



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Monday
November 17, 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

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, November 17, 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 . 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, November 17, 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 – Questions from Board of Supervisors Only**
 - 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. 17-22](#)
- VI. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 20, 2025 [Exhibit 4](#)
[Pgs. 24-29](#)
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on November 6, 2025 [Exhibit 5](#)
[Pgs. 31-33](#)
 - C. Consideration for Acceptance – The September 2025 Unaudited Financial Statements [Exhibit 6](#)
[Pgs. 35-108](#)
 - D. Consideration for Acceptance – The October 2025 Unaudited Financial Statements [Exhibit 7](#)
[Pgs. 110-167](#)
 - E. Ratification of Lucas Tree Service Invoice - \$2,000.00 [Exhibit 8](#)
[Pg. 169](#)
 - F. Approval of the Use of the Boardroom for Storage – Recommendation from the 11/6/2025 Workshop
 - G. Approval of Clear Impression’s Window Tinting for Tamaya Hall - \$4,378.00 – Recommendation from the 11/6/2025 Workshop (Community and Amenity Repairs; Line 38) – *To Be Distributed* [Exhibit 9](#)
 - H. Approval of Proposal from Premier Property Services for Phase IV Landscape Maintenance – Recommendation from the 11/6/2025 Workshop - (Landscape Maintenance; Line 32)

VI. Consent Agenda – continued

- I. Approval of \$40,732 for 60 Chairs and 8 Tables for Tamaya Hall – Recommendation from the 11/6/2025 Workshop (Capital Improvement Plan – Future FY; Line 8) [Exhibit 10](#)
[Pg. 172](#)
- J. Approval of Gate Guards to Provide Information Sheet Regarding Speed Limits to Commercial Drivers – Recommendation from the 11/6/2025 Workshop
- K. Approval of Janitorial Services Quotes – Recommendation from the 11/6/2025 Workshop (Amenity Cleaning; Line 49) – Updated Scope of Work [Exhibit 11](#)
[Pgs. 174-176](#)
- L. Approval of “Adult” Events Start Time from 6:00 PM to 6:30 PM – Recommendation from the 11/6/2025 Workshop
- M. Consideration of Holiday Lighting Proposal – Bingle of Jacksonville - \$7,268.14 – Recommendation from the 11/6/2025 Workshop (Holiday Decorations; Line 48) [Exhibit 12](#)
[Pgs. 178-185](#)
- N. Smith Machine – Additional Cost for Freight (Not to Exceed \$400)--Recommendation from the 11/6/2025 Workshop (Fitness Equipment Lease; Line 53)

VII. Business Items

- A. Consideration of Wayne Automatic Fire Sprinklers, Inc. – Life Safety Agreement (Amenity Fire System Monitoring, Line 57) [Exhibit 13](#)
[Pgs. 187-193](#)
- B. Consideration & Adoption of **Resolution 2026-03**, Resetting Public Hearing on Amenity Facility Rates [Exhibit 14](#)
[Pgs. 195-196](#)
- C. Presentation of LLS Tax Solutions 2025 Arbitrage Report – Series 2024 Bonds [Exhibit 15](#)
[Pgs. 198-207](#)

VIII. Discussion Topics

IX. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager
 - 1. Resident(s) Subject to Disciplinary Action
 - 2. Complaint & Incident Management Tracker – *Under Separate Cover*
 - 3. Action Item Report [Exhibit 16](#)
[Pgs. 209-212](#)
 - 4. Meeting Matrix [Exhibit 17](#)
[Pgs. 214-220](#)
 - 5. Thunderstorm/Inclement Weather Wording in District’s *Comprehensive Amenity Facility Policies—Effective 11/1/2025* [Exhibit 18](#)
[Pgs. 222-259](#)

X. Supervisors' Requests

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: December 4 at 6:00PM

XV. Next Meeting Quorum Check: December 15th at 6:00PM

Todd Caprita	☐ IN PERSON	☐ REMOTE	☐ NO
Walter Repak	☐ IN PERSON	☐ REMOTE	☐ NO
Karen Young	☐ IN PERSON	☐ REMOTE	☐ NO
Pawel Szeszko	☐ IN PERSON	☐ REMOTE	☐ NO
James Kendig	☐ IN PERSON	☐ REMOTE	☐ 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, November 17, 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

Nov. 6

00 (25-06713D)

EXHIBIT 2



TAMAYA
BETWEEN THE CITY AND THE SEA

Amenity Manager's Report



Prepared For
BEACH CDD

for the month of
November 2025

Submitted by Oliver Ingram

SOCIAL CLUBS & PROGRAMMING

Social Clubs

If you are interested in starting a new social club, please stop by or contact the office for more information.

- Bunco
- Chapter Chatters
- Tamaya Travel Social club

Programming

- Emma Bolyard has concluded her Water Aerobics classes for the season and will resume her fitness classes in January. Please keep an eye out for an email or check the upcoming newsletter for more details about her class schedule and offerings. If you have any questions in the meantime, you can contact Emma directly at 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 and visit 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



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



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

EVENTS & PROGRAMS



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.

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

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

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

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.

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:

- Most Duval County schools will be closed for Thanksgiving break from Wednesday, November 26th, through Friday, November 28th. Please be mindful that many children will be out and about throughout the community during this time, enjoying their break. We kindly remind everyone to drive safely and stay alert for increased pedestrian, scooter, and bicycle activity in the area.
- Please be advised that the HOA Turnover Meeting will be held on Wednesday, November 12th, from 3:00 p.m. to 8:00 p.m. at Tamaya Hall, located at 12788 Meritage Blvd. Leland Management, which manages the Tamaya HOA, will be conducting an election to fill the three resident-run board positions that will oversee the community moving forward. We encourage all residents to attend, as this meeting provides an important opportunity to review community matters, discuss upcoming changes, and take part in the official transition process of the HOA.
- 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.

YTD Special Events Budget

			BUDGET			ACTUAL					VARIANCE		
FY Month	Event	type	net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
02 - Oct	Halloween Happy Hour	adult	\$ 1,500	65	\$ 23	\$ 1,345	\$0	\$1,345	45	\$ 30	\$ 155	-20	\$ (7)
12 - Oct	Spooky Storytime	family	\$ 150	34	\$ 4	\$ 133	\$0	\$133	39	\$ 3	\$ 17	5	\$ 1
19 - Oct	Toy Story Halloween	family	\$ 3,500	212	\$ 17	\$ 3,529	\$0	\$3,529	180	\$ 20	\$ (29)	-32	\$ (3)
08 - Nov	Veterans Night Out	adult	\$ 1,000	39	\$ 26	\$ 1,100	\$0	\$1,100	32	\$ 34	\$ (100)	-7	\$ (9)
09 - Nov	Nov Storytime	family	\$ 150	23	\$ 7	\$ 180	\$0	\$180	15	\$ 12	\$ (30)	-8	\$ (5)

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	\$ 3,800	269	\$ 14	\$ 3,842	\$ -	\$3,842	234	\$ 16	\$ (42)	-35	\$ (2)
adults	\$ 2,500	104	\$ 24	\$ 2,445	\$ -	\$2,445	77	\$ 32	\$ 55	-27	\$ (8)
TOTAL	\$ 6,300	373	\$ 17	\$ 6,287	\$ -	\$6,287	311	\$ 20	\$ 13	-62	\$ (3)

HAPPY
Thanks
Giving



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

OCTOBER



Prepared By :
Ron Zastrocky

Presented To :
Beach CDD Supervisors



904.577.3075



rzastrocky@vestapropertyservices.com





Monthly Report: October 2025

Pests/Fertilizer/Herbicide:

- landscape beds have been sprayed with herbicide and pre-emergent
 - Annual flower beds are maintained weekly
- Turf treatment for weeds and pests and to improve overall health of the grass (see agrowpro report attached)

Maintenance:

- As needed mowing service through Beach CDD
 - bushes trimmed around pool pump area.
 - Viburnum hedges tamaya blvd near fire station trimmed .
 - Area #2 (guard shack) walkway trimmed and weeds hand pulled.
 - Ostia and cassia buffer zone weeds have been sprayed.
 - Areas # 22 and 15 viburnum hedges trimmed
 - Pulling of dead plant material throughout beach cdd .
 - Grasses cut back and weeds pulled area #10
- *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:

- Valve replaced common area # 27
- Valve line repaired right outside pool entry gate, Next to steps .
- Irrigation is scheduled to run 5 days a week at amenities center and 4 days in the pocket parks
 - Irrigation head coverage is correct
- We are going to drop back the irrigation days very soon im working with my irrigation manager for a schedule that will help save on cost and not hurt the turf.



Spray Report

Customer: Tree Amigos

Property: Tamaya

Date: 10/20-10/22/25

Area treated +/- 15 acres

Total Gallons used: 2000

Product:

6-0-0 @ 3lbs per acre

Atrazine @ 64oz per acre

Barricor @ 12oz per acre(IPM)

Speedzone @ 48oz per acre(IPM)

The target for this application was to improve overall health, color and growth of the turf. Curative Insecticides were applied to eliminate any turf damaging insects as needed. Pre and post emergent herbicides



Event Name: Water Management – Zone 2 Thank you for Work Order Number: 2068358 your business! Service Date: 10/20/2025 Target Pests (if applicable): Service Notes & Observations Spot treated ponds 2 & 5 for shoreline weeds Treated ponds 4, 6, 8, 9 & 10 for minimal algae Ponds 1, 3, 7 & 11 looked good If you have any questions please call me at 904-504-4689 – Eric Walker Environmental Conditions Weather: Sunny Temperature: 66.54 Wind Direction: North Wind Speed: 1.4 Humidity: 76.0000 Inspected Pond(s), Treated for Algae & Invasive Aquatic Weeds

Event Name: Water Management – Zone 1 Thank you for Work Order Number: 2069084 your business! Service Date: 10/20/2025 Target Pests (if applicable): Service Notes & Observations Inspected ponds 12 – 22 and outfalls, Treated pond 12 for shoreline weeds Treated ponds 13, 15, 16, 19 & 22 for algae and invasive aquatic weeds Ponds 14, 17, 18, 20 & 21 look good Please allow 7-10 days for results, please contact me with any comments or concerns, Kindest regards, Shea Fenske Environmental Conditions Weather: Sunny Temperature: 71.56 Wind Direction: North-East Wind Speed: 3.97 Humidity: 68.0000 Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Inspected OutFall Area, Pond Dye Added, Treated Shoreline Weeds

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 - Complete and in service
- Gate for breezeway installed

Medium Priority:

- Pool - Uneven pavers - splash pad - WIP
- Stucco repair outside of group fitness room – repaired but needs paint

Low Priority:

- De cobwebbing common areas - ongoing
- Pressure washing – ongoing
- Rowing machine – Here and in service
- Smith machine – Here and in service

Emergency/Random:

- Fountain at Beach and Tamaya Blvd fitting broke and was repaired by Cbuss
-

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

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, October 20, 2025 at 6:01 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

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

8 Present and constituting a quorum were:

9 James Kendig	Board Supervisor, Chairman
10 Pawel Szeszko	Board Supervisor, Vice Chairman
11 Karen Young	Board Supervisor, Assistant Secretary
12 Todd Caprita	Board Supervisor, Assistant Secretary
13 Walter Repak	Board Supervisor, Assistant Secretary

14 Also, present were:

15 David McInnes	District Manager, Vesta District Services
16 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
17 Dana Harden	Regional General Manager, Vesta Property Services
18 Jason Davidson	Regional General Manager, Vesta Property Services
19 Ron Zastrocky	Field Operations Manager, Vesta Property Services
20 Oliver Ingram	Amenity Manager, Vesta Property Services
21 Kaylie Kitzhugh	Assistant Amenity Manager, Vesta Property Services
22 Dylan Claxton	Ruppert Landscape LLC/Tree Amigos Outdoor Service
23 Jim Proctor	Ruppert Landscape LLC/Tree Amigos Outdoor Service
24 John Monaghan	Resident

25
26 *The following is a summary of the discussions and actions taken at the October 20, 2025 Beach CDD Board*
27 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
28 *emailing PublicRecords@vestapropertyservices.com.*

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

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

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

33 John Monaghan provided his input regarding the virtual guard gates versus using license plate
34 readers and getting rid of swipe cards in favor of the phone option. He also noted his disagreement
35 with hiring JSO.

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

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

38 A. Advanced Security Specialist

39 Supervisor Young noted that security should be parking in the lot by the gate.

40 B. Ruppert Landscape LLC/Tree Amigos Outdoor Services

41 Mr. Claxton and Mr. Proctor spoke on behalf of the vendor regarding the landscape RFP.

Supervisor Young and others noted concerns regarding issues with recent trimming around the pool, dead shrubs around the amenity center, irrigation schedules, and Phase IV cutting. Discussion ensued regarding other issues that the Board had with the services being provided and the cost of said services.

C. Vesta Property Services

1. Exhibit 2: Lifestyle Management Report

Supervisor Young asked why the revenue from a recent event was not included in the report.

2. Exhibit 3: Field Management Report

SIXTH ORDER OF BUSINESS – Consent Agenda

Item VIII. B. – Vendor Checklist for Remote Access Control and Virtual Gate Guard, was added to the consent agenda.

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on September 15, 2025

B. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisor Workshop Held on October 2, 2025

C. Exhibit 6: Consideration for Acceptance – The August 2025 Unaudited Financial Statements

D. Exhibit 7: Landscape Maintenance Contract RFP – from 10/02/2025 workshop

E. Exhibit 8: Gym Etiquette – from 10/02/2025 workshop

F. Exhibit 9: Amenity Policies Revisions– from 10/02/2025

Supervisor Szeszko requested that Item F. Amenity Policies Revisions be removed from the Consent Agenda and considered on its own.

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

Amenity Policies Revisions – under review by District Counsel

Supervisor Szeszko noted a change to be made to the amenity policies regarding the revenue sharing with all instructors and trainers in the district. Supervisor Young asked about the inclement weather policy.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the Amenity Policies Revisions, as amended, for the Beach Community Development District.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Consideration of ETM FY 2026 Rate Schedule – from 09/15/2025 meeting

Mr. McInnes provided a brief explanation of the RFQ process for District Engineer and the option for a potential interim District Engineer. Discussion ensued. This item was moved to the next workshop.

B. Consideration of Window Treatment for Tamaya Hall (Capital Contingency – CRF)

Supervisors Young provided a brief overview and explanation of the need for this project. Discussion ensued. This item was moved to the next workshop.

1. Exhibit 11: All About Blinds and Shutters - \$6,858.50

2. Exhibit 12: Bloomin' Blinds of St. Augustine, FL

a. Exhibit 12A: Option 1 - \$11,751.50

b. Exhibit 12B: Option 2 - \$8,459.00

3. Exhibit 13: Bumble Bee Blinds

a. Exhibit 13A: Option 1 - \$4,842.00

b. Exhibit 13B: Option 2 - \$5,482.00

C. Exhibit 14: Consideration & Adoption of **Resolution 2026-01**, 2026 General Election

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-01**, 2026 General Election, for the Beach Community Development District.

D. Exhibit 15: Consideration & Adoption of **Resolution 2026-02**, Setting PH for Recreation Facility Rates

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02**, Setting PH for Recreation Facility Rates for the December 15, 2025, Board meeting at 6:00 p.m., for the Beach Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

A. Policy for Petitions, Posters and Promotional Materials in Amenity Center – Chair Kendig

Supervisor Kendig provided a brief overview of the topic. Discussion ensued. The Board directed staff to not allow promotional materials at Tamaya Hall.

B. Exhibit 16: Vendor Checklist for Remote Access Control and Virtual Gate Guard – Vice Chair Szeszko

This item was considered with the Consent Agenda.

C. Exhibit 17: Chairs for Tamaya Hall (Capital Improvement Plan – Future FY) – Supervisor Young

Supervisor Young provided a brief overview of the project. Discussion ensued among Board members and members of the audience. This item was tabled to the next workshop.

NINTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

1. Exhibit 18: Update on Use of Pool Attendants at Slide

Supervisor Kendig provided a brief update.

Mr. Haber provided an update regarding the damaged pipe and the letter sent to A. J. Johns about it. The Board directed Mr. Haber to send a letter to the vendor who appeared to install the drainage structure.

Mr. McInnes provided an update regarding damage at the other end of the pipe. This item was tabled to the next workshop.

B. District Engineer

The District Engineer was not present, the next item followed.

C. District Manager

1. Resident(s) Subject to Disciplinary Action

- 118 2. Complaint & Incident Management Tracker
119 3. Exhibit 19: Action Item Report
120 4. Exhibit 20: Meeting Matrix
121 5. Approval to Seek an Agreement with City of Jacksonville and Jacksonville Sheriff's Office for
122 Off-Duty Patrol
123 Mr. McInnes provided a brief update. Discussion ensued.

124 On a MOTION by Mr. Kendig, SECONDED by Mr. Repak, WITH Mr. Szeszko voting 'yay' and Ms.
125 Young and Mr. Caprita voting 'nay', the Board approved staff to proceed with seeking an agreement with
126 the City of Jacksonville and the Jacksonville Sheriff's Office for Off-Duty Patrol, for the Beach Community
127 Development District.

128 **The following discussion topic was not originally on the agenda.**

129 Mr. McInnes discussed an email received from the District Engineer regarding a crosswalk at
130 Cassia and Meritage asking if the Board would like him to proceed. Discussion ensued. This item
131 was moved to the next workshop.

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

133 A. Pickleball/Paddleball Striping Proposal – Chair Kendig

134 Supervisor Kendig briefly provided background information. This item was moved to the next
135 workshop.

136 B. Information Sheet Regarding Speed Limits to be Distributed by Security Guards – Chair Kendig

137 Supervisor Kendig briefly provided background information. This item was moved to the next
138 workshop.

139 Supervisor Kendig noted a few other items that he would like to have discussed at the next
140 workshop, including a property for sale, storage options for the amenity center, and lifeguards. Mr.
141 McInnes provided background information on the property for sale topic. Discussion ensued.

142 C. FY 2026 Workshops – Chair Kendig

143 This item was moved to the next workshop.

144 Supervisor Young requested that a 2-week notice be given to the Breezeway staff. Discussion
145 ensued among the Board members and audience members.

146 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Szeszko, Mr. Repak, and Mr.
147 Caprita voting 'nay', the Board did not approve providing a 2-week notice to the Breezeway staff to end
148 operations, for the Beach Community Development District.

149 Supervisor Young requested authorization from the Board to have an employee appreciation day.
150 Discussion ensued, and to possibly pursue in 2026.

153 Supervisor Young asked about having gates installed on the sidewalks at the guardhouse.
154 Discussion ensued among the Board members and audience members.
155

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Repak and Mr. Caprita voting 'yay' and Mr. Szeszko voting 'nay', the Board approved installing 6-foot gates on the sidewalks at the guardhouse, at a not-to-exceed of \$6,000.00, for the Beach Community Development District.

Supervisor Young noted that she would be looking into updating the flooring of the amenity center and requested that financials presented in the agenda packages be for the previous month and not two months prior.

