Dead Load = 50 psl (including Water) for 42" Open Flume Rides

Rider Load = 300 lbs

Slabs: Ground Snow Load = 10 psl

Importance Factor = 1.0

Stairs and Landings:

Dead Load = 75 psl

Live Load = 100 psl

Wind Design:

Basic Wind Speed = 130 mph (3 second gust)

Occupancy Category II

Exposure Category = B

Foundations:

1. Foundations for this project have been designed based on an assumed net soil bearing capacity of 2500 psf. Foundations shall be placed on firm, undisturbed natural soil or on engineered fill material. A competent soils consultant shall be employed to determine actual bearing capacity prior to construction. If soils are encountered that do not meet the minimum assumed bearing capacity with negligible differential settlement, the engineer shall be notified and alternative action shall be taken.

2. Anchor posts shall be located by means of a template. Provide a rut above and below template to ensure proper vertical alignment. Template pattern provided by Splashtacular.

3. All foundations shall be square and level.

4. Grout below column base plates. Grout shall be dry and stiff to prevent shrinkage, with a minimum compressive strength of 4000 psi. Thoroughly compact grout beneath base plate. Contractor to provide (2) 1/2" dia. hole holes between column base plate and concrete pedestal to allow for drainage of column (not by Splashtacular crews).

## Concrete and Reinforcing Steel.

1. Concrete mix designs shall meet the following requirements:

(Taken from ACI Manual of Concrete-1990, 211)

Location	Minimum Compressive Strength (psi)	Maximum Aggregate Size	Cement Libs.	Max. Water/Cement Ratio	Max. Slump (in.)	Air Entrapment Percent (%)
Foundations	4000	1"	611	.45	4	611

2. Reinforcing bars #4 and larger (except ties and stirraps) shall meet ASTM A615 with Supplementary Requirements (S1), and shall be grade 60. Smaller bars shall be grade 40.

3. Concrete coverage of reinforcement shall have the following clear distances unless noted otherwise on the drawings:

Cast against earth: 3"

Formed concrete exposed to earth or weather: 2"

4. Bars marked continuous and all vertical steel shall be lapped or embedded to develop the full tensile capacity of the bar. Laps shall be as specified below or as noted on design drawings.

#4 2'-0" LAP 8' HOOK

#5 2'-6" LAP 10' HOOK

#6 3'-0" LAP 12' HOOK

#7 3'-6" LAP 14' HOOK

5. All bars are to be supported in forms and spaced with wire bar supports per ACI Manual of Standard Practice for Detailing Concrete Structures (latest edition). Bars shall be securely wired per latest edition of CRSI Recommended Practice for Placing Reinforcing Bars. Accessories for exposed concrete shall be plastic or shall have plastic-tipped feet.

6. Concrete placed during cold weather shall conform to the requirements of ACI 308R-05. Cold weather is defined as when, for more than 3 successive days, the mean daily temperature drops below 40°F.

7. Concrete placed during hot weather shall conform to the requirements of ACI 308R-04. Hot weather is defined as that combination of air temperature, concrete temperature, relative humidity and wind speed that will cause a rate of evaporation of 0.2 lb/sq.ft/hr or more as defined by Figure 2.15 of ACI 308R-04.