Supervisor Repak asked for clarification regarding the tech control cards system. Discussion ensued.

Discussion ensued regarding landscaping in Phase 4.

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved temporary landscape maintenance with the Field Operations Manager to work with Supervisor Szeszko, at a not-to-exceed of \$2,000.00, for the Beach Community Development District.

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

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Action Items Summary

Amenity Manager – Send out an updated amenity manager report to reflect the income from a recent event (Cowboy Casino).

District Counsel – Write letter to Holland.

District Engineer – Provide crosswalk options at upcoming workshop.

Field Operations Manager – Obtain proposals for berm removal.

District Manager

- Provide more current financials in agenda packages going forward.
- Coordinate and prepare RFP for landscape maintenance.
- Prepare RFQ advertisement for DE services.
- Contact vendors regarding remote access and virtual guards.

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

- WS: Proposals for Phase IV landscape maintenance
- WS: RFQ responses when received
- WS: Window Treatments for Tamaya Hall
- WS: Promotional items event sponsors would be allowed to provide for display in Tamaya Hall
- WS: Chairs and Tables for Tamaya Hall
- WS: DE proposals for Crosswalk
- WS: Storage recommendations by FOM and AM
- WS: Selling of District parcels next to residences

195 **FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation:**
196 **November 6 at 6:00PM**

197 Confirmed

198 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: November 17 at 6:00 PM**

199 All five Board members stated that they would be attending the next Board meeting on November
200 17th at 6:00 p.m.

201 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

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

204 On a MOTION by Mr. Kendig, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adjourned
205 the meeting at 8:34 p.m. for the Beach Community Development District.

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

209 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
210 **meeting held on November 17, 2025.**

211

212

213

214

Signature

Signature

Printed Name

Printed Name

215 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

Workshop November 6, 2025

6:00 pm to 9:00 pm

Attendance:

Kendig

Young

Repak

Caprita

Szeszko

Staff:

Oliver & Ron

III. A. Pool refinishing

- Presentations by Tempool, Southern Elegance Pools, & CBuss Enterprises
- Board opted to deter due to cost and other pressing issues and potentially pursue in 2026 – 2027.

B. Oaktree Option

- Arborist discussed current situation and it is not feasible long-term. Arborist and Ron to tour Tamaya and provide recommendations however City of Jacksonville will have to approve. Szeszko handed out an information sheet and it appears a root or growth inhibitor has some promise.

C. Storage Options – board approved continued use of board room/conf room for storage based upon staff recommendations. John M overwhelming opposed.

Added: Presentation by Clear Impressions – consent agenda approval for west side of Amenity Center ~\$4,378. Oliver to evaluate gym windows for afternoon glare.

IV. Upcoming Business Items

- A. Consideration of Access Control Proposal – deferred.
- B. Family pool refinishing – see above – deferred.
- C. Phase IV Landscape Maintenance proposal
 - a. Accepted Eric Diaz (Premier property services) proposal until RFP in the future. Ron to inquire about weeding and fertilizing as well.
 - b. Discussion ensued of bidding RFP for all phases and also an option to break down each phase for bidding purposes.

- D. ETM 2026 Rate Schedule Responses – no responses. Defer.
- E. Window treatments – see above – consent agenda.
- F. Tables and Chairs – Young presented – pending measurement evaluation – consent agenda for 8 tables and 60 chairs - \$41,000.00. Original cap plan was to address in 2031 & 2032 however there is an urgent need now. Also Karen to pursue new flooring in Amenity Center.
- G. Berm Removal - ??? – Defer
- H. Bingle of Jax Holiday Lighting
 - a. Board approved gate house – Ron to get a refreshed quote. Consent agenda.
 - b. Use 4 spotlights for turn-about – purchase ourselves and install – quote was \$800 for lighting – this will save us money.

Kendig

- ~~1. Additional storage needs.~~
- ~~2. Trees~~
- ~~3. Construction entrance.~~
- ~~4. JSO & COJ~~
- 5. Pickle Ball – defer
- 6. Information sheet for commercial drivers – consent agenda for approval.
- 7. Smith Machine – error was made in the model and board discussed \$400 for shipping – approved for consent agenda.

Szeszko

- ~~1. Amenity Center Cable~~
- 2. Cost Savings
- ~~3. Punch List~~
- 4. Community Survey – discussed using Facebook for board business – have discussed on three other occasions – as well as sending out surveys – all surveys must be board approved. Next workshop review survey.
- ~~5. RFP for landscape – provided to board – in hands of legal waiting for review and approval to send out.~~
- 6. CCTV – hand out provided to board – defer to next workshop
- 7. Virtual Gate – defer to next workshop
- 8. Pedestrian crossing – discussion and look forward to presentation by eng at next mtg.
- 9. Janitorial Quotes – ready to be sent out – consent agenda. Noted days may be moved due to special events.

Young

- 1. Capital Improvement – reviewed items on list.

Repak

No assigned tasks

Caprita

Added irrigation (during off or curtailing for season)

VI Pending

- ~~A. Ruppert Sulfur application~~
- ~~B. Garbage can — Ron researching~~
- C. Mailbox painting – in need – need additional quotes if possible

VII Discussion

- A. Change start time to 18:30. Consent agenda if necessary.
- B. Carole R – Emergency exit – discussion ensued and recommended use Marmaris
- ~~C. Placement of speed sign — to be moved throughout community. Closed~~
- ~~D. Placement of pin pong table — closed — leave at current location~~
- E. Hours of Amenity Center – deferred.
- F. Drainage – deferred
- ~~G. Promotion Items — current approved Amenity Center policy does not allow for items.~~
- ~~H. Selling district parcel — closed — not proceeding.~~
- ~~I. Implementation of 10% — Karen and board discussed — already in approved Amenity Center policy — staff to implement.~~

EXHIBIT 6

Beach Community Development District

Financial Statements
(Unaudited)

September 30, 2025



Beach CDD
Balance Sheet
September 30, 2025

	General Fund	Reserve Fund	Debt Service 2024	Debt Service 2015A	Total
1 ASSETS					
2 BU Operating Account	\$ 249,910	\$ -	\$ -	\$ -	\$ 249,910
3 VNB Operating Account	\$ 179,975				
4 BU Money Market Account	-	-	-	-	-
5 BU Clover Account	15,355	-	-	-	15,355
6 BU Sweep	673,296	-	-	-	673,296
7 SS Checking Account	62,702	-	-	-	62,702
8 BU CRF Money Market Account	-	368,446	-	-	368,446
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	-	-	223,763	239,070	462,833
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	50	-	-	-	50
22 Assessments Receivable On-Roll	-	-	-	-	-
23 Assessments Receivable Off-Roll	-	-	-	-	-
24 Due From Other Funds	21,197	-	-	-	21,197
25 Undeposited Funds	-	-	-	-	-
26 Prepaid	5,477	-	-	-	5,477
27 TOTAL ASSETS	1,207,962	\$ 368,446	\$ 403,528	\$ 239,117	\$ 2,039,079
28 LIABILITIES					
29 Accounts Payable	65,625	\$ -	\$ -	\$ -	\$ 65,625
30 Accrued Expense	2,850	-	-	-	2,850
31 Deferred Revenue On-Roll	-	-	-	-	-
32 Deferred Revenue Off-Roll	-	-	-	-	-
33 Due To Other Funds	-	21,197	-	-	21,197
34 TOTAL LIABILITIES	68,475	21,197	-	-	89,672
35 FUND BALANCE					
36 Nonspendable	-				
37 Prepaid & Deposits	5,477	-	-	-	5,477
38 Capital Reserves	-	-	-	-	-
39 Operating Capital	392,821	-	-	-	392,821
40 Unassigned	741,190	347,249	403,528	239,117	1,731,085
41 TOTAL FUND BALANCE	1,139,487	347,249	403,528	239,117	2,129,382
42 TOTAL LIABILITIES & FUND BALANCE	\$ 1,207,962	\$ 368,446	\$ 403,528	\$ 239,117	\$ 2,219,054.17

Beach CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments On-Roll	\$ 2,356,924	\$ -	\$ 2,365,803	\$ 8,879	100%
3 Assessments Off-Roll	-	-	-	-	
4 Interest Revenue	-	3,072	39,644	39,644	
5 Other Financing Sources	-	5,976	71,950	71,950	
6 TOTAL REVENUES	\$ 2,356,924	\$ 9,048	2,477,397	\$ 120,474	105%
7 EXPENDITURES					
8 GENERAL & ADMINISTRATIVE EXPENSES					
9 Trustee Fees	\$ 8,800	\$ -	5,133	\$ (3,667)	58%
10 Supervisor Fees-Regular Meetings	12,000	600	6,000	(6,000)	50%
11 Supervisor Fees-Workshops	12,000	600	4,600	(7,400)	38%
12 District Management	45,427	3,786	45,427	(0)	100%
13 Engineering	5,250	820	14,803	9,553	282%
14 Dissemination Agent	2,704	-	2,704	-	100%
15 District Counsel	27,000	2,030	16,791	(10,209)	62%
16 Assessment Administration	5,949	496	5,949	0	100%
17 Arbitrage Rebate Calculation	650	-	2,925	2,275	450%
18 Audit	3,650	-	-	(3,650)	0%
19 Website	2,258	440	3,295	1,038	146%
20 Legal Advertising	7,000	311	2,859	(4,141)	41%
21 Dues, Licenses & Fees	175	-	175	-	100%
22 General Liability Insurance	97,648	-	75,341	(22,307)	77%
23 Office Miscellaneous	3,675	392	3,305	(370)	90%
24 District Contingency	229,805	-	-	(229,805)	0%
25 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	463,991	9,474	189,308	(274,683)	41%
26 FIELD EXPENSES					
27 Field Management	171,452	13,792	171,602	150	100%
28 Lake Maintenance	29,800	2,300	29,850	50	100%
29 Landscaping (Including Materials)	466,135	33,069	389,070	(77,065)	83%
30 Mulch and Pine Straw	33,600	-	20,361	(13,239)	61%
31 Irrigation (Repairs)	4,200	-	1,457	(2,743)	35%
32 Utilities/Sewers/Propane Gas	305,550	21,349	209,709	(95,841)	69%
33 Community and Amenity Repairs	110,000	1,789	124,430	14,430	113%
34 TOTAL FIELD EXPENSES	1,120,737	72,299	946,479	(174,258)	84%
35 AMENITY EXPENSES					
36 Amenity Management	150,630	13,294	148,748	(1,882)	99%
37 Lifeguard	25,480	399	26,383	903	104%
38 Amenity/Fitness Center Staffing	85,687	5,766	76,279	(9,408)	89%
39 Swimming Pool Chemicals	20,000	1,286	23,728	3,728	119%
40 Pool/Entry Water Feature Maintenance	26,805	-	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	150	22,784	(7,216)	76%
44 Amenity Gates/Control Access	12,600	-	5,230	(7,370)	42%
45 Amenity Gate Repairs	14,200	(50)	1,275	(12,925)	9%
46 Amenity Website/Computer Equipment	10,000	141	5,766	(4,234)	58%
47 Amenity Internet/Cable	14,000	1,024	12,423	(1,577)	89%
48 Fitness Equipment Lease	21,000	1,540	21,559	559	103%
49 Lifestyles Programming	34,650	1,441	36,653	2,003	106%
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	1,456	(224)	87%

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 Amenity Fire System Monitoring	1,496	-	1,350	(146)	90%
54 AED Lease	1,740	154	1,794	54	103%
55 Trash Collection	2,415	240	3,114	699	129%
56 TOTAL AMENITY EXPENSES	486,901	25,507	421,320	(65,581)	87%
57 ACCESS CONTROL /GATE HOUSE					
58 Guard Service (Gate Only)	243,600	19,800	220,770	(22,830)	91%
59 Roving Guard Service	35,695	3,581	36,553	858	102%
60 Bar Code Expense	6,000	-		(6,000)	0%
61 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	285,295	23,381	257,323	(27,972)	90%
62 TOTAL EXPENDITURES	2,356,924	130,660	1,814,430	(542,494)	77%
63 REVENUE OVER (UNDER) EXPENDITURES	-	(121,612)	662,967	662,967	
64 OTHER FINANCING SOURCES & USES					
65 Transfers In	-	-	-	-	
66 Transfers Out	(109,319)	-	(109,319)	(0)	
67 TOTAL OTHER FINANCING SOURCES & USES	(109,319)	-	(109,319)	(0)	
68 NET CHANGE IN FUND BALANCE	(109,319)	(121,612)	553,648	662,967	
69 Fund Balance - Beginning	229,755		585,839	356,084	
70 FUND BALANCE - ENDING - PROJECTED	\$ 120,436		\$ 1,139,487	\$ 1,019,051	
71 ANALYSIS OF FUND BALANCE					
72 NONSPENDABLE					
73 PREPAID & DEPOSITS	886		5,477		
74 CAPITAL RESERVES	-		-		
75 OPERATING CAPITAL	392,821		392,821		
76 UNASSIGNED	(273,271)		741,190		
77 TOTAL FUND BALANCE	\$ 120,436		\$ 1,139,487		

Beach CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUES</u>			
2 Assessments On-Roll	\$ 221,016	\$ 221,849	\$ 833
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	6,203	6,203
5 Reserve Balance	109,319		(109,319)
6 TOTAL REVENUES	330,335	228,052	(102,283)
7 <u>EXPENDITURES</u>			
8 Capital Improvement Plan (CIP)	112,779	2,330	(110,449)
9 Contingency	108,237	36,366	(71,871)
10 TOTAL EXPENDITURES	221,016	38,696	(182,320)
11 REVENUE OVER (UNDER) EXPENDITURES	109,319	189,356	80,037
12 <u>OTHER FINANCING SOURCES & USES</u>			
13 Transfers In	-	109,319	109,319
14 Transfers Out	-	-	-
15 TOTAL OTHER FINANCING SOURCES & USES	-	109,319	109,319
16 NET CHANGE IN FUND BALANCE	109,319	298,676	189,357
17 Fund Balance - Beginning	100,000	48,573	(51,427)
18 FUND BALANCE - ENDING - PROJECTED	\$ 209,319	\$ 347,249	\$ 137,930

Beach CDD
Debt Service 2024
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 659,084	\$ 661,567	\$ 2,483
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	13,346	13,346
5 Misc. Revenue	-	14,493	14,493
6 TOTAL REVENUES	659,084	689,407	30,322
7 EXPENDITURES			
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	-	-	-
15 TOTAL EXPENDITURES	658,872	579,510	79,362
16 REVENUE OVER (UNDER) EXPENDITURES	213	109,897	109,684
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	2,980	2,980
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	2,980	2,980
21 NET CHANGE IN FUND BALANCE	213	112,876	112,664
22 Fund Balance - Beginning	-	290,651	290,651
23 FUND BALANCE - ENDING - PROJECTED	\$ 213	\$ 403,528	\$ 403,316

* Financed with prior year's revenue

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 575,993	\$ 578,162	\$ 2,170
3 Assessments Off-Roll	-	93,573	93,573
4 Interest Revenue	-	6,993	6,993
5 Misc. Revenue	-	-	-
6 TOTAL REVENUES	575,993	678,728	102,736
7 EXPENDITURES			
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
15 TOTAL EXPENDITURES	572,380	645,478	(73,098)
	-		
16 REVENUE OVER (UNDER) EXPENDITURES	3,613	33,251	29,638
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	3,613	33,251	29,638
22 Fund Balance - Beginning	-	205,865	205,865
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,613	\$ 239,117	\$ 235,505

* Financed with prior year's revenue

Beach CDD
Bank United 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 Meritage Blvd. GATEHOUSE Sep 30, 2024 to Oct 29, 2024		271.55	24,571.06
10/22/2024			Funds Transfer	200,000.00		224,571.06
10/22/2024	1321	Egis Insurance and Risk Advisors	FY Insurance Policy # 100124192 10/01/24-10/01/25		74,740.00	149,831.06
10/22/2024	102224ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/24 - 9/19/24		10.64	149,820.42
10/23/2024	ACH102324	BANKUNITED VISA CC			4,767.40	145,053.02
10/28/2024	1322	Elena Korsakova	BOS Meeting 10/21/24		200.00	144,853.02
10/30/2024	100612	Integrated Access Solutions	Invoice: 2895 (Reference: BAI Barcode Stickers.) Invoice: 2896 (Reference: Service Call.)		1,124.72	143,728.30
10/30/2024	100613	Advanced Security Specialist & Consulting	Invoice: BCDD101624 (Reference: October 1, 2024 -October 15, 2024 Guard Gate Management.)		11,055.00	132,673.30
10/30/2024	103024ACH1	Turner Pest Control	Pest Control		118.67	132,554.63
10/31/2024	103124ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2024 to Nov 09, 2024		207.57	132,347.06
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

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

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

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

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

Date	Number	Name	Memo	Deposits	Payments	Balance
04/03/2025	100726	Jacksonville Daily Record	Invoice: 25-01639D (Reference: Legal Advertising.)		96.50	155,279.88
04/03/2025	100727	Southeastern Paper Group	Invoice: 06372539 (Reference: Janitorial Supplies.)		341.00	154,938.88
04/03/2025	100728	Advanced Security Specialist & Consulting	Invoice: BCDD031625 (Reference: Guard Services March 1-15, 2025.) Invoice: BCDD040125 (Refere...		22,847.00	132,091.88
04/03/2025	100729	TEKWave Solutions LLC	Invoice: 7165 (Reference: VMS - April.)		350.00	131,741.88
04/03/2025	100730	Ruppert Landscape, LLC	Invoice: 713004 (Reference: Install wire for new clocks 18 & 25.) Invoice: 714958 (Reference:...		32,907.39	98,834.49
04/03/2025	100731	Smarter Investments of Jacksonville	Invoice: 534937 (Reference: Install hitch on Golf Cart.)		500.00	98,334.49
04/03/2025	100732	Integrated Access Solutions	Invoice: 3719 (Reference: Service Call.)		420.00	97,914.49
04/03/2025	100733	Vesta District Services	Invoice: 425412 (Reference: Management Fees April 25.)		4,281.33	93,633.16
04/03/2025	100734	Cintas Corporation	Invoice: 9314832361 (Reference: AED - AUTOMATIC AGREEMENT.)		145.00	93,488.16
04/03/2025			Deposit	36,794.21		130,282.37
04/07/2025	040725ACH1	GFL Environmental	Trash Service		239.65	130,042.72
04/15/2025			Funds Transfer	50,000.00		180,042.72
04/15/2025			Deposit	9,945.00		189,987.72
04/15/2025	1360	Elena Korsakova	BOS Workshop 3/6/25		200.00	189,787.72
04/15/2025	1361	Pawel Szeszko	BOS Workshop 3/6/25		200.00	189,587.72
04/15/2025	1362	J.C. Pappas Ent Inc.	Live music show 5/2/25		1,800.00	187,787.72
04/15/2025	100735	Custom Pump & Controls, Inc.	Invoice: 25-314-02 (Reference: Lift Station Inspection.)		300.00	187,487.72
04/15/2025	100737	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1187809 (Reference: Sprinkler Inspection.)		75.00	187,412.72
04/15/2025	100738	Ruppert Landscape, LLC	Invoice: 715632 (Reference: 71 bales of pine straw.)		500.00	186,912.72
04/15/2025	100739	E.T.M.	Invoice: 218908 (Reference: Engineer Services thru 3/29/25.)		255.00	186,657.72
04/15/2025	100740	Integrated Access Solutions	Invoice: 3611 (Reference: BAI Barcode Stickers.) Invoice: 3812 (Reference: Service call for I...		1,102.36	185,555.36
04/15/2025			Deposit	112.34		185,667.70
04/17/2025	041725ACH1	JEA	Service for the month of March 2025		15,139.11	170,528.59
04/18/2025	100741	Vesta Property Services	Invoice: 425931 (Reference: Billable Expenses - Mar 2025.) Invoice: 425921 (Reference: Amenit...		30,393.28	140,135.31
04/18/2025	100742	Vesta District Services	Invoice: 425900 (Reference: Billable Expenses - Mar 2025.)		42.45	140,092.86
04/18/2025	100743	Jacksonville Daily Record	Invoice: 25-01933D (Reference: Legal Advertising.)		100.00	139,992.86
04/18/2025	100744	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 168880 (Reference: Parts.)		296.99	139,695.87
04/18/2025	041825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Mar 28, 2025 to Apr 27, 2025		733.49	138,962.38
04/21/2025	042125ACH4	Comcast	12750 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
04/30/2025		End of Month		2,050,513.11	1,982,947.44	229,522.00
05/01/2025			Funds Transfer	1,539.95		231,061.95
05/01/2025	050125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	229,522.00
05/02/2025	100749	Vesta District Services	Invoice: 425988 (Reference: Management Fees May 25.)		4,281.33	225,240.67
05/05/2025			Funds Transfer	4,850.00		230,090.67
05/06/2025	050625ACH1	GFL Environmental	Trash Service		239.65	229,851.02
05/06/2025			Funds Transfer		20,272.16	209,578.86
05/06/2025			Deposit	28,502.56		238,081.42
05/06/2025			Funds Transfer	4,787.25		242,868.67