## FIBERGLASS SPECIFICATIONS

### FASTENER SPECIFICATIONS

1. 3/8" x 1 1/2" S.S. FASTENERS AT ALL FLUME SECTION JOINTS

2. 1/2" x 3" GALVANIZED FASTENERS AT FLUME ARM MOUNTING PLATES

### FLUME SPECIFICATIONS

1. 20 MILS MIN OF SPRAY LAY-UP ISOPHTHALIC NEOPENTYL GLYCOL (ISO-NPG) GEL COAT IV UV INHIBITORS, INTERIOR & EXTERIOR

2. LAMINATE THICKNESS OF 1/4" NOMINAL SPRAY/CHOP LAY-UP THROUGHOUT ENTIRE BODY

3. GLASS/TO-RESIN RATIO OF APPROXIMATELY 35 TO 65

4. FLANGE THICKNESS OF 1/4" NOMINAL

5. ONE LAYER OF 18 OZ. OPEN WEAVE THROUGHOUT THE BODY OF FLUME AND BETWEEN LAYERS OF CHOP

6. REVERSE SIDES SANDED TO BE FREE OF BURRS AND SPRAYED TO A NON-POROUS FINISH WITH AN ISO-NPG GEL COAT CONTAINING A H-SLOWS GEL COAT ADDITIVE (DURATED)

7. ALL EDGES NET-TURNED AND HAND-SANDED TO DULL, ROUNDED EDGE AND FINISH WITH AN ISO-NPG GEL COAT CONTAINING DURATEC

### STARTER TUB SPECIFICATIONS

1. ALL OF THE ABOVE FLUME SPECIFICATIONS APPLY, EXCEPT AS NOTED

2. STARTER TUB LAMINATE THICKNESS IS 1/4" TO 5/8" OF SPRAY/CHOP LAY-UP THROUGHOUT THE ENTIRE BODY

3. FLOOR AND RIDING SURFACE ONLY IS REINFORCED WITH A NON-COMPRESSING CORE MATERIAL, OF NOT LESS THAN 3/8" THICK TO WITHIN 4" OF THE ATTACHMENT FLANGE, AND COVERED WITH NOT LESS THAN 1/8" SPRAY/CHOP LAMINATE

## Structural Steel.

1. All structural steel shall conform to the following:

H Shape Steel

Channel, Angles, Plates, 4" Max. Steel

Structural Tying Rectangular Sections

Structural Tying HSS 48,000,250

Steel Pipe and 24"x4" 1/2"

Bolts, Steel-to-Steel

Bolts, Steel-to-Steel

Anchor Bolts

2. Bolt holes shall be 1/8" greater than bolt size (Standard Holes), unless noted otherwise (N.O.). All bolt holes larger than the standard hole shall be considered oversized or slotted and require the installation of a washer. All bolts, nuts, washers and structural steel shall be hot-dip galvanized.

3. Hardened washers shall be installed over all oversized or slotted holes.

4. Welding shall conform to the latest publication of applicable codes set forth by the American Welding Society. Welding electrodes shall be E70XX.

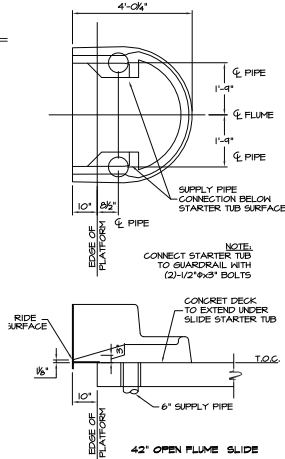
5. Expansion Anchors: HIT-Quik-Bolt or HIT Sleeve Anchors

6. Epoxy: All epoxy shall be a two part high strength epoxy such as HIT HI-RE50 or equal. The use of any epoxy shall be approved by the Engineer. All epoxy shall be installed per the manufacturer's recommendations.

7. Erector and Fabricator shall follow all AISC standards and practices which pertain to the work herein.

## Treads, landings, and platform decking.

1. Draining/Decking for treads, landings and platforms shall be 3/8" deep. See separate schedule for additional details.



## 32" START TUB DETAIL

NTS 59

## Special Inspections.

1. The Owner, Architect or the Engineer of Record acting as the Owners Agent shall employ one or more Special Inspectors to provide inspections for:

a. Concrete

1. Continuous - Anchor bolts, Test Sample, Slump and Temperature.

2. Periodic - Reinforcing Steel and Placement, Design Mix, Curing and Form Work.

b. Steel

1. Continuous - Slip Critical Connection, Full Penetration Weld.

2. Periodic - Identification mark, Manufacturer's Certification, Bearing Type Connection, Fillet Welds.

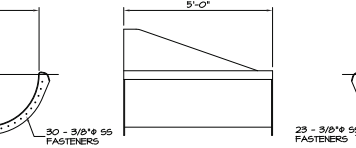
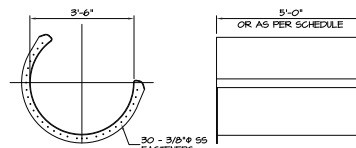
c. Pipe Foundations (Table 1104.8)