Date	Number	Name	Memo	Deposits	Payments	Balance
05/07/2025			Funds Transfer	492.55		243,361.22
05/07/2025			Deposit	2.45		243,363.67
05/07/2025	150		Voided Check #100550 Cashed in Error		295.00	243,068.67
05/13/2025			Funds Transfer	600.00		243,668.67
05/14/2025			Deposit	56.17		243,724.84
05/14/2025			Funds Transfer		56.17	243,668.67
05/15/2025	051525ACH1	Turner Pest Control	Pest Control		122.23	243,546.44
05/15/2025	051525ACH2	Florida Department of Health			850.35	242,696.09
05/15/2025	100750	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 169076 (Reference: Har-Tru.)		1,006.20	241,689.89
05/15/2025	100751	Kutak Rock LLP	Invoice: 3555026 (Reference: Professional Services Feb 25.)		1,408.50	240,281.39
05/15/2025	100752	The Lake Doctors, Inc.	Invoice: 270881B (Reference: Water Management May 25.)		2,300.00	237,981.39
05/15/2025	100753	VGlobal Tech	Invoice: 7253 (Reference: Email Hosting.)		90.00	237,891.39
05/15/2025	100754	Integrated Access Solutions	Invoice: 3933 (Reference: Guard Gate Installation.) Invoice: 4042 (Reference: Installation of...		2,269.84	235,621.55
05/15/2025	100755	Cintas Corporation	Invoice: 9319167906 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	235,467.55
05/15/2025	100756	Advanced Security Specialist & Consulting	Invoice: BCDD050125 (Reference: Guard Services 4/16/25 - 4/30/25.)		11,594.00	223,873.55
05/15/2025	100757	TEKWave Solutions LLC	Invoice: 7235 (Reference: VMS May 25.)		350.00	223,523.55
05/15/2025	100758	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1209543 (Reference: Sprinkler Inspection.)		75.00	223,448.55
05/15/2025	100759	Ruppert Landscape, LLC	Invoice: 721741 (Reference: Landscape Management Apr 25.)		32,420.39	191,028.16
05/15/2025	100760	Jacksonville Daily Record	Invoice: 25-02312D (Reference: Legal Advertising.)		100.00	190,928.16
05/15/2025			Funds Transfer	5,253.91		196,182.07
05/16/2025	051625ACH1	JEA	Service for the month of April 2025		18,090.16	178,091.91
05/16/2025			Funds Transfer	23,995.20		202,087.11
05/19/2025	051925ACH1	Comcast	12788 Meritace Blvd MINI MDTA Apr 28, 2025 to May 27, 2025		732.85	201,354.26
05/19/2025			Funds Transfer	732.85		202,087.11
05/20/2025	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
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
05/31/2025		End of Month		157,941.93	142,383.93	245,080.00
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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 Meritage 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
07/31/2025		End of Month		378,279.68	344,826.19	224,412.98
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: S1123716 (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	Bling 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
09/02/2025	100843	Jacksonville Daily Record	Invoice: 25-05045D (Reference: Legal Advertising.)		96.50	196,645.03
09/02/2025	100844	Ruppert Landscape, LLC	Invoice: 753902 (Reference: Pine Bark Installation.) Invoice: 740679 (Reference: Sod Replacem...		13,940.00	182,705.03
09/02/2025	090225ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	181,165.08
09/02/2025			Funds Transfer	12,085.67		193,250.75
09/02/2025	090225ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Aug 10, 2025 to Sep 09, 2025		214.72	193,036.03
09/03/2025	100845	Blingie of Jacksonville	Invoice: 9964231b (Reference: Final Payment.)		6,860.93	186,175.10
09/03/2025	100846	Advanced Security Specialist & Consulting	Invoice: BCDD083025 (Reference: Security Monitoring 8/1/25 - 8/31/25.)		10,362.00	175,813.10
09/03/2025	100847	Investment Painting of North FL, LLC	Invoice: 4308-1 (Reference: Exterior soft Wash of All Spanish Tile Roofs.)		6,425.00	169,388.10
09/03/2025	100848	The Lake Doctors, Inc.	Invoice: 303942B (Reference: Water Management 2 Zones Sept 25.)		2,300.00	167,088.10
09/03/2025	100849	VGlobal Tech	Invoice: 7624 (Reference: Email Hosting Sept 25.)		90.00	166,998.10
09/03/2025			Funds Transfer	2,762.67		169,760.77
09/04/2025			Funds Transfer	3,982.00		173,742.77
09/05/2025	100850	Southeast Fitness	Invoice: 1962 (Reference: Fitness Equipment Inspection.)		756.00	172,986.77
09/05/2025	100851	Cintas Corporation	Invoice: 9336016127 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	172,832.77
09/08/2025			Funds Transfer	1,350.00		174,182.77
09/09/2025	100852	Advanced Security Specialist & Consulting	Invoice: BCDD090125 (Reference: Security 8/15/25 - 8/31/25.)		12,210.00	161,972.77
09/09/2025	100853	Jacksonville Daily Record	Invoice: 25-05144D ()		100.00	161,872.77
09/09/2025			Funds Transfer	34,722.80		196,595.57
09/10/2025			Funds Transfer	27,225.93		223,821.50
09/11/2025			Funds Transfer	10,362.00		234,183.50
09/15/2025			Funds Transfer	96.50		234,280.00
09/18/2025	091825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Aug 28, 2025 to Sep 27, 2025		733.26	233,546.74
09/18/2025			Funds Transfer		200,000.00	33,546.74
09/18/2025			Funds Transfer	212,943.26		246,490.00
09/19/2025			Funds Transfer	100.00		246,590.00
09/22/2025	092225ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Aug 30, 2025 to Sep 29, 2025		291.02	246,298.98
09/22/2025	092225CC1	US BANK VISA CC	Aug Statement 7/26/25 - 8/25/25		6,648.48	239,650.50
09/22/2025			Funds Transfer	6,939.50		246,590.00
09/26/2025			Deposit	4,523.75		251,113.75
09/26/2025			Funds Transfer		275.00	250,838.75
09/29/2025			Funds Transfer		4,248.75	246,590.00
09/30/2025			Funds Transfer	3,320.00		249,910.00
09/30/2025		End of Month		320,414.08	267,245.61	249,910.00

Beach CDD
Valley Check Register - FY2025

Date	Number	Name	Memo	Deposits	Payments	Balance
						0.00
08/12/2025			Funds Transfer	100,000.00		100,000.00
08/22/2025	082225ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 06/19/25 - 7/21/25		12.20	99,987.80
08/27/2025	082725ACH1	Turner Pest Control	Pest Control		122.23	99,865.57
08/31/2025			Interest	232.79		100,098.36
08/31/2025		End of Month		100,232.79	134.43	100,098.36
09/09/2025	2000	Pawel Szeszko	BOS Workshop 9/04/25		200.00	99,898.36
09/10/2025	2001	TECO	12545 Beach Blvd - Jul 22, 2025 - Aug 19, 2025		51.13	99,847.23
09/11/2025	400000	Vesta District Services	Invoice: 428433 (Reference: Management Fees Sept 25.)		4,281.33	95,565.90
09/11/2025			Deposit	56.17		95,622.07
09/11/2025			Deposit	4,281.33		99,903.40
09/15/2025	091525ACH1	GFL Environmental	Trash Service		239.65	99,663.75
09/16/2025	2002	Elena Korsakova	BOS Workshop 8/07/25		200.00	99,463.75
09/16/2025	2003	Pawel Szeszko	BOS Workshop 8/07/25		200.00	99,263.75
09/16/2025	091625ACH1	JEA	Service for the month of August 2025		21,119.12	78,144.63
09/17/2025			Deposit	150.00		78,294.63
09/18/2025			Funds Transfer	200,000.00		278,294.63
09/23/2025	2005	Elena Korsakova	BOS Meeting 9/15/25		200.00	278,094.63
09/23/2025	2006	Pawel Szeszko	BOS Meeting 9/15/25		200.00	277,894.63
09/23/2025	2007	Todd Caprita	BOS Meeting 9/15/25		200.00	277,694.63
09/23/2025	2008	Advanced Security Specialist & Consulting	Reference: Security 9/1/25 - 9/15/25.		11,170.50	266,524.13
09/23/2025	2009	Hawkins Inc.	Reference: Pool Chemicals.		1,243.00	265,281.13
09/23/2025	2010	Jacksonville Daily Record	Reference: Legal Advertising.		114.00	265,167.13
09/23/2025	2011	LLS Tax Solutions, Inc.	Reference: Arbitrage Services.		2,925.00	262,242.13
09/23/2025	2012	Quality Cleaning by Viktoriia LLC	Reference: Emergency cleaning services.		150.00	262,092.13
09/23/2025	2013	Vesta District Services	Reference: Billable Expenses - Aug 2025.		54.33	262,037.80
09/23/2025	2014	Vesta Property Services	Reference: Amenity Management Aug 25.		40,608.75	221,429.05
09/23/2025	092325ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 07/21/25 - 8/19/25		12.41	221,416.64
09/24/2025	2015	Vesta District Services	Strongroom check #400000 dtd 9/11/2025 returned - VNB op acct dele		4,281.33	217,135.31
09/24/2025			Deposit	50.00		217,185.31
09/25/2025	0925225ACH1	Turner Pest Control	Pest Control		122.23	217,063.08

09/30/2025	400008	TEKWave Solutions LLC	Invoice: 7580 (Reference: VMS - Oct 25.)	350.00	216,713.08
09/30/2025	400009	Jacksonville Daily Record	Invoice: 25-05897D (Reference: Legal Advertising.)	96.50	216,616.58
09/30/2025	400010	Southeastern Paper Group	Invoice: 06507739 (Reference: Janitorial Supplies.)	336.46	216,280.12
09/30/2025	400011	Traffic Logix Corporation	Invoice: SIN33787 (Reference: Stop Sign.)	3,625.16	212,654.96
09/30/2025	400012	Ruppert Landscape, LLC	Invoice: 761389 (Reference: Landscape Management Sept 25.)	33,068.80	179,586.16
09/30/2025	093025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Sep 10, 2025 to Oct 09, 2025	214.72	179,371.44
09/30/2025			Interest	604.02	179,975.46
09/30/2025	End of Month			205,141.52	125,264.42
					179,975.46

Ron's Receipts

August 2025

Credit Card Expense Tracker

District:	Beach CDD Tamaya
Cardholder:	Ron Zastrocky
Month:	Aug-25

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
28-Jul	Amazon	1560110	\$ 749.95	Garbage cans
28-Jul	Amazon	1560110	\$ 142.49	pole for solar lights
28-Jul	Amazon	1580010	\$ 149.48	stabilizer for pools
28-Jul	Amazon	1560110	\$ 209.99	solar lights
28-Jul	Amazon	1580015	\$ 10.99	gutter grates for pool
31-Jul	Amazon	1580010	\$ 184.65	sodium bicarbonate
31-Jul	Home Depot	1560110	\$ 31.47	tapcons, stucco repair
4-Aug	Amazon	1560110	\$ 75.99	pull down bar for fitness equipment
8-Aug	Life fitness	1560110	\$ 196.80	pull straps for strength machine both life fitness orders on same receipt
11-Aug	Life fitness	1560110	\$ 33.94	pull straps for strength machine
13-Aug	cornilleau	1510150	\$ 2,199.99	outdoor ping pong table
13-Aug	amazon	1560110	\$ 27.92	cobweb dusters
14-Aug	Wipes.com	1560110	\$ 949.97	wipes for fitness room
20-Aug	Amazon	1580010	\$ 24.46	reagents
20-Aug	Amazon	1580015	\$ 9.77	switch for spalsh pad
21-Aug	Home Depot	1560110	\$ 55.90	cleaning supplies for guardhouse
Total on Report			5053.76	

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 #112-8299708-1348221

Order Placed: August 20, 2025
PO number : tamaya
Amazon.com order number: 112-8299708-1348221
Order Total: \$9.77

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on August 20, 2025	
Items Ordered 1 Of: Eaton M22-K10 Contact Block, 22mm Diameter, 1NO Contact Sold by: American Energy Solutions (seller profile) Condition: New	Price \$4.77
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$4.77 Shipping & Handling: \$5.00 ----- Total before tax: \$9.77 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$9.77 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$4.77 Shipping & Handling: \$5.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$9.77 Estimated Tax: \$0.00 ----- Grand Total: \$9.77
Credit Card transactions	Visa ending in 8047: August 20, 2025: \$9.77

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



Final Details for Order #112-8554600-6328230

Order Placed: July 21, 2025

PO number : tamaya

Amazon.com order number: 112-8554600-6328230

Order Total: \$10.99

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on July 28, 2025	
Items Ordered	Price
1 Of: Southeastern 5 Pack Swimming Pool Deck Drain Rectangular Grate 2x4 with Screws Replacement for Hayward(R) SP1019BA Sold by: PoolAccessoryCo (seller profile) Condition: New	\$10.99
Shipping Address: 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 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$10.99 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$10.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$10.99 Estimated Tax: \$0.00 ----- Grand Total: \$10.99
Credit Card transactions	Visa ending in 8047: July 28, 2025: \$10.99

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



Final Details for Order #112-7501605-3683427

Order Placed: August 19, 2025
PO number : tamaya
Amazon.com order number: 112-7501605-3683427
Order Total: \$24.46

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on August 20, 2025	
Items Ordered 1 Of: <i>taylor Replacement Reagent Refill Kits - Basic Refill Kit - 2 oz.</i> Sold by: SDR Supply (seller profile) Condition: New	Price \$25.75
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$25.75 Shipping & Handling: \$0.00 Promotion Applied: -\$1.29 ----- Total before tax: \$24.46 Sales Tax: \$0.00 ----- Total for This Shipment: \$24.46 -----
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$25.75 Shipping & Handling: \$0.00 Promotion applied: -\$1.29 ----- Total before tax: \$24.46 Estimated Tax: \$0.00 ----- Grand Total: \$24.46
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 8047: August 20, 2025: \$24.46

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



Final Details for Order #112-2033549-2102659

Order Placed: August 12, 2025

PO number : tamaya

Amazon.com order number: 112-2033549-2102659

Order Total: \$27.92

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on August 13, 2025	
Items Ordered 2 of: VITEVER Twist-On Cobweb Duster Head Brush, Fits Standard 3/4 inch Threaded Poles, Attachment Spider Web Duster Brush for Outdoor & Indoor Cleaning Sold by: VITEVER (seller profile) Business Price Condition: New	Price \$13.96
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$27.92 Shipping & Handling: \$0.00 ----- Total before tax: \$27.92 Sales Tax: \$0.00 ----- Total for This Shipment: \$27.92 -----
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$27.92 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$27.92 Estimated Tax: \$0.00 ----- Grand Total: \$27.92
Credit Card transactions	Visa ending in 8047: August 13, 2025: \$27.92

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



Final Details for Order #112-1099813-9453002

Order Placed: August 4, 2025

PO number : tamaya

Amazon.com order number: 112-1099813-9453002

Order Total: \$75.99

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on August 4, 2025	
Items Ordered	Price
1 of: MARSAFIT LAT Pull Down Bar Press Down Exercises Home Gym Fitness Rowing T-bar V-bar Pulley Cable Machine Attachments, Bi cep Curl Tricep LAT pulldown Bar Back Strength Training Handle Grips (Model 1) Sold by: MARSAFIT (seller profile) Condition: New	\$75.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$75.99 Shipping & Handling: \$0.00 ----- Total before tax: \$75.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$75.99 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$75.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$75.99 Estimated Tax: \$0.00 ----- Grand Total: \$75.99
Credit Card transactions	Visa ending in 8047: August 4, 2025: \$75.99

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



Final Details for Order #112-4066087-3727468

Order Placed: July 25, 2025

PO number : tamaya

Amazon.com order number: 112-4066087-3727468

Order Total: **\$142.49**

Business order information	
Location: DSD - Beach (Tamaya) GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on July 28, 2025	
Items Ordered 1 of: TRAYIU Street Light Pole 16ft Tall - Black Outdoor Adjustable Metal Street Lamp Post for Lights with Rebar Cage Sold by: TRAYIU (seller profile) Condition: New	Price \$142.49
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$142.49 Shipping & Handling: \$0.00 ----- Total before tax: \$142.49 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$142.49 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$142.49 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$142.49 Estimated Tax: \$0.00 ----- Grand Total: \$142.49
Credit Card transactions	Visa ending in 8047: July 28, 2025: \$142.49

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



Final Details for Order #112-6849036-2093853

Order Placed: July 28, 2025

PO number : tamaya

Amazon.com order number: 112-6849036-2093853

Seller's order number: 29705541

Order Total: \$149.48

Business order information
Location: DSD - Beach (Tamaya) GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on July 28, 2025	
Items Ordered	Price
1 of: In The Swim Pool Stabilizer - 100% Cyanuric Acid for Chlorine Protection and Efficiency - 45 Pound Sold by: In The Swim Pool Supplies (seller profile) Condition: New	\$149.48
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$149.48 Shipping & Handling: \$0.00 ----- Total before tax: \$149.48 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$149.48 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$149.48 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$149.48 Estimated Tax: \$0.00 ----- Grand Total: \$149.48
Credit Card transactions	Visa ending in 8047: July 28, 2025: \$149.48

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



Final Details for Order #112-1066962-5710612

Order Placed: July 28, 2025

PO number : tamaya

Amazon.com order number: 112-1066962-5710612

Order Total: \$184.65

Business order information

Location: DSD - Beach (Tamaya)

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on July 28, 2025

Items Ordered

Price

1 Of: Luonix Vitamin C Powder, 1 Gallon Bucket, Ascorbic Acid, Supplement

\$36.97

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

Business Price

Condition: New

1 Of: P&G Professional Mr. Clean Magic Eraser, Multi-Purpose Cleaner, 26 Count, Cleaning Sponge, Commercial Cleaning Supply, Commercial Grease Cleaner

\$49.24

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: \$86.21

Shipping & Handling: \$0.00

Total before tax: \$86.21

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$86.21

Shipped on July 31, 2025

Items Ordered

Price

1 Of: Pool Mate 25-Pounds Premium Alkalinity Increaser for Swimming Pools, 100% Sodium Bicarbonate, Made in USA

\$24.61

Sold by: Amazon.com

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$24.61

Shipping & Handling: \$0.00

Total before tax: \$24.61

Sales Tax: \$0.00

Shipping Speed: FREE Prime Delivery	-----
Total for This Shipment:	\$24.61

Shipped on July 31, 2025	
Items Ordered	Price
1 Of: <i>Pool Mate 25-Pounds Premium Alkalinity Increaser for Swimming Pools, 100% Sodium Bicarbonate, Made in USA</i>	\$24.61
Sold by: Amazon.com	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$24.61 Shipping & Handling: \$0.00 ----- Total before tax: \$24.61 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$24.61

Shipped on July 31, 2025	
Items Ordered	Price
1 Of: <i>Pool Mate 25-Pounds Premium Alkalinity Increaser for Swimming Pools, 100% Sodium Bicarbonate, Made in USA</i>	\$24.61
Sold by: Amazon.com	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$24.61 Shipping & Handling: \$0.00 ----- Total before tax: \$24.61 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$24.61

Shipped on July 31, 2025	
Items Ordered	Price
1 Of: <i>Pool Mate 25-Pounds Premium Alkalinity Increaser for Swimming Pools, 100% Sodium Bicarbonate, Made in USA</i>	\$24.61
Sold by: Amazon.com	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$24.61 Shipping & Handling: \$0.00 ----- Total before tax: \$24.61 Sales Tax: \$0.00 -----
Shipping Speed:	-----

FREE Prime Delivery

Total for This Shipment: \$24.61

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$184.65

Shipping & Handling: \$0.00

Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$184.65

Estimated Tax: \$0.00

Grand Total: \$184.65

Credit Card transactions

Visa ending in 8047: July 31, 2025: \$184.65

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

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Final Details for Order #112-5303020-5571456

Order Placed: July 25, 2025

PO number : tamaya

Amazon.com order number: 112-5303020-5571456

Order Total: \$209.99

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on July 28, 2025	
Items Ordered	Price
1 of: Deepn 8000W Solar Street Light, 480000 Lumens Dusk to Dawn LED Flood Lights Outdoor Motion Sensor, IP66 Waterproof Comme rcial Grade Solar Outdoor Lights with Remote Control for Parking Lot, 2 Pack Sold by: Entech lamp (seller profile) Condition: New	\$209.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 ----- Total before tax: \$209.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$209.99 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$209.99 Estimated Tax: \$0.00 ----- Grand Total: \$209.99
Credit Card transactions	Visa ending in 8047: July 28, 2025: \$209.99

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



Final Details for Order #112-9658076-3176210

Order Placed: July 24, 2025

PO number : tamaya

Amazon.com order number: 112-9658076-3176210

Order Total: \$749.95

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

Shipped on July 28, 2025	
Items Ordered	Price
1 of: <i>Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$149.99
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: Scheduled Consolidated Delivery	Total for This Shipment: \$149.99 -----

Shipped on July 28, 2025	
Items Ordered	Price
1 of: <i>Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$149.99
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: Scheduled Consolidated Delivery	Total for This Shipment: \$149.99 -----

Shipped on July 28, 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:

Scheduled Consolidated Delivery

Total for This Shipment: \$149.99

Shipped on July 28, 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:

Scheduled Consolidated Delivery

Total for This Shipment: \$149.99

Shipped on July 28, 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:

Scheduled Consolidated Delivery

Total for This Shipment: \$149.99

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$749.95
	Shipping & Handling: \$0.00
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	----- Total before tax: \$749.95 Estimated Tax: \$0.00 -----
	Grand Total: \$749.95
Credit Card transactions	Visa ending in 8047: July 28, 2025: \$749.95

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

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185 Alewife Brook Parkway
Suite #210
Cambridge, MA 02138

Invoice

Date	Invoice #	P.O. Number
8/14/2025	INV 23405	Email order 8/5
	S.O. No.	
	SO 21522	

Bill To
Vesta Property Services 245 Riverside Ave, Suite 300, Jacksonville, FL 32202

Ship To
Beach CDD Tamaya 12788 Meritage Blvd Jacksonville FL 32246 904-577-3075

Terms	Ship	Carrier	Tracking Number
Pre Pay	8/13/2025	Estes	0478276263

Item Code	Description	Quantity	Price Each	Amount
112302	Table CAMPUS 510M Stationary Gray **Price includes curbside shipping**	1	2,199.99	2,199.99T
	Ron Zastrocky Field Operations Manager C. 904-577-3075 rzastrocky@vestapropertyservices.com			0.00
	85-801385552C-3 - Expires 5/31/27			0.00
	Dana A. Harden <dharden@vestapropertyservices.com>; David C. McInnes <dmcinnes@vestapropertyservices.com>			0.00
	Money request sent 8/12 to Ron - paid 8/12			0.00
	3BD68765KW794063U			0.00
	To Terminal 1701 PICKETTVILLE ROAD JACKSONVILLE, FL 32220 United States 904-384-2277			0.00
	Pickup Confirmation # 112860783			0.00
	Sales Tax		0.00%	0.00

	Total	USD 2,199.99
	Payments/Credits	USD -2,199.99
	Balance Due	USD 0.00

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 84436 07/31/25 06:11 AM
SALE CASHIER NYMPHA

092097504479 1/2X3IN HWH <A> 7.98N
TAPCON+ 1/2 X 3 HWH 2CT
092097504080 1/2X4HWH 2PK <A> 8.16N
TAPCON+ 1/2 X 4 HWH 2PK
033886088442 1QTSTUCOPATC <A> 9.97N
1QT SIKACRYL READYMIX STUCCO PATCH
CKW LAG SCREW <A>
LAG SCRW GALV 1/2 X 3 (CKW)
2@2.68 5.36N

SUBTOTAL 31.47
SALES TAX 0.00

TAX EXEMPT

TOTAL \$31.47

XXXXXXXXXXXX8047 VISA

USD\$ 31.47

AUTH CODE 501331/9610237 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 07/30: \$8,181.57

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

6365 07/31/25 06:11 AM

6365 61 84436 07/31/2025 8347

RETURN POLICY DEFINITIONS

	POLICY	ID	DAYS	POLICY EXPIRES ON
A	1		90	10/29/2025

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 26791 08/21/25 10:58 AM
SALE CASHIER MICHAEL

044600311227 CLEANUP GAL <A> 16.28N
CLX APC BLEACH REFILL 128OZ
022609000489 MURIATICACID <A> 18.98N
CHAMPION MURIATIC ACID 2 X 1 GALLON
827854010340 FABLAV169OZ <A> 10.98N
FABULOSO 2X APC LAVENDER 169OZ
044600306278 TOILET GEL <A> 5.98N
CLX TBC GEL 24OZ 2PK
041911000567 SWGLCLNR23OZ <A> 3.68N
SPRAYWAY GLASS FOAM AERO 23OZ

SUBTOTAL 55.90
SALES TAX 0.00

TAX EXEMPT

TOTAL \$55.90

XXXXXXXXXXXX8047 VISA

USD\$ 55.90

AUTH CODE 011200/8612762 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 08/20: \$8,264.38

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

6365 08/21/25 10:58 AM

6365 61 26791 08/21/2025 7428

RETURN POLICY DEFINITIONS			
	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/19/2025

LifeFitness

**HAMMER
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

Jeff Dibler

Email: jeffrey.dibler@lifefitness.com

Phone: (410) 236-7753

Inspiring the world to work out



QUOTE : CPQ-20081

DATE : 08-04-2025

BILL TO : BEACH COMMUNITY DEVELOPMENT
DISTRICT

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246-0705

US

SHIP TO : BEACH COMMUNITY DEVELOPMENT
DISTRICT

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246-0705

US

ONSITE CONTACT

Ron Zastrocky

904-577-3075

rzastrocky@vestapropertyservices.com

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS



#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
1	LF RESISTANCE TUBE,DUAL GRIP,ANCHOR,GRN,LIGHT LF-RTB-2001-01		1	\$48.00	\$38.40	\$38.40
2	LF RESISTANCE TUBE,DUAL GRIP,ANCHOR,RED,MED LF-RTB-2002-01		1	\$51.00	\$40.80	\$40.80
3	LF RESISTANCE TUBE,DUAL GRIP,ANCHOR,BLUE,HVY LF-RTB-2003-01		1	\$55.00	\$44.00	\$44.00
4	LF RESISTANCE TUBE,LOOPED,ANCHOR,GRN,LIGHT LF-RTB-3001-01		1	\$27.00	\$21.60	\$21.60
5	LF RESISTANCE TUBE,LOOPED,ANCHOR,RED,MED LF-RTB-3002-01		1	\$31.00	\$24.80	\$24.80
6	LF RESISTANCE TUBE,LOOPED,ANCHOR,BLUE,HVY LF-RTB-3003-01		1	\$34.00	\$27.20	\$27.20



QUOTE :

CPQ-20081

DATE :

08-04-2025

BILL TO :

BEACH COMMUNITY DEVELOPMENT DISTRICT

SHIP TO :

BEACH COMMUNITY DEVELOPMENT DISTRICT

SHIPMENT :

STANDARD

FREIGHT TERMS :

Prepaid

FOB :

Shipping Point

PAYMENT TERM :

CC - FULL PMT

TOTAL MSRP	:	\$246.00
CUSTOMER DISCOUNT	:	- \$49.20
SELLING PRICE	:	\$196.80
TARIFF SURCHARGE	:	\$3.94
FREIGHT	:	\$30.00
ESTIMATED SALES TAX	:	\$0.00
TOTAL (USD)	:	\$230.74

REMITTANCE ADDRESS

2716 NETWORK PLACE

CHICAGO, IL 60673

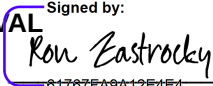
USA



TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

QUOTE APPROVAL		USD OPERATING UNIT	
Signed by: 		SIGNATURE _____	
NAME Ron Zastrocky		NAME _____	
TITLE Field Ops Manager		TITLE _____	
DATE OF ACCEPTANCE Aug 4, 2025 9:16 AM EDT			

Wipes LLC

PO Box 324
Northville, MI 48167
sales@wipes.com
www.wipes.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/14/2025	INVOICE	21693
Tamaya CDD (Vesta Property Services) - Jacksonville FL	Tamaya CDD (Vesta Property Services) - Jacksonville FL	SHIP VIA	UPS	DATE	08/14/2025
12788 MERITAGE BLVD	12788 MERITAGE BLVD			TERMS	Net 30
JACKSONVILLE, FL 32246-0705	JACKSONVILLE, FL 32246-0705			DUE DATE	09/13/2025
US	US				

DESCRIPTION		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	10	94.997	949.97
Shipping	Freight Cost	1	0.00	0.00
Sales Tax	Sales Tax calculated by AvaTax for 56121-V4 at Thu Aug 14 02:30:02 UTC 2025	1	0.00	0.00

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.		SUBTOTAL	949.97
		TOTAL	949.97
		BALANCE DUE	\$949.97

Pay invoice

Oliver's Receipts

August 2025

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
31-Jul	Publix	1580120	\$ 93.17	Happy Hour
31-Jul	Wal-Mart	1580120	\$ 28.70	Happy Hour
1-Aug	Publix	1580120	\$ 102.88	Happy Hour
7-Aug	Amazon	1580120	\$ 37.71	Story Time and Craft Hour
7-Aug	Costco	1580120	\$ 328.34	Trivia Night
7-Aug	Primo Brands Water	1510120	\$ 65.81	Water delivery service
8-Aug	Publix	1580120	\$ 25.94	Trivia Night
8-Aug	Marcos Pizza	1580120	\$ 359.56	Trivia Night
10-Aug	Publix	1580120	\$ 57.54	Story Time and Craft Hour
13-Aug	Publix	1580120	\$ 84.47	Wine Tasting Event
14-Aug	The UPS Store	1510120	\$ 16.60	Package shipped to Lake Mary Office
14-Aug	Maximum entertainment	1580120	\$ 250.00	DJ service for Trivia Night
16-Aug	Constant Contact	1510120	\$ 62.00	Email Blast Service
16-Aug	Publix	1580120	\$ 40.93	Around the world Potluck
21-Aug	Amazon	1510120	\$ 8.41	2026 Monthly Planner Office Supply
22-Aug	Amazon	1510120	\$ 19.66	Facial Tissue Office Supply
Total on Report			\$ 1,581.72	

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.

Happy Hour
Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 7VQ 079 081

GRAPES WHT SDLS

2.49 lb @ 2.99/ lb 7.45 F

You Saved 2.51

PRETZEL CRIP ORIGI 4.49 F

24CT ASSORTED CKIE 5.99 F

CANTALOUPE CHUNKS 6.82 F

You Saved 2.28

STACYS PRM GRL PTA 5.19 F

PRETZEL PITA SALT 4.59 F

24CT CHOC CHIP CKI 5.99 F

24CT CHOC CHIP CKI 5.99 F

WH GUAC AVO VERDE 4.99 F

PBX SPINACH DTP 5.99 F

FRLIT SALAD TROP 18.24 F

WTRMLN CHUNKS SDLS 17.44 F

Order Total 93.17

Sales Tax 0.00

Grand Total 93.17

Credit Payment 93.17

Change 0.00

Savings Summary

Special Price Savings 4.79

* Your Savings at Publix *

* 4.79 *

Receipt ID: 0644 7VQ 079 081

PRESTO!

Trace #: 074186

Reference #: 1015083927

Acct #: XXXXXXXXXXXX1058

Purchase VISA

Amount: \$93.17

Auth #: 510331

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Samuel

07/30/2025 16:13 S0644 R107 9081 C0268

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Publix Super Markets, Inc.

Happy Hour.

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ235DPDYF

Walmart ✶

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 DP# 000796 TE# 25 TR# 00307

ITEMS SOLD 9

TC# 8013 1203 1211 9288 9060



REG WHIP TOP	078742371730 F	2.16 0
LORNA DOONE	044000003350 F	5.32 0
LORNA DOONE	044000003350 F	5.32 0
PASTE COLOR	070896061080 F	2.12 N
RITZ	044000031150 F	3.88 0
JUICE	078742331100 F	1.68 0
BULK LEMONS	000000040530 F	
3 AT 1 FOR	0.64	1.92 N
GV COND MILK	078742433040 F	2.46 0
HFY 9X13 TEA	070485674810	3.84 N

SUBTOTAL 28.70

TOTAL 28.70

VISA TEND 28.70

CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#410344

28.70 TOTAL PURCHASE

REF # 521109039212

TRANS ID - 585211710678210

VALIDATION - M3FX

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 56034501

*No Signature Required

07/30/25

15:44:27



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

07/30/25

15:44:30

Happy Hour
Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 81Q 036 176

ICE 16 LB

3 @ 5.99

17.97 T F

PUB PURIFIED WATER

4.49 F

ORG BLACKBERRIES

6.99 F

ORGNC RASPBERRIES

5.99 F

PUB DNNRWARE COMBO

13.99 T

SPRITE 12 PK 12 OZ

9.99 T F

COCA-COLA CLASSIC

9.99 T F

VANILLA COKE 12-12

9.99 T F

Promotion

-9.99 T F

G/ADE R/W/B 18PK

14.49 T F

G/ADE ALLSTAR VARI

14.49 T F

PUB PURIFIED WATER

4.49 F

TAX EXEMPT

Order Total

102.88

Grand Total

102.88

Credit

Payment

102.88

TAX FORGIVEN

6.07

Change

0.00

Savings Summary

Special Price Savings

9.99

* Your Savings at Publix *

* 9.99 *

Receipt ID: 0644 81Q 036 176

PRESTO!

Trace #: 030767

Reference #: 1017765578

Acct #: XXXXXXXXXX-X1058

Purchase VISA

Amount: \$102.88

Auth #: 211091

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Natalie H.

08/01/2025 13:19 S0644 R103 6176 C0224

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Publix Super Markets, Inc.



Final Details for Order #111-9809102-6326601

Order Placed: August 6, 2025

Amazon.com order number: 111-9809102-6326601

Order Total: \$37.71

Business order information

Location: DSD - Tamaya

GL code: 53206 Special Events Cost

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on August 6, 2025

Items Ordered

Price

1 of: Vanhench 15" x 390" Black Craft Paper for Wrapping or Poster Bulletin Board, Construction Paper, Perfect for Easel Painting Drawing Sketching, Birthday, Floral Bouquet Flower
Sold by: wangxiangcheng ([seller profile](#))
Business Price
Condition: New

\$8.54

1 of: Justforjoyful Welcome Back to School Bulletin Board Decorations First Day of School Theme Classroom Bulletin Board Border Set Pencil Notebook Schoolbag Paper Cutouts Preschool Chalkboard Wall Decor
Sold by: Justbejoyful ([seller profile](#))
Business Price
Condition: New

\$17.99

1 of: Little Yellow Bus: A Back to School Bravery Adventure (Little Heroes, Big Hearts) , Guendelsberger, Erin
Sold by: Amazon ([seller profile](#))
Business Price
Condition: New

\$11.18

Shipping Address:

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

Item(s) Subtotal: \$37.71

Shipping & Handling: \$0.00

Total before tax: \$37.71

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$37.71

Payment information

Payment Method:

Visa | Last digits: 1058

Item(s) Subtotal: \$37.71

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$37.71

Estimated Tax: \$0.00

Grand Total: \$37.71

Credit Card transactions

Visa ending in 1058: August 6, 2025: \$37.71

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Trivia Night

COSTCO

WHOLESALE

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

EJ Member 111982179290

RESALE ON

*****Bottom of Basket*****

E 906165 KS WATER 80Z 8.99

E 906165 KS WATER 80Z 8.99

*****BOB Count 2*****

E 1954864 GZEROVTY120Z 16.29

E 0000357749 /GATORADE 3.50-

E 1954864 GZEROVTY120Z 16.29

E 0000357749 /GATORADE 3.50-

E 854344 ** SPRITE ** 19.39

E 854330 CLS COKE 35 19.39

E 854342 *DIET COKE** 19.39

E 1300509 KS NUT BARS 15.99

E 1300509 KS NUT BARS 15.99

1111161 DIXIE 10"PLT 19.99

E 34423 COOKIES 24CT 9.99

E 34423 COOKIES 24CT 9.99

E 37220 CHOC CHUNK 9.99

E 37220 CHOC CHUNK 9.99

296917 20 OZ BOWL 12.49

128163 DIXIE 6 7/8" 15.99

127509 SOLO FORK 12.99

TOTAL NUMBER OF ITEMS SOLD = 17

E 7913 GREEN KIWI 6.99

E 8789 PINEAPPLE 2.89

E 8789 PINEAPPLE 2.89

E 29598 VEG TRAY 11.99

E 512515 ORG STRAWBRY 6.99

E 47825 GREEN GRAPES 5.99

E 1481558 SUNCHIPS VTY 18.49

E 1481558 SUNCHIPS VTY 18.49

E 1481558 SUNCHIPS VTY 18.49

G:858013855552C3

EXP:

RESALE TOTAL	328.34
NON RESALE TOTAL	0.00

SUBTOTAL	328.34
TAX	0.00
**** TOTAL	328.34

XXXXXXXXXXXX1058

H

AID: A0000000031010

Seq# 5886 App#: 017084

Visa Resp: APPROVED

Tran ID#: 521900005886....