1. Continuous - Drilling operations and records for each pier.

2. Continuous - Verify placement, plumbness, diameter, minimum length, embedment and end bearing material capacity.

3. The special inspector shall be a qualified person who shall demonstrate competence to the satisfaction of the Building Official for inspection of the items listed above.

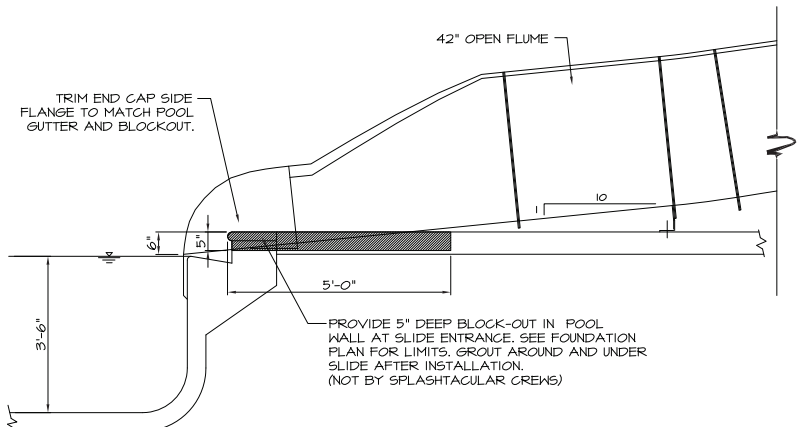
4. Any cost associated with providing the above inspections including shop inspections and material testing shall be by the Owner, Architect or Engineer acting as the Owners Agent. Not by Splashtacular.



## 42" OPEN FLUME SLIDE

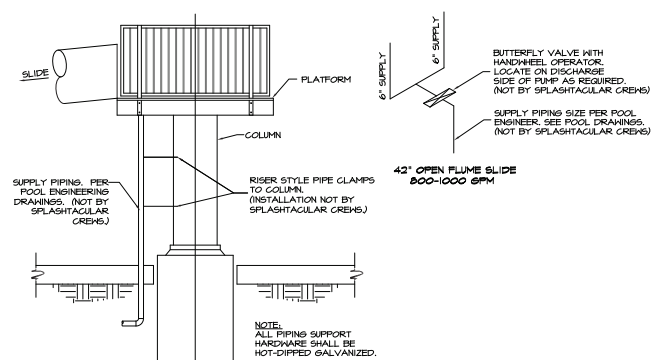
## TYP. SECTION DETAIL

NTS 59



## TYP. EXIT SECTION

NTS 59



## MECHANICAL SCHEMATIC

NTS 59

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MARK	DATE	ISSUED FOR APPROVAL			
Δ	12/25/16	ISSUED FOR APPROVAL	Δ		
Δ	1/16/16	REVISED STAIRS	Δ		
Δ	4/16/16	ISSUED FOR CONSTRUCTION	Δ		
Δ			Δ		

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**SPLASHTACULAR.**  
Waterslides and Waterpark Attractions  
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PAOLA, KS 66071  
P. 800.844.5334  
F. 760.771.9809

TITLE: ENTRY / EXIT DETAILS & GENERAL NOTES		
PROJECT: TAMAYA AMENITY CENTER		
CITY: JACKSONVILLE	STATE: FL	COUNTRY: U.S.A.
SCALE:	DESIGNER:	ENGINEER:

16415  
SHT: 59



## EXHIBIT 19

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	Done
2/19/2024	<b>FOM</b> to have arborist review and amend report to include side of road without sidewalks.	Done
3/18/2024	<b>FOM</b> to obtain quote for removing trees from ROW and replacing with sod	Done
8/19/2024	<b>FOM and AM</b> to provide proposals for upgrades to software for amenity card use	Done
3/17/2025	<b>FOM</b> to establish a pressure washing schedule and send to the DM for distribution to the Board	Done
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	Done--Unable to find bonding agent so quote sent for artificial turf to replace
5/13/2025	<b>FOM</b> to check to see if trees on Kayla Cove affecting the drainage	Done
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.	Underway
6/16/2025	<b>FOM and AM</b> to get a quote from AT&T for internet service	Done

6/16/2025	<b>FOM</b> to place signage regarding golf cart usage on pathway on JEA easement	Done
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
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)	Done
7/3/2025	<b>FOM</b> to obtain a quote for mailboxes (with warranty information)	Done
7/21/2025	<b>FOM</b> to contact JEA about leaning pole on Tamaya Boulevard	Done
8/7/2025	<b>FOM</b> to research what needs to be done with pool pavers (repair needs if artificial turf is also to be installed)	On Hold
8/7/2025	<b>FOM</b> to obtain quotes for floor refinishing/sanding in Tamaya Hall	Done
8/7/2025	<b>FOM</b> to apply oil to all mailbox locks	Waiting for Volunteers
8/7/2025	<b>FOM</b> to provide instructions to Supervisors on how to use the call box at the gate	Done

8/7/2025	<b>FOM</b> to fill out vendor score card for landscape maintenance vendor for September workshop	Done
8/18/2025	<b>FOM</b> to add drainage repair work (clean outs) to monthly report	Done
8/18/2025	<b>FOM</b> to reach out to GFL Environmental regarding a 3 year contract	Done
9/15/2025	<b>FOM</b> to inspect burned out lights around pool and remove mulch from around them	Underway
9/15/2025	<b>FOM</b> to email pool inspection reports for DM to send to the Board	Done
10/2/2025	<b>FOM</b> to have Ruppert arborist and another free arborist at the November workshop to discuss tree options	
10/2/2025	<b>FOM</b> to obtain quotes for the replacement of 7 speed limit signs	
10/2/2025	<b>FOM and AM</b> to provide recommendations to Board for additional storage ideas	
	<b>Amenity Manger Section</b>	
8/19/2024	<b>AM and FOM</b> to provide proposals for upgrades to software for amenity card use	Done
4/21/2025	<b>AM</b> to cancel TV component of Comcast Contract (if Roku works) and	Underway-- Pending the stability of the Roku Sticks; 9/26: Roku

	get quotes from Comcast and AT&T for internet only service	sticks still not working properly. Needs Board direction
4/21/2024	<b>AM</b> to have Quality Cleaning do a deep clean of Amenity Center/Fitness Center	Done
6/16/2025	<b>AM</b> to expedite cancellation of Comcast cable	Underway-- Pending the stability of the Roku Sticks; 9/26: Roku sticks still not working properly. Needs Board direction.
6/16/2025	<b>AM and FOM</b> to get a quote from AT&T for internet service	Underway-- Still trying to get through to anyone at their call center.; 9/26: Unable to get call back
8/7/2025	<b>AM</b> to check on guard house cleaning needs and set it up if needed	Done
8/7/2025	<b>AM</b> to send another E-Blast to community seeking volunteers for opportunities and to follow up with interested parties	Done
8/7/2025	<b>AM</b> to fill out vendor scorecard for janitorial services vendor for September workshop	Done
8/7/2025	<b>AM and FOM</b> obtain a quote for a new access/ID system	Done
8/18/2025	<b>AM</b> to send out an E-Blast about Fact Finding Group volunteers	Done
8/18/2025	<b>AM</b> to provide idea of events for 2026 at the 9/4 workshop	Underway—Report at 10/20 meeting
8/18/2025	<b>AM</b> to attempt to locate a swim school who do not rely on college students as instructors	Needs Board direction.
8/18/2025	<b>AM</b> to send E-Blast regarding office hour changes (10-6 on Tuesdays, Wednesdays and Thursdays)	Done