APPROVED - Purchase

AMOUNT: \$328.34

08/07/2025 11:48 1294 5 132 1

Visa	328.34
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 26

INSTANT SAVINGS \$ 7.00

08/07/2025 11:48 1294 5 132 1



21129400501322508071148

OP#: 1 Name: Jazmine

Thank You!

Please Come Again

Whse:1294 Trm:5 Trn:132 OP:1

Total BOB Item Count = 2

Items Sold: 26

EJ 08/07/2025 11:48



Account Number: 6709319276
Invoice Number: 05H6709319276
Activity From: 07/07/25 - 08/06/25
Billing Date: 08/08/25
Delivery Address: BEACH CDD
12788 MERITAGE BLVD
JACKSONVILLE FL 32246

Previous Balance	\$0.00
Payments / Credits	\$65.81
Current Activity from 07/07/25 - 08/06/25	\$65.81
NO PAYMENT DUE	\$0.00

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



News for You

Back to school is here! From lunchboxes to after-school practice, Primo Brands is here to keep you hydrated this school year! Add a case pack of your favorites like Pure Life, with easy-to-pack 8-oz bottles to your next delivery. Keep your student ready. Just in case.

Date	Ticket #	Qty	Description	Amount
8/07	0441644		PREVIOUS BALANCE	.00
			PAYMENT-THANK YOU	-65.81
8/05	4657338010	5	PURE LIFE BRAND DRINKING WATER 5 GALLON BOTTLE	39.95
		5	5 GALLON BOTTLE DEPOSIT	.00
		2	PAPER CONE CUPS 4.25 OZ SLEEVE OF 200	11.78
		5	5 GALLON BOTTLE RETURN	.00
		1	DELIVERY FEE	9.99
8/01	H0170825		RENT (08/01-08/31)	2.99
			SALES TAX	1.10

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

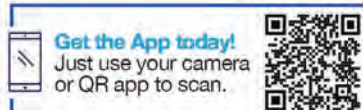
Total Account Balance as of 08/08/25 \$0.00

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080
College Station, TX 77842



ACCOUNT NUMBER - 6709319276 INVOICE NUMBER - 05H6709319276

No Payment Due

Thank you!

507067093192760 0006581 00000004 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

Trina Miley
Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 88Q 072 078

PBX DELI TEA SWT G	3.99	T F
DELI LEMONADE 1/2	2.99	T F
DELI LEMONADE 1/2	2.99	T F
PBX DELI TEA SWT G	3.99	T F
ICE 16 LB		
2 @ 5.99	11.98	T F

TAX EXEMPT

Order Total	25.94	
Grand Total	25.94	
Credit	Payment	25.94

TAX FORGIVEN 1.95

Change 0.00

Receipt ID: 0644 88Q 072 078

PRESTO!

Trace #: 076994

Reference #: 1302159739

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$25.94

Auth #: 518054

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Samuel

08/08/2025 16:45 S0644 R107 2078 C0268

Join the Publix family!

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Publix Super Markets, Inc.



Marco's Pizza
1795 Kernan Blvd S
Jacksonville, FL 32246
(904) 635-2322

Order Type: Take Out
Estimated Time: 08/08/25 5:15 PM
Order No.: 128
Transaction#: 193515542

Order Confirmation Email

Hello,
We have received your order. You will receive another email on the order day/time.

Item	Quantity	Price
Large Half & Half Pizza		
<i>First Half</i>		
Build Your Own		
Original Crust, Pizza Sauce, Base Cheese, No Side Cup,	20	\$15.58
<i>Second Half</i>		
Build Your Own		
Original Crust, Pizza Sauce, Base Cheese, OWP, No Side Cup,		
Subtotal		\$311.60
Discounts		-\$5.59
Sales Tax		\$22.95
Tip		\$0.00
Delivery Charge		\$0.00
Total		\$328.96

Track My Order

Please **do NOT** reply to this email as it is automatically generated and the address doesn't accept incoming messages. If you have any questions or concerns about your order please call the store at (904) 635-2322.

Order Total	57.54	
Grand Total	57.54	
Credit	Payment	57.54
TAX FORGIVEN		0.90
Change		0.00

Savings Summary

Special Price Savings 13.24

* Your Savings at Publix *

* 13.24 *

Receipt ID: 0644 8AQ 022 613

PRESTO!

Trace #: 024438

Reference #: 1305777541

Acct #: XXXXXXXXXXXX1058

Purchase VISA

Amount: \$57.54

Auth #: 110145

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Debbie

08/10/2025 12:54 S0644 R102 2613 C0230

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Publix Super Markets, Inc.

Stonemr 8/10

Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 BAQ 022 613

DELI RASBRY LEM HF 2.99 T F
DELI RASBRY LEM HF 2.99 T F
ICE 16 LB 5.99 T F
CPCKE MINI UNICORN 5.29 F
CPCKE MINI 12CT CH 5.29 F
24CT ASSORTED CKIE 5.99 F
BLUEBERRIES 11OZ 4.99 F
BLUEBERRIES 11OZ 4.99 F

Promotion

RASPBERRIES RED 1 @ 3 FOR 10.00 F 3.34
You Saved 1.65

RASPBERRIES RED 1 @ 3 FOR 10.00 F 3.33
You Saved 1.65

RASPBERRIES RED 1 @ 3 FOR 10.00 F 3.33
You Saved 1.65

BLACKBERRIES 1 @ 3 FOR 10.00 F 3.34
You Saved 1.65

BLACKBERRIES 1 @ 3 FOR 10.00 F 3.33
You Saved 1.65

STRAWBERRIES 3.67 F
STRAWBERRIES 3.67 F

TAX EXEMPT

Wine Tasting Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 8DQ 043 358

DORITO PARTY SIZE	7.29	F
MEZZ PITD CALAMATA	5.29	F
DOVE PROM DRK CHOC	10.19	T F
GHIR DARK CHOC	15.49	T F
GRAPES WHT SDLS		
2.49 lb @ 2.99/ lb	7.45	F
You Saved	2.49	
ST MANZ OLIVES	3.09	F
ORGANIC STRWBERRIES	4.20	F
ORGANIC STRWBERRIES	4.20	F
Promotion	-4.20	F
GRT MDWST CHS TRAY	9.99	F
VOLPI TRIO MILD	10.49	F
You Saved	1.50	
VOLPI HERITAGE	10.99	F
TAX EXEMPT		

Order Total	84.47	
Grand Total	84.47	
Credit	Payment	84.47
TAX FORGIVEN		1.93
Change		0.00

Savings Summary

Special Price Savings	8.19

* Your Savings at Publix *	
* 8.19 *	

Receipt ID: 0644 8DQ 043 358

PRESTO!

Trace #: 044256

Reference #: 1027828575

Acct #: XXXXXXXXXXXX1058

Purchase VISA

Amount: \$84.47

Auth #: 413132

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Makena

08/13/2025 15:23 S0644 R104 3358 C0372

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



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

NO PURCHASE NECESSARY. Void where prohibited.
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.TheUPSSStore.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 for details.

VISA *****1058 514173

08/14/2025

04:37 PM

ITD

772591380001

Purchase

VISA CREDIT

XXXXXXXXXXXX1058

ENTRY METHOD

CONTACTLESS CHIP

CVM

Invoice

0010080073

Clerk

30744

Response

APPROVED

Auth Code

514173

EMV 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.: 8/14/2025
Employee.....: 307444 Time.: 04:37 PM

ITEM NAME	QTY	PRICE	TOTAL
-----------	-----	-------	-------

Ground Commercial	1 @	\$13.39	\$13.39
Tax			\$0.00
MMYBR3H1120UR			
Tracking Number - 1ZAG01730384801373			
Photo Fiberboard - 9x12	1 @	\$2.99	\$2.99
Tax			\$0.22

Subtotal	\$16.38
Shipping/Other Charges	\$0.00
Total tax	\$0.00
Total	\$16.60
Cards	\$16.60

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

US Postal Rates Are Subject to Surcharge.



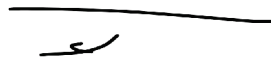
View the UPS Store, Inc.'s privacy notice at
<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a
\$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.

Maximum Entertainment
Invoice 303201945
Sold by Mack W.
Created: 08/14/2025 at 12:04 pm ET

Express Item	\$250.00
Sub-total	\$250.00
Tax	\$0.00
Tip	\$0.00
Total	\$250.00



Sold to Tayama **\$250.00**
Visa *1058 (Keyed)
Auth Code: 114140

Maximum Entertainment

[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: 09/03/2025******User Name:*****Invoices from 08/04/2025 to 09/03/2025**

Date	Description	Charge Amount	Credit Amount
08/16/2025	Invoice #1755333257	\$62.00	

Billing questions? [Contact Support](#)

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

0644 8GQ 023 103

ICE 16 LB		5.99	T F
BACON CAESAR KIT			
1 @ 2 FOR	7.00	3.50	F
You Saved	1.99		
BACON CAESAR KIT			
1 @ 2 FOR	7.00	3.50	F
You Saved	1.99		
SUPREME CAESAR MTZ		4.89	F
CPCKE MINI 12CT CH		3.69	F
You Saved	1.60		
CPCKE MINI 12CT VA		3.69	F
You Saved	1.60		
CPCKE MINI 12CT VA		3.69	F
You Saved	1.60		
24CT CHOC CHIP CKI		5.99	F
24CT CHOC CHIP CKI		5.99	F

Supervisor #805

TAX EXEMPT

Order Total 40.93

Grand Total 40.93

Credit Payment 40.93

TAX FORGIVEN 0.45

Change 0.00

Savings Summary

Special Price Savings 8.78

* Your Savings at Publix *

* 8.78 *

Receipt ID: 0644 8GQ 023 103

PRESTO!

Trace #: 024894

Reference #: 1312097291

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$40.93

Auth #: 116183

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Maggie

08/16/2025 12:38 S0644 R102 3103 C0222

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX



Final Details for Order #111-3946232-8935463

Order Placed: August 20, 2025
Amazon.com order number: 111-3946232-8935463
Order Total: \$8.41

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

Shipped on August 20, 2025	
Items Ordered	Price
1 of: 2026 Monthly Planner - 2026 Planner/Calendar, 12 Months Planner with Colorful Tabs, JAN 2026-DEC 2026, 8" x 10", 2026 Monthly Calendar with 2-Sides Pockets Sold by: Tersus J (seller profile) Condition: New	\$9.89
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$9.89 Shipping & Handling: \$0.00 Your Coupon Savings: -\$1.48 ----- Total before tax: \$8.41 Sales Tax: \$0.00 ----- Total for This Shipment: \$8.41 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$9.89 Shipping & Handling: \$0.00 Promotion applied: -\$1.48 ----- Total before tax: \$8.41 Estimated Tax: \$0.00 ----- Grand Total: \$8.41
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 1058: August 21, 2025: \$8.41

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



Final Details for Order #111-3140183-8646644

Order Placed: August 21, 2025
Amazon.com order number: 111-3140183-8646644
Order Total: \$19.66

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

Shipped on August 22, 2025	
Items Ordered	Price
1 of: Amazon Basics Facial Tissue with Lotion, 2-Ply, 1350 Count (18 Packs of 75), (Packaging May Vary)	\$19.66
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.66 Shipping & Handling: \$0.00 ----- Total before tax: \$19.66 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.66 -----

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$19.66 Shipping & Handling: \$0.00 -----
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$19.66 Estimated Tax: \$0.00 ----- Grand Total: \$19.66
Credit Card transactions	Visa ending in 1058: August 22, 2025: \$19.66

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

US BANK STATEMENTS

August 2025

**August 2025 Statement**

Open Date: 07/26/2025 Closing Date: 08/25/2025

Page 1 of 4

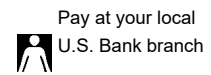
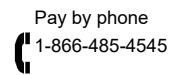
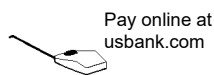
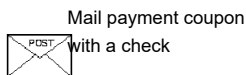
Account: ##### 8538

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

New Balance	\$6,648.48
Minimum Payment Due	\$6,648.48
Payment Due Date	09/22/2025
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	\$66.16
Rewards Center Balance	\$442.41
as of 08/24/2025	
For details, see your rewards summary.	

Activity Summary		
Previous Balance	+	\$6,747.28
Payments	-	\$6,747.28 ^{CR}
Other Credits	-	\$20.00 ^{CR}
Purchases	+	\$6,635.48
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$33.00
Interest Charged		\$0.00
New Balance	=	\$6,648.48
Past Due		\$0.00
Minimum Payment Due		\$6,648.48
Credit Line		\$20,000.00
Available Credit		\$13,351.52
Days in Billing Period		31

Payment Options:

No payment is required.

CPN 002750410



0047985319214485380006648480006648487

Automatic Payment

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

to pay by phone
 to change your address

106481490036143 E

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

Account Number:	##### 8538
Your new full balance of \$6,648.48 will be automatically deducted from your account on 09/22/25.	

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. If you do not pay your New Balance in full by the Payment Due Date, you will not get an interest-free period on Purchases again until you pay the New Balance in full by the Payment Due Date for two billing cycles in a row.

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.



August 2025 Statement 07/26/2025 - 08/25/2025
BEACH CDD (CPN 002750410)

Cardmember Service

Page 2 of 4
1-866-485-4545

Visa Company Rewards

Rewards Center Activity as of 08/24/2025

Rewards Center Activity*	\$0.00
Rewards Center Balance	\$442.41

To Redeem or check your
Rewards Balance:

Download the U.S. Bank
Mobile App or
login to usbank.com to
access the Rewards Center,
or call 1-888-229-8864.

	This Statement	Year to Date
Reward Dollars Earned		
Cash Rewards	\$66.16	\$84.67
Transfer Points	\$0.00	\$423.90
Total Earned	\$66.16	\$508.57

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 \$6648.48 will be automatically deducted from your bank account on 09/22/2025. 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
Other Credits					
08/22	08/21	0759	PRIMO BRANDS/WATERSERV 800-274-5282 CA MERCHANDISE/SERVICE RETURN	\$20.00CR	_____
Purchases and Other Debits					
07/31	07/30	9611	PUBLIX #644 JACKSONVILLE FL	\$93.17	_____
07/31	07/30	8473	WAL-MART #1172 JACKSONVILLE FL	\$28.70	_____
08/04	08/01	6974	PUBLIX #644 JACKSONVILLE FL	\$102.88	_____
08/07	08/07	1160	AMAZON MKTPL*JG8LJ2B13 Amzn.com/bill WA	\$37.71	_____
08/08	08/07	3158	COSTCO WHSE#1294 JACKSONVILLE FL	\$328.34	_____
08/08	08/07	7545	PRIMO BRANDS/WATERSERV 800-274-5282 CA	\$65.81	_____
08/11	08/08	0289	PUBLIX #644 JACKSONVILLE FL	\$25.94	_____
08/11	08/08	3189	MARCOS PIZZA - 8478 JACKSONVILLE FL	\$359.56	_____
08/11	08/10	2130	PUBLIX #644 JACKSONVILLE FL	\$57.54	_____
08/14	08/13	2223	PUBLIX #644 JACKSONVILLE FL	\$84.47	_____
08/15	08/14	2220	THE UPS STORE 3547 904-8661939 FL	\$16.60	_____
08/15	08/14	7426	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	\$250.00	_____
08/18	08/16	3887	EIG*CONSTANTCONTACT.CO 855-2295506 MA	\$62.00	_____
08/18	08/16	5439	PUBLIX #644 JACKSONVILLE FL	\$40.93	_____
08/22	08/21	1102	AMAZON MKTPL*PR3BD7XG3 Amzn.com/bill WA	\$8.41	_____

Continued on Next Page



August 2025 Statement 07/26/2025 - 08/25/2025

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BEACH CDD (CPN 002750410)

Cardmember Service

1-866-485-4545

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

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
08/25	08/22	6324	Amazon.com*OW2ST8L63 Amzn.com/bill WA	\$19.66	
Total for Account ##### 1058				\$1,561.72	

Transactions	ZASTROCKY,RONALD W	Credit Limit \$5000
--------------	--------------------	---------------------

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
07/29	07/28	5883	Amazon.com*9R8YT2D53 Amzn.com/bill WA	\$749.95	
07/29	07/28	0305	AMAZON MKTPL*4X84Z9TR3 Amzn.com/bill WA	\$142.49	
07/29	07/28	2462	AMAZON MKTPL*0E4EN94L3 Amzn.com/bill WA	\$149.48	
07/29	07/28	9907	AMAZON MKTPL*DL65L0W93 Amzn.com/bill WA	\$209.99	
07/29	07/28	8222	AMAZON MKTPL*HC2LC4223 Amzn.com/bill WA	\$10.99	
08/01	07/31	0861	AMAZON MKTPL*IX0VA4TY3 Amzn.com/bill WA	\$184.65	
08/04	07/31	8533	THE HOME DEPOT #6365 JACKSONVILLE FL	\$31.47	
08/05	08/04	0184	AMAZON MKTPL*UF1VY6SM3 Amzn.com/bill WA	\$75.99	
08/11	08/08	5776	LIFE FITNESS 847-288-3300 IL	\$196.80	
08/12	08/11	8573	LIFE FITNESS 847-288-3300 IL	\$33.94	
08/14	08/13	5404	PAYPAL *CORNILLEAU 402-935-7733 MA	\$2,199.99	
08/14	08/13	3241	AMAZON MKTPL*H04Y35C73 Amzn.com/bill WA	\$27.92	
08/15	08/14	3210	IN *WIPES LLC 877-3489473 MI	\$949.97	
08/21	08/20	6881	AMAZON MKTPL*ZP6BA1WS3 Amzn.com/bill WA	\$24.46	
08/21	08/20	1583	AMAZON MKTPL*FO6AK3J83 Amzn.com/bill WA	\$9.77	
08/25	08/21	0912	THE HOME DEPOT #6365 JACKSONVILLE FL	\$55.90	
Total for Account ##### 8047				\$5,053.76	

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

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Fees					
07/28			ANNUAL MEMBERSHIP FEE	\$99.00	
07/28			REVERSAL OF ANNUAL MEMBERSHIP FEE	\$66.00CR	
TOTAL FEES FOR THIS PERIOD				\$33.00	
Total for Account ##### 2295				\$33.00	

Transactions	BILLING ACCOUNT ACTIVITY	
--------------	--------------------------	--

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
08/20	08/20	MTC	PAYMENT THANK YOU	\$6,747.28CR	

Continued on Next Page



August 2025 Statement 07/26/2025 - 08/25/2025
BEACH CDD (CPN 002750410)

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

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Total for Account ##### 8538				\$6,747.28CR	

2025 Totals Year-to-Date	
Total Fees Charged in 2025	\$409.44
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	\$6,648.48	\$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	 Online usbank.com
--	---	---	---

End of Statement

BEACH CDD

Earn more rewards: update your email address at usbank.com.

Dont miss out on exclusive reward offers and important updates. Make sure we have your current email address by updating your profile at usbank.com and opting into marketing messages.

You may change your email marketing preferences at any time in the Privacy section of usbank.com. Note that confidential, personal or financial information will never be sent or requested in an email from U.S. Bank.

EXHIBIT 7

Beach Community Development District

Financial Statements
(Unaudited)

October 31, 2025



Beach CDD
Balance Sheet
October 31, 2025

	General Fund	Reserve Fund	Debt Service 2024	Debt Service 2015A	Total
1 ASSETS					
2 BU Operating Account	\$ 1,605	\$ -	\$ -	\$ -	\$ 1,605
3 VNB Operating Account	880,912	-	-	-	880,912
4 BU Money Market Account	-	-	-	-	-
5 BU Clover Account	16,627	-	-	-	16,627
6 BU Sweep	-	-	-	-	-
7 SS Checking Account	62,706	-	-	-	62,706
8 BU CRF Money Market Account	-	369,537	-	-	369,537
9 Debt Service Accounts:					
10 Debt Service	-	-	1	-	1
11 Sinking Fund	-	-	29	19	49
12 Interest Fund	-	-	194,536	196,620	391,156
13 Redemption Fund	-	-	1	1	2
14 Prepayment Fund	-	-	15,002	2	15,004
15 Revenue Fund	-	-	30,204	43,337	73,541
16 Reserve Fund	-	-	165,209	-	165,209
17 Op Redemption Fund	-	-	1	1	2
18 Acq & Cons	-	-	-	-	-
19 Cost Of Issuance	-	-	1	1	2
20 Rebate	-	-	1	1	2
21 Accounts Receivable	50	-	-	-	50
22 Assessments Receivable On-Roll	2,156,924	421,016	659,084	575,993	3,813,017
23 Assessments Receivable Off-Roll	-	-	-	-	-
24 Due From Other Funds	48,402	-	-	-	48,402
25 Undeposited Funds	-	-	-	-	-
26 Prepaid	295	-	-	-	295
27 TOTAL ASSETS	3,167,521	\$ 790,553	\$ 1,064,070	\$ 815,974	\$ 5,838,118
28 LIABILITIES					
29 Accounts Payable	26,325	\$ -	\$ -	\$ -	\$ 26,325
30 Accrued Expense	-	-	-	-	-
31 Deferred Revenue On-Roll	2,156,924	421,016	659,084	575,993	3,813,017
32 Deferred Revenue Off-Roll	-	-	-	-	-
33 Due To Other Funds	-	48,402	-	-	48,402
34 TOTAL LIABILITIES	2,183,249	469,418	659,084	575,993	3,887,744
35 FUND BALANCE					
36 Nonspendable	-	-	-	-	-
37 Prepaid & Deposits	295	-	-	-	295
38 Capital Reserves	-	-	-	-	-
39 Operating Capital	364,639	-	-	-	364,639
40 Unassigned	619,338	321,135	404,986	239,981	1,585,441
41 TOTAL FUND BALANCE	984,272	321,135	404,986	239,981	1,950,374
42 TOTAL LIABILITIES & FUND BALANCE	\$ 3,167,521	\$ 790,553	\$ 1,064,070	\$ 815,974	\$ 5,838,118.46

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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments On-Roll	\$ 2,156,924	\$ -	\$ -	\$ (2,156,924)	0%
3 Interest Revenue	-	2,673	2,673	2,673	
4 Other Financing Sources	-	4,388	4,388	4,388	
5 TOTAL REVENUES	\$ 2,156,924	\$ 7,060	7,060	\$ (2,149,864)	0%
6 Fund Balance Forward	\$ 30,908				
7 TOTAL REVENUES & BALANCE FORWARD	\$ 2,187,832	\$ 7,060	7,060	\$ (2,180,772)	0%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 Trustee Fees	\$ 8,800	\$ 3,667	\$ 3,667	\$ (5,133)	42%
11 Supervisor Fees-Regular Meetings	12,000	400	400	(11,600)	3%
12 Supervisor Fees-Workshops	12,000	400	400	(11,600)	3%
13 District Management	46,790	3,899	3,899	(42,891)	8%
14 Engineering	5,460	-	-	(5,460)	0%
15 Dissemination Agent	2,785	2,785	2,785	-	100%
16 District Counsel	28,350	-	-	(28,350)	0%
17 Assessment Administration	6,127	511	511	(5,616)	8%
18 Arbitrage Rebate Calculation	676	-	-	(676)	0%
19 Audit	3,650	-	-	(3,650)	0%
20 Website	2,800	1,955	1,955	(845)	70%
21 Legal Advertising	3,500	507	507	(2,994)	14%
22 Dues, Licenses & Fees	175	-	-	(175)	0%
23 General Liability Insurance	68,000	53,522	53,522	(14,478)	79%
24 Office Miscellaneous	3,822	-	-	(3,822)	0%
26 Bonus/Appreciation Gifts	1,000	-	-	(1,000)	0%
27 District Contingency	16,303	-	-	(16,303)	0%
28 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	222,238	67,645	67,645	(154,593)	30%
29 FIELD EXPENSES					
30 Field Management	178,310	-	-	(178,310)	0%
31 Lake Maintenance	30,000	2,369	2,369	(27,631)	8%
32 Landscaping (Including Materials)	400,000	33,069	33,069	(366,931)	8%
33 Field Operations Contingency	100,000				
34 Landscape Improvement	20,800	-	-	(20,800)	0%
35 Mulch and Pine Straw	34,944	-	-	(34,944)	0%
36 Irrigation (Repairs)	4,368	-	-	(4,368)	0%
37 Utilities/Sewers/Propane Gas	305,550	21,523	21,523	(284,027)	7%
38 Community and Amenity Repairs	90,000	4,121	4,121	(85,879)	5%
39 Sidewalk Repairs	7,000	-	-	(7,000)	0%
40 TOTAL FIELD EXPENSES	1,170,972	61,082	61,082	(1,109,890)	5%
41 AMENITY EXPENSES					
42 Amenity Management	156,655	-	-	(156,655)	0%
43 Lifeguard	28,028	-	-	(28,028)	0%
44 Amenity/Fitness Center Staffing	89,114	-	-	(89,114)	0%
45 Swimming Pool Chemicals	20,802	2,110	2,110	(18,692)	10%
46 Pool/Entry Water Feature Maintenance	32,725	-	-	(32,725)	0%
47 Swimming Pool Inspection	929	-	-	(929)	0%
48 Holiday Decorations	10,400	-	-	(10,400)	0%
49 Amenity Cleaning	41,200	3,360	3,360	(37,840)	8%
50 Amenity Gates/Control Access/Amenity Gate Repair	27,872	947	947	(26,925)	3%
51 Amenity Website/Computer Equipment	10,400	-	-	(10,400)	0%
52 Amenity Internet/Cable	14,560	817	817	(13,743)	6%

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 Fitness Equipment Lease	18,500	1,540	1,540	(16,960)	8%
54 Lifestyles Programming	46,036	2,200	2,200	(43,836)	5%
55 Tennis Court Maintenance - 4 Clay Courts	3,770	-	-	(3,770)	0%
56 Pest Control	1,747	122	122	(1,625)	7%
57 Amenity Fire System Monitoring	1,556	-	-	(1,556)	0%
58 AED Lease	1,810	154	154	(1,656)	9%
59 Trash Collection	2,983	349	349	(2,634)	12%
60 TOTAL AMENITY EXPENSES	509,087	11,598	11,598	(497,489)	2%
61 ACCESS CONTROL /GATE HOUSE					
62 Guard Service (Gate Only)	192,172	19,140	19,140	(173,032)	10%
63 Roving Guard Service	37,123	2,811	2,811	(34,313)	8%
65 Security Contingency	50,000				
66 Bar Code Expense	6,240	-		(6,240)	0%
67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	285,535	21,951	21,951	(263,585)	8%
68 TOTAL EXPENDITURES	2,187,832	162,276	162,276	(2,025,556)	7%
69 REVENUE OVER (UNDER) EXPENDITURES	(30,908)	(155,215)	(155,215)	(124,307)	
70 OTHER FINANCING SOURCES & USES					
71 Transfers In	-	-	-	-	
72 Transfers Out	(274,921)	-	-	274,921	
73 TOTAL OTHER FINANCING SOURCES & USES	(274,921)	-	-	274,921	
74 NET CHANGE IN FUND BALANCE	(305,829)	(155,215)	(155,215)	150,614	
75 Fund Balance - Beginning	476,519		1,139,487	662,968	
76 Fund Balance Forward	(30,908)				
77 FUND BALANCE - ENDING - PROJECTED	\$ 170,690		\$ 984,272	\$ 813,582	
78 ANALYSIS OF FUND BALANCE					
79 NONSPENDABLE					
80 PREPAID & DEPOSITS	886		295		
81 CAPITAL RESERVES	-		-		
82 OPERATING CAPITAL	364,639		364,639		
83 UNASSIGNED	(194,835)		619,338		
84 TOTAL FUND BALANCE	\$ 170,690		\$ 984,272		

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 421,016	\$ -	\$ (421,016)
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	1,091	1,091
5 Reserve Balance	-	-	-
6 TOTAL REVENUES	421,016	1,091	(419,925)
7 EXPENDITURES			
8 Capital Improvement Plan (CIP) - Future FY	180,000	-	(180,000)
9 Contingency	150,000	-	(150,000)
10 Capital Reserve Fund Contribution	91,016	27,205	(63,811)
11 TOTAL EXPENDITURES	421,016	27,205	(393,811)
12 REVENUE OVER (UNDER) EXPENDITURES	-	(26,114)	(26,114)
13 OTHER FINANCING SOURCES & USES			
14 Transfers In	274,921	-	(274,921)
15 Transfers Out	-	-	-
16 TOTAL OTHER FINANCING SOURCES & USES	274,921	-	(274,921)
17 NET CHANGE IN FUND BALANCE	274,921	(26,114)	(301,035)
18 Fund Balance - Beginning	157,892	347,249	189,357
19 FUND BALANCE - ENDING - PROJECTED	\$ 432,813	\$ 321,135	\$ (111,678)

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 659,084	\$ -	\$ (659,084)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	1,458	1,458
5 Misc. Revenue	-	-	-
6 TOTAL REVENUES	659,084	1,458	(657,627)
7 EXPENDITURES			
8 Interest Expense			
9 *November 1, 2025	194,534	-	(194,534)
10 May 1, 2026	194,534	-	(194,534)
11 November 1, 2026	189,550	-	(189,550)
12 Principal Retirement			
13 May 1, 2026	275,000	-	(275,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	659,084	-	659,084
16 REVENUE OVER (UNDER) EXPENDITURES	-	1,458	1,458
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	-	1,458	1,458
22 Fund Balance - Beginning	-	403,527	403,527
23 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 404,986	\$ 404,986

* Financed with prior year's revenue

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUES</u>			
2 Assessments On-Roll	\$ 575,993	\$ -	\$ (575,993)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	864	864
5 Misc. Revenue	-	-	-
6 <u>TOTAL REVENUES</u>	<u>575,993</u>	<u>864</u>	<u>(575,129)</u>
7 <u>EXPENDITURES</u>			
8 Interest Expense			
9 *November 1, 2025	198,683	-	(198,683)
10 May 1, 2026	198,683	-	(198,683)
11 November 1, 2026	193,373	-	(193,373)
12 Principal Retirement			
13 May 1, 2026	180,000	-	(180,000)
14 Principal Prepayment	-	-	-
15 <u>TOTAL EXPENDITURES</u>	<u>572,055</u>	<u>-</u>	<u>572,055</u>
	-		
16 <u>REVENUE OVER (UNDER) EXPENDITURES</u>	<u>3,938</u>	<u>864</u>	<u>(3,074)</u>
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 <u>TOTAL OTHER FINANCING SOURCES & USES</u>	<u>-</u>	<u>-</u>	<u>-</u>
21 <u>NET CHANGE IN FUND BALANCE</u>	<u>3,938</u>	<u>864</u>	<u>(3,074)</u>
22 Fund Balance - Beginning	-	239,116	239,116
23 <u>FUND BALANCE - ENDING - PROJECTED</u>	<u>\$ 3,938</u>	<u>\$ 239,981</u>	<u>\$ 236,044</u>

* Financed with prior year's revenue

Beach CDD
Bank United Check Register - FY2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				249,910.00
10/07/2025			Funds Transfer	90.00		250,000.00
10/23/2025			Funds Transfer		500,000.00	-250,000.00
10/23/2025			Funds Transfer	500,000.00		250,000.00
10/29/2025			Funds Transfer	173,205.83		423,205.83
10/29/2025			Funds Transfer		423,205.83	0.00
10/31/2025			Funds Transfer	1,604.63		1,604.63
09/30/2025		End of Month		674,900.46	923,205.83	1,604.63

Beach CDD
Valley Check Register - FY2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				179,975.46
10/01/2025	167		Southstate Account Verify		0.67	179,974.79
10/01/2025	168		Southstate Account Verify	0.67		179,975.46
10/02/2025	2016	The Jacksonville Party Company	Casino Night - Decor		1,000.00	178,975.46
10/07/2025	400013	The Lake Doctors, Inc.	Invoice: 312328B (Reference: Water Management Oct 25.)		2,369.00	176,606.46
10/07/2025	400014	All Weather Contractors, Inc.	Invoice: 200984 (Reference: Plumbing Service Call.)		255.00	176,351.46
10/07/2025	400015	VGlobal Tech	Invoice: 7759 (Reference: Email Hosting Oct 25.)		90.00	176,261.46
10/07/2025	400016	SchoolNow	Invoice: INV-SN-966 (Reference: Website Hosting.)		1,515.00	174,746.46
10/07/2025	400017	Integrated Access Solutions	Invoice: 4823 (Reference: BAI Barcode Stickers.)		452.36	174,294.10
10/07/2025	400018	Cintas Corporation	Invoice: 9340265618 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	174,140.10
10/07/2025	400019	Custom Pump & Controls, Inc.	Invoice: SI129661 (Reference: Lift Station Inspection.)		300.00	173,840.10
10/07/2025	400021	Vesta District Services	Invoice: 428924 (Reference: Management Fees Oct 25.)		4,409.75	169,430.35
10/07/2025	400022	Advanced Security Specialist & Consulting	Invoice: BCDD100125 (Reference: Guard Services 9/16/25 - 9/30/25.)		10,741.50	158,688.85
10/08/2025	2017	Pawel Szeszko	BOS Workshop 10/2/25		200.00	158,488.85
10/08/2025	2018	Todd Caprita	BOS Workshop 10/2/25		200.00	158,288.85
10/08/2025	2019	Risk Management Associates, Inc.	FY Insurance Policy # PK FL1 0164008 25-01 10/01/25-10/01/26		51,522.00	106,766.85
10/08/2025	2020	Preferred Governmental Insurance Trust	FY Insurance Policy # WC FL1 0164008 10/01/25 - 10/1/26		2,000.00	104,766.85
10/08/2025			Deposit	60.00		104,826.85
10/08/2025	100825ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	103,286.90
10/09/2025			Deposit	56.17		103,343.07
10/14/2025	400023	Integrated Access Solutions	Invoice: 4853 (Reference: Service Call.)		250.00	103,093.07
10/14/2025	400024	Vesta District Services	Invoice: 428972 (Reference: FY?2026 Dissmination Agent Fee.) Invoice: 429041 (Reference: Bill...		2,885.25	100,207.82
10/14/2025	400025	Jacksonville Daily Record	Invoice: 25-06138D (Reference: Legal Advertising.)		100.00	100,107.82
10/14/2025	400026	E.T.M.	Invoice: 222054 (Reference: ENGINEERING SERVICES Aug & Sept 25.)		820.00	99,287.82
10/15/2025	101525ACH1	GFL Environmental	Trash Service		239.65	99,048.17
10/16/2025	2021	Bouncers, Slides, and More Inc.	Inflatable Outdoor Games		1,200.00	97,848.17
10/16/2025	2022	Florida Party Works LLC	Mechanical Bull with Operator		1,000.00	96,848.17
10/16/2025	101625ACH1	JEA	Service for the month of Sept 2025		21,070.57	75,777.60
10/17/2025	101725ACH1	TECO	12545 Beach Blvd - Aug 20, 2025 - Sep 19, 2025		51.13	75,726.47
10/20/2025	102025ACH2	Comcast	12788 Meritace Blvd MINI MDTA Sep 28, 2025 to Oct 27, 2025		733.26	74,993.21
10/20/2025	102025ACH3	Comcast	12750 Meritage Blvd. GATEHOUSE Sep 30, 2025 to Oct 29, 2025		291.02	74,702.19
10/20/2025	102025CC1	US BANK VISA CC	Aug Statement 8/26/25 - 9/24/25		1,417.37	73,284.82
10/20/2025	400027	Vesta Property Services	Invoice: 429062 (Reference: Amenity Management Sept 25.)		33,392.00	39,892.82
10/20/2025			Deposit	50.00		39,942.82
10/20/2025			Deposit	1,550.00		41,492.82
10/20/2025			Deposit	1,400.00		42,892.82
10/21/2025	102125ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/18/25 - 9/19/25		12.20	42,880.62
10/21/2025	400028	Integrated Access Solutions	Invoice: 4922 (Reference: Gate Arm Repair.)		526.67	42,353.95
10/21/2025	400029	Lucas Tree Service, Inc.	Invoice: 10241 (Reference: Dead Tree Removal.) Invoice: 10240 (Reference: Dead Tree Removal.)		1,350.00	41,003.95
10/22/2025	2023	Pawel Szeszko	BOS Meeting 10/20/25		200.00	40,803.95
10/22/2025	2024	Todd Caprita	BOS Meeting 10/20/25		200.00	40,603.95
10/23/2025	400030	Lucas Tree Service, Inc.	Invoice: 10239 (Reference: Dead Tree Removal.)		2,000.00	38,603.95
10/23/2025	400031	Hawkins Inc.	Invoice: 7228252 (Reference: Pool Chemicals.)		2,110.00	36,493.95
10/23/2025			Funds Transfer	500,000.00		536,493.95
10/24/2025	400032	D Armstrong Contacting, LLC	Invoice: 13918 (Reference: 18" Storm Pipe Replacement.)		24,280.00	512,213.95
10/24/2025	400033	Big Jerry's Fencing	Invoice: CR 3855e (Reference: Fencing Installation. Check Stub Notes: \$500.00 deposit.)		500.00	511,713.95
10/24/2025	102425ACH1	Turner Pest Control	Pest Control		122.23	511,591.72
10/28/2025	2025	Big Jerry's Fencing	Fencing Installation deposit minus \$500.00 already paid		2,425.00	509,166.72
10/29/2025			Funds Transfer	423,205.83		932,372.55
10/30/2025	2026	Quality Cleaning by Viktoriia LLC	Reference: Cleaning Services Sept 25		1,680.00	930,692.55
10/30/2025	400034	Advanced Security Specialist & Consulting	Invoice: BCDD101525 (Reference: Security 10/1/25 - 10/15/25.)		11,209.00	919,483.55
10/30/2025	400035	TEKWave Solutions LLC	Invoice: 7652 (Reference: VMS - NOV.)		350.00	919,133.55
10/30/2025	400036	Big Jerry's Fencing	Invoice: 3810e (Reference: Fence Replacement.)		1,650.00	917,483.55