9/15/2025	<b>AM</b> to obtain quotes for filler for ruts in floor in Tamaya Hall	Done—Unable to find commercial vendor
10/2/2025	<b>AM</b> to obtain a “Pool Closed” sign	
10/2/2025	<b>AM</b> to obtain quote from YMCA for lifeguards for FY 26	
10/2/2025	<b>AM and FOM</b> to provide recommendations to Board for additional storage ideas	
	<b>District Manager Section</b>	
6/17/2024	<b>DM &amp; FOM</b> to find the cost of removing/replacing enhanced landscape	Done
11/18/2024	<b>DM</b> to contact DE of what would be needed to have park benches placed in pocket parks	Done
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: Email from Mike regarding meeting on Phase IV repairs. 7/27, 8/4: Follow up with Mike V. 8/22: Email to Mike
7/21/2025	<b>DM</b> to contact DE and obtain a proposal for work to be done on Bastia Court for drainage problem	7/22: Email to Scott; 8/23: Follow up email sent
9/15/2025	<b>DM</b> to obtain list of landscape maintenance deficiencies in Phase IV from Mike V and the dates they are to be addressed	Done
9/15/2025	<b>DM</b> to obtain quotes for DE services	Underway

10/2/2025	<b>DM</b> to review current landscape contract to see if Phase IV is included	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
	<b>District Counsel Section</b>	
	<b>Board of Supervisors Section</b>	
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)	Underway
7/3/2025	<b>Supervisor Young</b> to check with TekControl to see if access to the app could be limited to adults only	Underway

7/3/2025	<b>Supervisor Szeszko</b> to email DM the quote on the night lighting assessment for the pool	
8/7/2025	<b>Supervisor Young</b> to work with resident and FOM to obtain more quotes for mailbox refinishing	
10/2/2025	<b>Supervisor Repak</b> to contact COJ CC regarding speed bumps, speed device and JSO	
10/2/2025	<b>All Supervisors</b> are to send punch list of items for all phases to DM to send to Mike V.	
10/2/2025	<b>All Supervisors</b> at to send proposed revisions to DM regarding amenity and suspension policies	

## EXHIBIT 20

## BEACH CDD MEETING AGENDA MATRIX

[illegible]

- 1. Pool Refinishing
- 2. Options for Oak Trees

- 1. Consideration of Access Control Proposal
- 2. Family Pool Refinishing
- 3. Phase IV Landscape Maintenance Proposal

## Chair Kendig

- 1. Additional Storage Needs
- 2. Trees
- 3. Construction Entrance Security
- 4. 12. JSO and COJ – Off Duty Patrol

- 1. Capital Improvement Plan Projects
- 2. Extension of Gates at Guardhouse (from 7/21 meeting)

- 1. Amenity Center Cable Contract Review
- 2. Brainstorm—Other Cost Savings Initiative
- 3. “Punch List” and Response from Developer
- 4. Community Survey—Ranking of Capital Improvement Projects in (\$150K in CRF FY 26 Budget)
- 5. RFP for Landscape Maintenance Contract
- 6. Virtual Gate Guard Research
- 7. CCTV

Supervisor Caprita

- 1. Exhibit 1 from 9/4 workshop agenda
- 2. Exhibits emailed to Jackie on 9/16
- 3. Exhibit emailed to Jackie on 9/22