Date	Number	Name	Memo	Deposits	Payments	Balance
10/30/2025	400037	Kutak Rock LLP	Invoice: 3642516 (Reference: General Counsel July 25.)		2,030.00	915,453.55
10/30/2025	400038	Ruppert Landscape, LLC	Invoice: 770772 (Reference: Landscape Management Oct 25.)		33,068.80	882,384.75
10/30/2025	400039	Integrated Access Solutions	Invoice: 4977 (Reference: Gate Repair.)		420.00	881,964.75
10/30/2025	103025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2025 to Nov 09, 2025		214.72	881,750.03
10/31/2025	400040	Southeastern Paper Group	Invoice: 06536417 (Reference: Janitorial Supplies.)		221.48	881,528.55
10/31/2025	400041	Quality Cleaning by Viktoriia LLC	Invoice: 857 _US (Reference: Cleaning Services Oct 25.)		1,680.00	879,848.55
10/31/2025			Interest	1,063.84		880,912.39
10/31/2025		End of Month		927,386.51	226,449.58	880,912.39

Beach CDD
Other Financing Sources Income
October 31, 2025

Other Financing Sources Breakdown

	Year To Date Actual	Explanation
Room Rentals	4,000	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	140	Newsletter and Casino Night
Access Cards	147	
Barcode Decals	242	
Other Misc.	(141)	Clover Fees
	\$ 4,388	

Ron's Receipts

September 2025

Credit Card Expense Tracker

District:	Beach CDD Tamaya
Cardholder:	Ron Zastrocky
Month:	Sep-25

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
26-Aug	Amazon	1560110	\$ 29.97	Rubber gloves
29-Aug	Bjs	1560110	\$ 20.22	gas for pressure washer
29-Aug	Amazon	1560110	\$ 70.12	AC filters
29-Aug	Home Depot	1560110	\$ 15.26	wire brush and wd-40
4-Sep	Amazon	1560110	\$ 25.27	seals for door
4-Sep	Pinch A Penny	1580010	\$ 174.99	chlorine tabs for fountain
5-Sep	Amazon	1580010	\$ 67.89	pool tile cleaner
11-Sep	Bjs	1560110	\$ 20.01	gas for pressure washer
12-Sep	Amazon	1560110	\$ 18.85	power cor for gate arm led light
13-Sep	Home Depot	1560110	\$ 43.54	garden hose and toilet paper
15-Sep	Home Depot	1560110	\$ 18.70	rollers and roller covers
17-Sep	Amazon	1560110	\$ 39.99	blue handicap paint for parking lot
19-Sep	Amazon	1560110	\$ 49.95	repair kit for hose bib
19-Sep	Home Depot	1560110	\$ 89.87	white parking lot paint, paint trays,batteries and remote for gate arm
Total on Report			684.63	

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 #112-4562063-6765010

Order Placed: September 12, 2025

PO number : tamaya

Amazon.com order number: 112-4562063-6765010

Order Total: \$18.85

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on September 12, 2025	
Items Ordered	Price
1 of: PK-Power AC DC Adapter for 24V AC/DC Adapter Model: BYX-2402500 Power Supply Cord Charger Sold by: PK-Power (seller profile) Condition: New	\$12.86
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$12.86 Shipping & Handling: \$5.99 ----- Total before tax: \$18.85 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$18.85 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$12.86 Shipping & Handling: \$5.99 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$18.85 Estimated Tax: \$0.00 ----- Grand Total: \$18.85
Credit Card transactions	Visa ending in 8047: September 12, 2025: \$18.85

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



Final Details for Order #112-5758728-2865813

Order Placed: September 3, 2025

PO number : tamaya

Amazon.com order number: 112-5758728-2865813

Order Total: \$25.27

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on September 4, 2025	
Items Ordered	Price
1 of: <i>M-D Building Products 11825 36 in. x 84 in. Black Flat-Design Aluminum and Vinyl Screw-on Top and Sides Door Seal Kit</i> Sold by: Reliable Home Products (seller profile) Business Price Condition: New	\$25.27
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$25.27 Shipping & Handling: \$0.00 ----- Total before tax: \$25.27 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$25.27 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$25.27 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$25.27 Estimated Tax: \$0.00 ----- Grand Total: \$25.27
Credit Card transactions	Visa ending in 8047: September 4, 2025: \$25.27

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



Final Details for Order #112-9366352-5593841

Order Placed: August 25, 2025

PO number : tamaya

Amazon.com order number: 112-9366352-5593841

Order Total: \$29.97

Business order information

Location: DSD - Tamaya

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on August 26, 2025

Items Ordered

Price

1 Of: TitanFlex Disposable Nitrile Exam Gloves - 6-mil, Black, Medium 100-ct Box, Heavy Duty, Latex Free, Food Safe for Cooking & Food Prep

\$9.99

Sold by: Schneider Care ([seller profile](#))

Condition: New

2 Of: TitanFlex Disposable Nitrile Exam Gloves, 6-mil, Black, XL 100-ct Box, Heavy Duty, for Cooking, Mechanics, Latex Free, Food Safe Rubber for Food Prep

\$9.99

Sold by: Schneider Care ([seller profile](#))

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$29.97

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$29.97

Sales Tax: \$0.00

Total for This Shipment: \$29.97

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$29.97

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$29.97

Estimated Tax: \$0.00

Grand Total: \$29.97

Credit Card transactions

Visa ending in 8047: August 26, 2025: \$29.97

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



Final Details for Order #112-1659316-4113850

Order Placed: September 16, 2025

PO number : tamaya

Amazon.com order number: 112-1659316-4113850

Order Total: \$39.99

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on September 17, 2025	
Items Ordered 1 of: INSL-X TP224209A-01 Acrylic Latex Traffic Paint, 1 Gallon, Handicap Blue Sold by: Amazon (seller profile) Business Price Condition: New	Price \$39.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 ----- Total before tax: \$39.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$39.99 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$39.99 Estimated Tax: \$0.00 ----- Grand Total: \$39.99
Credit Card transactions	Visa ending in 8047: September 17, 2025: \$39.99

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



Final Details for Order #112-3217566-2522638

Order Placed: September 18, 2025

PO number : tamaya

Amazon.com order number: 112-3217566-2522638

Order Total: \$49.95

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on September 18, 2025	
Items Ordered 1 of: Woodford RK-65 Repair KIT for Models 60, 65, 67, Chrome Sold by: The Portland Group (seller profile) Condition: New	Price \$49.95
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$49.95 Shipping & Handling: \$0.00 ----- Total before tax: \$49.95 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$49.95 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$49.95 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$49.95 Estimated Tax: \$0.00 ----- Grand Total: \$49.95
Credit Card transactions	Visa ending in 8047: September 18, 2025: \$49.95

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



Final Details for Order #112-3406533-2203461

Order Placed: September 5, 2025

PO number : tamaya

Amazon.com order number: 112-3406533-2203461

Order Total: \$67.89

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on September 5, 2025	
Items Ordered 1 Of: <i>Jack's Magic Power Blue Water Line & Tile Cleaner (1 gal) (2 Pack)</i> Sold by: Pool Geek (seller profile) Condition: New	Price \$67.89
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$67.89 Shipping & Handling: \$0.00 ----- Total before tax: \$67.89 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$67.89 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$67.89 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$67.89 Estimated Tax: \$0.00 ----- Grand Total: \$67.89
Credit Card transactions	Visa ending in 8047: September 5, 2025: \$67.89

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



Final Details for Order #112-9299819-8316209

Order Placed: August 29, 2025
PO number : tamaya
Amazon.com order number: 112-9299819-8316209
Order Total: \$70.12

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on August 29, 2025	
Items Ordered 2 Of: Filterbuy 20x24x1 Air Filter MERV 8 Dust Defense (4-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: 19.38 x 23.38 x 0.75 Inches) Sold by: Filterbuy (seller profile) Condition: New	Price \$35.06
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$70.12 Shipping & Handling: \$0.00 ----- Total before tax: \$70.12 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$70.12 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$70.12 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$70.12 Estimated Tax: \$0.00 ----- Grand Total: \$70.12
Credit Card transactions	Visa ending in 8047: August 29, 2025: \$70.12

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

BJ'S WHOLESALE CLUB
12200 Atlantic Blvd.
Jacksonville FL 32222

SITE: 108
DATE: 8/29/2025
TIME: 11:00:45

Tran#: 2143466

PUMP: 09
PRODUCT: Unleaded
PRICE/GAL: \$2.769
SAV/GAL: \$0.050
QTY/GAL: 7.438
FUEL TOTAL: \$20.22

Mer#: 134000001467381
Terminal: 00999002
Dev: I 000285

Appr: 909200

Visa

Contactless

Type:

Preauthorization

Resp: APPROVED

Card Num:

XXXXXXXXXX8047

Bat#: 20250829683

Seq#: 0657

Ref:

52412541545538524153

9214410RFGXVCU000000

00

8

USD\$ 20.22

VISA CREDIT

AID: A00000000031010

TVR: 0000000000

IAD: XXXXXXXXXXXXX

TST: 0000

ARQC:

6157A6D805D8A779

APPROVED BY ISSUER

08/29/2025 10:58:40

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

Exp: 10/25

XXXXXXXX6293

Term: 108

Appr: 1

Reference: 206246966

You Saved on Gas
Come Inside For
More Savings

THANK YOU FOR
SHOPPING AT BJ'S
WHOLESALE CLUB

BJ'S WHOLESALE CLUB
12200 Atlantic Blvd.
Jacksonville FL 32222

108
9/11/2025
11:58:12

Tran#: 2169571

PUMP :	06
PRODUCT :	Unleaded
PRICE/GAL :	\$2.849
SAV/GAL :	\$0.050
QTY/GAL :	7.148
FUEL TOTAL :	\$20.01

Mer#: 134000001467381
00999002

Terminal :
Dev : F
Appr : 011165
Visa
Contactless
Type :
Preauthorization
Resp : APPROVED
Card Num :
XXXXXXXXXX8047
Bat# : 20250911959
Seq# : 5835
Ref :
52544852591346525457
3612401ZF68VCU000000
00
5

USD\$ 20.01

VISA CREDIT 00001010

AID: A00000000031010
TVR: 000000000000
IAD: XXXXXXXXXXXXXX
TSI: 0000
ARQC:
AOC501995698FCB0

APPROVED BY ISSUER

09/11/2025 11:56:00

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

Exp: 10/25
XXXXXXXX6293

Term: 108

Appr: 1

Reference: 206323506

You Saved on Gas
Come Inside For

More Savings

THANK YOU FOR
SHOPPING AT BJ'S
WHOLESALE CLUB

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 42384 08/29/25 11:25 AM
SALE CASHIER SADIRA

079567490050 WD40 STRAW <A> 8.78N
WD-40 MP LUBE & PENETRANT STRAW 12OZ
037064096465 SS MINI BR <A> 6.48N
ANVIL MINI WIRE BRSH SS 3PK

	SUBTOTAL	15.26
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$15.26
XXXXXXXXXXXX8047	VISA	
	USD\$	15.26
AUTH CODE 019262/0613636	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 08/28: \$8,320.28

As of 08/29/2025 your Paint Rewards level is Member; Spend 582.67 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

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

6365 08/29/25 11:25 AM

6365 61 42384 08/29/2025 0009

RETURN POLICY DEFINITIONS			
	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/27/2025

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 74990 09/15/25 12:06 PM
SALE CASHIER FRANK MANUEL

077089101249 WVN&FRM <A>
BEST 4 X 3/8 IN NAP WOV ROLL W FRAME
2@5.77 11.54N
071497194077 4 IN. X 3/4 <A,U>
WSTR PRO 4 X 3/4 IN SURPASS RC
2@3.58 7.16N

SUBTOTAL 18.70
SALES TAX 0.00

TAX EXEMPT

TOTAL \$18.70

XXXXXXXXXXXX8047 VISA

USD\$ 18.70

AUTH CODE 115180/3510904 TA

Chip Read

AID A0000000031010 VISA CREDIT

<U> - NON-DISCOUNTABLE ITEM

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 09/14: \$8,580.32

As of 09/15/2025 your Paint Rewards
level is Member; Spend 563.97 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

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

6365 09/15/25 12:06 PM

6365 51 74990 09/15/2025 5756

RETURN POLICY DEFINITIONS			
	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	12/14/2025

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00051 69370 09/13/25 10:36 AM
SALE CASHIER ABIGAIL

044882105743 50LIGHTHOSE <A> 13.58N
5/8 X 50 UNBRANDED LIGHT DUTY HOSE
063435641606 HDX18RTP <A>
18 ROLL 2 PLY BATH TOILET TISSUE
2@14.98 29.96N

SUBTOTAL 43.54
SALES TAX 0.00
TAX EXEMPT
TOTAL \$43.54
XXXXXXXXXXXX8047 VISA
USD\$ 43.54
AUTH CODE 903183/5510629 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 09/12: \$8,536.78

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

6365 09/13/25 10:36 AM

6365 51 69370 09/13/2025 0382

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A 1	90	12/12/2025	

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 83057 09/19/25 12:23 PM
SALE CASHIER FRANK MANUEL

041333663913 LITH 2032 <A> 12.87N
DURACELL SPECIALTY 2032 3V 4 COUNT
012381226443 SINGLE BUTTO <A> 34.98N
1-BUTTON GARAGE DOOR REMOTE CONTROL
727193800759 MINIROLTRY <A>
6 IN PLASTIC MINI ROLLER TRAY - BEIG
3@1.68 5.04N
020066259341 PAINT <A> 36.98N
PRO TRAFFIC STRIPING WHITE GAL

	SUBTOTAL	89.87
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$89.87
XXXXXXXXXXXX8047 VISA		
	USD\$	89.87
AUTH CODE 119152/9616040	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 09/18: \$8,607.28

As of 09/19/2025 your Paint Rewards level is Member; Spend 558.93 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

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

6365 09/19/25 12:23 PM

6365 61 83057 09/19/2025 4293

RETURN POLICY DEFINITIONS			
	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	12/18/2025

Transaction #:

970596

Account #:

9043292277

Customer:

RON ZASTROCKY

Date: 9/4/2025

Time: 10:53 AM

Cashier: LIBBY

Register #: 2

Item

Description

Amount

00961276

COMPLETE 35 LB.TABS WRAPPED
Discount

\$209.99

(\$35.00)

Sub Total

\$174.99

Total

\$174.99

SIDE TERMINAL Tendered

\$174.99

Change Due

\$0.00

AMOUNT: \$174.99

SIDE TERMINAL -- 174.99

Transaction Type: Sale
Reference Id: 996270781995
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: 0034
AC: TC 8BF7E274E59081DA

You saved \$35.00!

Oliver's Receipts

September 2025

Credit Card Expense Tracker

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

[illegible]

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 #111-7589766-3030604

Order Placed: August 28, 2025
Amazon.com order number: 111-7589766-3030604
Order Total: \$47.88

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

Shipped on August 29, 2025	
Items Ordered	Price
1 of: <i>The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count , The Original Donut Shop</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$30.85
1 of: <i>Vonlyst Receipt Paper for Clover Mini and Clover Mobile Thermal Printer 2 1/4 x 80 (10 rolls)</i> Sold by: Vonlyst (seller profile) Business Price Condition: New	\$17.03
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$47.88 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$47.88 Sales Tax: \$0.00 ----- Total for This Shipment: \$47.88 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$47.88 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$47.88 Estimated Tax: \$0.00 ----- Grand Total: \$47.88
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 1058: August 29, 2025: \$47.88

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



Account Number: 6709319276
Invoice Number: 35H6709319276
Activity From: 08/01/25 - 08/31/25
Billing Date: 09/03/25
Delivery Address: BEACH CDD
12788 MERITAGE BLVD
JACKSONVILLE FL 32246

Previous Balance	\$0.00
Payments / Credits	\$50.00
Current Activity from 08/01/25 - 08/31/25	\$50.00
NO PAYMENT DUE	\$0.00

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



News for You

Back to school is here! From lunchboxes to after-school practice, Primo Brands is here to keep you hydrated this school year! Add a case pack of your favorites like Pure Life, with easy-to-pack 8-oz bottles to your next delivery. Keep your student ready. Just in case.

Date	Ticket #	Qty	Description	Amount
8/29	0554318		PREVIOUS BALANCE	.00
			PAYMENT-THANK YOU	-50.00
8/28	4659477097	1	RECONDITION FEE	50.00
		3	5 GALLON BOTTLE RETURN	.00

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

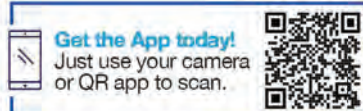
Total Account Balance as of 09/03/25 **\$0.00**

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080
College Station, TX 77842



ACCOUNT NUMBER - 6709319276 INVOICE NUMBER - 35H6709319276

No Payment Due

Thank you!