- 3. Email sent to Chair on 2/11/2025 listing projects

## BEACH CDD MEETING AGENDA MATRIX

		<p><u>Unassigned</u></p> <ul style="list-style-type: none"> <li>1. Board Annual Checklist</li> <li>2. Ruppert Irrigation Inspection Report &amp; Irrigation Inspections</li> <li>3. Non-Preserve Area Drainage</li> <li>4. Large and Small Dog Park</li> <li>5. Badge Software</li> </ul> <p><b><i>Pending from Prior Workshop(s)</i></b></p> <ul style="list-style-type: none"> <li>1. Proposal for Sulfur Application</li> <li>2. Consideration of Garbage Can Proposal</li> <li>3. Quotes for Mailbox Painting <ul style="list-style-type: none"> <li>3a. Estatic LLC</li> </ul> </li> </ul> <p><b><i>Discussion Items</i></b></p> <ul style="list-style-type: none"> <li>1. Change start time of “adult” events from 6 PM to 7 PM</li> <li>2. Carole Repak (resident) regarding converting construction entry gate to an emergency entry/exit gate (from 5/12/2025 workshop)</li> <li>3. Placement of Speed Signage (from 9/15/2025 meeting)</li> <li>4. Placement of Ping Pong Table (from 9/15/2025 meeting)</li> <li>5. Hours of Amenity Operations (from 9/15/2025 meeting)</li> <li>6. Drainage on Costas Way (from 9/15/2025 meeting)—see River Rock proposal above</li> </ul>	<ul style="list-style-type: none"> <li>1. Use SLAs in Contracts</li> <li>2. Dr. Bob Renn to work with Ron on this</li> <li>4. Exhibits email to Jackie on 8/4</li> <li>1. Exhibit 22 from 8/7workshop</li> <li>3a. Exhibit 12 from 8/7 workshop</li> <li>5. Exhibits emailed to Jackie on 10/13</li> </ul>
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## BEACH CDD MEETING AGENDA MATRIX

<i>November, 2025</i>	<i>Regular Meeting: 11/17</i>	<i>Vendor Reports</i>  <i>Presentations</i>  <i>Consent Agenda Items</i> <ul style="list-style-type: none"><li>• Minutes<ul style="list-style-type: none"><li>○ 1. Workshop—11/6/2025</li><li>○ 2. Regular Meeting—10/20/2025</li></ul></li><li>• 3.Unaudited Financials—September 2025</li></ul> <i>Business Items</i>  <i>Discussions</i>  <i>Staff Reports</i> <ul style="list-style-type: none"><li>• District Manager<ul style="list-style-type: none"><li>○ 1. Resident(s) Subject to Disciplinary Action</li><li>○ 2. Incident Report Tracker</li><li>○ 3. Action Item Report</li><li>○ 4. Meeting Matrix</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]

MAJOR CONTRACT VENDOR NAME/SERVICE	

## BEACH CDD MEETING AGENDA MATRIX

	EXPIRATION DATE/COMMENTS
AED Lease-Purchase/Cintas	Ending 11/2026
Amenity Management/Vesta Property Services	9/30/2028 (60 days)
Aquatic Management/Lake Doctors	10/1/2025-9/30/2026 (30 days)
Arbitrage Services/LLS Tax Solutions	2024 Series: Period ending 7/16/2026; 2015 Series : Period ending 5/5/2027
Audit Services/DMHB	Fiscal Year ending 9/30/2029
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	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-
Refuse Removal/GFL Environmental)	10/1/2028 (auto renewal for 3 years--no less than 90 days notice)
Security Guard Service/Advanced Security Specialist & Consulting LLC	6/14/2024- (30 days)
Towing Service/Adkinson Towing	5/1/2025-

## BEACH CDD MEETING AGENDA MATRIX

Vending Machine Services/Purpose Vending	3/31/2025-
Website Hosting/Campus Suite	4/1/2022-9/30/2022; 1 year auto renewal