507067093192760 0005000 00000009 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



Final Details for Order #111-9784094-0240223

Order Placed: August 28, 2025
Amazon.com order number: 111-9784094-0240223
Order Total: \$55.99

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

Shipped on September 1, 2025	
Items Ordered	Price
2 of: Sportout Ping Pong Paddles Sets-Portable Table Tennis Paddle with Balls, Storage Case Premium Table Tennis Racket for Indoor & Outdoor Games(4 Pack) Sold by: SPORTOUT (seller profile) Condition: New	\$39.99
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$79.98 Shipping & Handling: \$0.00 Your Coupon Savings: -\$23.99 ----- Total before tax: \$55.99 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$55.99 -----

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$79.98 Shipping & Handling: \$0.00 Promotion applied: -\$23.99 -----
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$55.99 Estimated Tax: \$0.00 -----
	Grand Total: \$55.99
Credit Card transactions	Visa ending in 1058: September 1, 2025: \$55.99

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

Tamaya Happy Hour Publix

Kernan Square Shopping Center
12620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580



0644 940 070 521

FRITO SCOOP PRT SZ	7.29	F
TOST SCPS PRT SIZE	7.29	F
24CT CHOC CHIP CKI	5.99	F
CPCKE MINI 12CT CH	5.29	F
24CT CHOC CHIP CKI	5.99	F
STRAWBERRIES	3.99	F
RASPBERRIES RED		
1 @ 3 FOR 10.00	3.34	F
You Saved 1.65		
RASPBERRIES RED		
1 @ 3 FOR 10.00	3.33	F
You Saved 1.65		
ZEPHYR SPRNG WATER	6.71	F
PUBLIX SPG 24-6OZ	4.99	F
PUBLIX SPG 24-8OZ	4.99	F
ICE 16 LB	5.99	F
PBX COLBY/JACK CHK	3.89	F
PBX COLBY/JACK CHK	3.89	F
PBX MNSTR CHK CHSE	6.79	F
PBX MLD CHDR CHUNK	6.79	F
PEPPERS TRI COLOR	5.99	F
SB BLACKBERRIES	6.99	F
BLLEBERRIES 11OZ	5.99	F
STRAWBERRIES	3.99	F
RASPBERRIES RED		
1 @ 3 FOR 10.00	3.33	F
You Saved 1.65		
PBX MOZZARELLA	6.79	F
GRAPES WHT SDLS		
4.03 lb @ 2.99/ lb	12.05	F
You Saved 4.04		
ROTEL DICE TOM/CHL	1.91	F
GG WHOLE CORN	1.79	F
PBX SHRD MILD CHD	3.29	F
CPCKE MINI 12CT VA	5.29	F
PUBLIX CREAM CHEES		
1 @ 2 FOR 4.00	2.00	F
You Saved 1.39		
CUCUMBER HOT HOUSE		
1 @ 2 FOR 6.00	3.00	F

PBX DELI TEA SWT G	3.99	T F
DELI LEMONADE 1/2	2.99	T F
GG WHOLE CORN	1.79	F
TAX EXEMPT		

Order Total	160.72	
Grand Total	160.72	
Credit	Payment	160.72
TAX FORGIVEN		1.20
Change		0.00

Savings Summary

Special Price Savings	10.38

* Your Savings at Publix	*
* 10.38	*

Receipt ID: 0644 94Q 070 521

PRESTO!

Trace #: 074992

Reference #: 1351712080

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$160.72

Auth #: 414031

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Kellie

09/04/2025 15:13 S0644 R107 0521 C0262

Join the Publix family!

Apply today at apply.publix.jobs.

We're an equal opportunity employer.

Publix Super Markets, Inc.

PUBLIX

Happy Hour

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQN9LDPFT8

Walmart

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

ST# 01172 DP# 004512 TE# 22 TR# 01139

ITEMS SOLD 8
TC# 8791 2014 2422 3196 2494



CHERRY COKE	049000031030 F	7.92 N
A W	078000052160 F	5.88 N
FRESCA	049000031050 F	6.86 N
FRESCA	049000043270 F	6.86 N
COKE	049000012780 F	13.98 N
COKE	049000010630 F	13.98 N
GAT18PK CVP	052000123240 F	10.78 N
GAT 18PK KVP	052000123250 F	10.78 N

SUBTOTAL 77.04

TOTAL 77.04

VISA TEND 77.04
CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#515031

77.04 TOTAL PURCHASE

REF # 524840622598

TRANS ID - 385248731139070

VALIDATION - 7V2B

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 56034614

*No Signature Required

09/05/25 16:18:32



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

09/05/25 16:18:35

5tanytime **Publix**

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-564-3580



0644 9EQ 073 787

ICE 16 LB		5.99	T F
BLACKBERRIES			
1 @ 3 FOR	10.00	3.34	F
You Saved	1.65		
BLACKBERRIES			
1 @ 3 FOR	10.00	3.33	F
You Saved	1.65		
BLACKBERRIES			
1 @ 3 FOR	10.00	3.33	F
You Saved	1.65		
GW BLBRRY MINI MFF		6.49	F
RASPBERRIES RED			
1 @ 3 FOR	10.00	3.34	F
You Saved	1.65		
COCKTAIL CUCUMBERS		4.99	F
RASPBERRIES RED			
1 @ 3 FOR	10.00	3.33	F
You Saved	1.65		
RASPBERRIES RED			
1 @ 3 FOR	10.00	3.33	F
You Saved	1.65		
COCKTAIL CUCUMBERS		4.99	F
CANTALOUPE CHUNKS		9.38	F
PUB O/F A/S 6PK		2.99	F
PUB O/F A/S 6PK		2.99	F
HONEYDEW CHUNKS SM		3.65	F
You Saved	1.22		
JJ SLIM PNCH JC 8P		4.69	F
JJ BRY PUNCH 8PK		3.79	F
Promotion		-3.79	F
TOMATO MEDLEY		3.99	F
ANGEL SWEET TOM		2.00	F

TOTS UNION PARM DP	4.99	F
CARROTS BABY CUT		
1 @ 2 FOR	4.00	2.00 F
TAX EXEMPT		

Order Total	81.13	
Grand Total	81.13	
Credit	Payment	81.13
TAX FORGIVEN		0.45
Change		0.00

Savings Summary

Special Price Savings	14.91

* Your Savings at Publix *	
* 14.91 *	

Receipt ID: 0644 9EQ 073 787

PRESTO!
Trace #: 078078
Reference #: 1371572873
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: \$81.13
Auth #: 214172

CREDIT CARD	PURCHASE
A000C000031010	VISA CREDIT
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Kathleen

09/14/2025 13:27 S0644 R107 3787 C0218

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Final Details for Order #111-2889142-3828239

Order Placed: September 14, 2025

Amazon.com order number: 111-2889142-3828239

Order Total: \$58.98

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

Shipped on September 15, 2025	
Items Ordered	Price
1 of: Office Depot White Copy Paper, 8 1/2in. x 11in., 20 Lb, 500 Sheets Per Ream, Case Of 10 Reams, 40402786 Sold by: The Office Tex (seller profile) Business Price Condition: New	\$58.98
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$58.98 Shipping & Handling: \$0.00 ----- Total before tax: \$58.98 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$58.98 -----

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$58.98 Shipping & Handling: \$0.00 -----
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$58.98 Estimated Tax: \$0.00 ----- Grand Total: \$58.98
Credit Card transactions	Visa ending in 1058: September 15, 2025: \$58.98

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: 10/01/2025******User Name: tamayalifestyles1@gmail.com*****Invoices from 09/01/2025 to 10/01/2025**

Date	Description	Charge Amount	Credit Amount
09/16/2025	Invoice #1758014677	\$62.00	

Billing questions? [Contact Support](#)

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



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

NO PURCHASE NECESSARY. Void where prohibited.
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.TheUPSSStore.com/surveyrules2025>

Need Package Help?

(lost/damaged)

Provide details so we can help:

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

VISA *****1058 317182

09/17/2025

02:28 PM

TID 772591380001

Purchase

VISA CREDIT XXXXXXXXXXXX1058

ENTRY METHOD CONTACTLESS CHIP

CVM

Invoice 0010082155

Clerk 26204

Response APPROVED

Auth Code 317182

EMV 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.: 9/17/2025

Employee....: 262049

Time.: 02:28 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$13.39
	1 @	\$13.39	
Tax			\$0.00
MMYBR3HKE70Y0			
Tracking Number - 1ZAG01730385908775			
Size #5- 10.5x16 Bubble Mailer			\$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 9 1 7 3 5 4 7 A 0 5 1 3 0 9

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<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a
\$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.

Cowboy Casino



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

Club:108 Reg:4 Trans:4904

Cashier:484263 09/23/25 10:35am

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

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

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 0858013855552 FL 05/31/27

88867003403 WF WATER 15.96 N

4 @ 3.99

4900005846 COKE 35/120Z 19.99 R

2222180 CCPN-COKE 35 1.50-N

4900005848 SPRITE 35/12 19.99 R

5200004819 GATORADE RWB 15.99 R

5200004775 GATORADE 12Z 15.99 R

4900005849 COKE ZERO 35 19.99 R

5200004817 GATORADE 12Z 15.99 R

**** SUBTOTAL 122.40

**** TOTAL 122.40

*****1058 ENTRY: H

Purchase 00 APPROVED

AUTH 903263

TERMINAL NUMBER 7807301084

09/23/25 10:36am 108 4 4904 484263

VISA CREDIT

AID: A0000000031010

Visa 122.40
CHANGE 0.00

TOTAL ITEMS= 10

As a BJ's Member I JUST SAVED: \$26.28

BJ's Member Savings 24.78

Coupons Redeemed 1.50

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 09/22/25 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 615 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



0923108044904

US BANK STATEMENTS

September 2025

**September 2025 Statement**

Open Date: 08/26/2025 Closing Date: 09/24/2025

Page 1 of 4

Account: ##### 8538

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

New Balance	\$1,417.37
Minimum Payment Due	\$1,417.37
Payment Due Date	10/22/2025

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	\$14.18
Rewards Center Balance	\$508.57

as of 09/23/2025
For details, see your rewards summary.

Activity Summary

Previous Balance	+	\$6,648.48
Payments	-	\$6,648.48 ^{CR}
Other Credits		\$0.00
Purchases	+	\$1,417.37
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00

New Balance = **\$1,417.37****Past Due** **\$0.00****Minimum Payment Due** **\$1,417.37**

Credit Line \$20,000.00

Available Credit \$18,582.63

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



0047985319214485380001417370001417378

Automatic Payment

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

 . to pay by phone
 . to change your address

106481534514645 E

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

Account Number: ##### 8538

Your new full balance of \$1,417.37 will be automatically deducted from your account on 10/20/25.

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. If you do not pay your New Balance in full by the Payment Due Date, you will not get an interest-free period on Purchases again until you pay the New Balance in full by the Payment Due Date for two billing cycles in a row.

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.



September 2025 Statement 08/26/2025 - 09/24/2025
BEACH CDD (CPN 002750410)

Cardmember Service  1-866-485-4545

Page 2 of 4

Visa Company Rewards

Rewards Center Activity as of 09/23/2025

Rewards Center Activity*	\$0.00
Rewards Center Balance	\$508.57

To Redeem or check your
Rewards Balance:

Download the U.S. Bank
Mobile App or
login to usbank.com to
access the Rewards Center,
or call 1-888-229-8864.

	This Statement	Year to Date
Reward Dollars Earned		
Cash Rewards	\$14.18	\$98.85
Transfer Points	\$0.00	\$423.90
Total Earned	\$14.18	\$522.75

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 \$1417.37 will be automatically deducted from your bank account on 10/20/2025. 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
Purchases and Other Debits					
09/02	08/29	2274	AMAZON MKTPL*F785F1SD3 Amzn.com/bill WA	\$47.88	_____
09/02	08/29	8165	PRIMO BRANDS/WATERSERV 800-274-5282 CA	\$50.00	_____
09/02	09/01	3270	AMAZON MKTPL*EG1448SP3 Amzn.com/bill WA	\$55.99	_____
09/05	09/04	1431	PUBLIX #644 JACKSONVILLE FL	\$160.72	_____
09/08	09/05	9263	WAL-MART #1172 JACKSONVILLE FL	\$77.04	_____
09/15	09/14	3130	PUBLIX #644 JACKSONVILLE FL	\$81.13	_____
09/16	09/15	3686	AMAZON MKTPL*EA1M93CM3 Amzn.com/bill WA	\$58.98	_____
09/17	09/16	6336	CCI*CONSTANT-CONTACT 855-2295506 MA	\$62.00	_____
09/18	09/17	4476	THE UPS STORE 3547 904-8661939 FL	\$16.60	_____
09/24	09/23	5492	BJS WHOLESALE #0108 JACKSONVILLE FL	\$122.40	_____
Total for Account ##### 1058				\$732.74	

Transactions ZASTROCKY,RONALD W Credit Limit \$5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
08/27	08/26	5037	AMAZON MKTPL*VW6C33Q33 Amzn.com/bill WA	\$29.97	_____
09/02	08/29	1796	BJS FUEL #9108 JACKSONVILLE FL	\$20.22	_____

Continued on Next Page



September 2025 Statement 08/26/2025 - 09/24/2025
BEACH CDD (CPN 002750410)

Cardmember Service



Page 3 of 4
1-866-485-4545

Transactions	ZASTROCKY, RONALD W	Credit Limit \$5000
--------------	---------------------	---------------------

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
09/02	08/29	7621	AMAZON MKTPL*YY61L9PI3 Amzn.com/bill WA	\$70.12	
09/02	08/29	6876	THE HOME DEPOT #6365 JACKSONVILLE FL	\$15.26	
09/05	09/04	5060	AMAZON MKTPL*276HN7HM3 Amzn.com/bill WA	\$25.27	
09/08	09/04	1411	PINCH A PENNY - 146 JACKSONVILLE FL	\$174.99	
09/08	09/05	1996	AMAZON MKTPL*536G074O3 Amzn.com/bill WA	\$67.89	
09/12	09/11	1144	BJS FUEL #9108 JACKSONVILLE FL	\$20.01	
09/15	09/12	0347	AMAZON MKTPL*YE9GX2753 Amzn.com/bill WA	\$18.85	
09/15	09/13	6520	THE HOME DEPOT #6365 JACKSONVILLE FL	\$43.54	
09/17	09/15	7076	THE HOME DEPOT #6365 JACKSONVILLE FL	\$18.70	
09/17	09/17	6297	Amazon.com*BA2QJ48L3 Amzn.com/bill WA	\$39.99	
09/19	09/19	1949	AMAZON MKTPL*VW72318M3 Amzn.com/bill WA	\$49.95	
09/22	09/19	9155	THE HOME DEPOT 6365 JACKSONVILLE FL	\$89.87	
Total for Account ##### 8047				\$684.63	

Transactions	BILLING ACCOUNT ACTIVITY
--------------	--------------------------

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
09/22	09/22	MTC	PAYMENT THANK YOU	\$6,648.48	CR
Total for Account ##### 8538				\$6,648.48	CR

2025 Totals Year-to-Date

Total Fees Charged in 2025	\$409.44
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	\$1,417.37	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Continued on Next Page



September 2025 Statement 08/26/2025 - 09/24/2025
BEACH CDD (CPN 002750410)

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

Contact Us



Phone

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



Online

usbank.com

End of Statement

BEACH CDD

Earn more rewards: update your email address at usbank.com.

Dont miss out on exclusive reward offers and important updates.
Make sure we have your current email address by updating your profile
at usbank.com and opting into marketing messages.

You may change your email marketing preferences at any time in the Privacy section of usbank.com. Note that confidential, personal or financial information will never be sent or requested in an email from U.S. Bank.

EXHIBIT 8

INVOICE

Lucas Tree Service Inc
PO BOX 50814
JACKSONVILLE BEACH, FL 32240

treeservicelucas@gmail.com
+1 (904) 241-3533
http://Lucastreeservice.com

Bill to
Beach CDD

Ship to
Beach CDD

Invoice details

Invoice no.: 10239
Terms: Due on receipt
Invoice date: 10/14/2025
Due date: 10/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	2948 Marmaris Drop dead Pine tree			\$500.00
2.		Services	2947 Marmaris Drop dead Pine tree			\$500.00
3.		Services	2883 Cassia Drop dead Pine tree. There is an eight foot drop off behind the property where the tree is located. The home has a pool and large screen enclosure. There is no space to set up a lift for safely dropping the tree. My crew will have to climb down into the natural area, clear a space to work, and then drop the tree.			\$1,000.00

Total

\$2,000.00

Note to customer

To reach Debbie, email her at treeservicelucas@gmail.com

EXHIBIT 9

EXHIBIT 10

Bill To: KAREN YOUNG
Client Code: 16YOUNK000
Ship To:
F/L Name: BEACH CDD
Address: 12788 MERITAGE BLVD

City/State/Zip: JACKSONVILLE, FL 32246
Phone 1: 904-514-6074
Phone 2:



JACKSONVILLE
 7760 GATE PKWY

JACKSONVILLE, FL 32256
 904-493-2730

Order Number: 1022516JHHE
Order Type: QUOTE
Quote Exp: 22 Nov 2025
Sales 1: TAB16
Sales 2:
Transportation: DELIVERY
Date: 31 Dec 2046
Delivery Zone: NF1

Date: 22 Oct 2025
Status: OPEN

Qty	SKU	Vendor	Vendor Stock Number	Description	Price
1	206226658	CABH	BS-7605-53-1 ERIC DINING TOP	PORCELAIN TOP (1 OF 2) DNG TBL	\$1199.00
	Comment: 8 table tops- <u>\$9,592.00</u>				
1	259199983	FACH	1200-05-M 8703 CLOUD	SIDE CHAIR CONCAVE (SHORT)	\$519.00
	Comment: 60 chairs- <u>\$31,140.00</u>				
1	208226654	CABH	BS-7605-53-2 ERIC BASE DNG TBL	ERIC BASE (2 OF 2) DNG TBL	\$0.00
	Comment: 8 table bases				
1	72XXHOURS	BAER	QUOTE IS VALID FOR 72 HOURS	PRICE IS VALID FOR 72 HOURS	\$0.00

\$ 40,732

Comments:	Totals:	
Sales: No Taxes because of Community CDD Delivery:	Tax Code: 7.5	Subtotal: \$1718.00 Delivery Charge: \$0.00 Setup Fee: \$0.00 Tax: \$128.85 Total: \$1846.85 Deposits/Payments: \$0.00 Finance Amount: \$0.00 Balance Due: \$1846.85
	Signature: Date:	

Thank You For Shopping at Baers

EXHIBIT 11

Comprehensive Scope of Janitorial Services

General Terms and Service Details

1. Commencement of Services

The performance of the scheduled services shall commence on the ____ day of _____, 2025.

2. Service Location

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

3. Named Areas

The following areas are included under this Agreement (“Named Areas”):

- Entrance
- Hallway
- Gym
- Kitchen
- Restrooms (approx. 19 toilets, 6 urinals, 2 showers)
- Palm Court
- Pool Cabana
- Boardroom
- Management Office
- Banquet Hall

4. Service Schedule

- **From May 01 – Aug 31:** Five (5) days per week (Mon, Wed–Sat), between 10:00 PM and 6:00 AM.
- **From Sep 01 – April 30:** Three (3) days per week (Mon, Thu, Sat), between 10:00 PM and 6:00 AM.

5. Contractual Payment Amounts

Service Period	Frequency	Monthly Contract Amount
May 01 – Aug 31	5 days/week	\$(quote)
Sep 01 – Apr 30	3 days/week	\$(quote)

6. Consumables and Supplies

Contractor shall furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, including:

- Trash liners, toilet tissue, paper towels, hand soap, urinal screens/blocks, sanitary bin liners.
- Cleaning chemicals: EPA-registered disinfectants, neutral floor cleaner, de-greaser, glass cleaner, deodorizer.
- Floor care equipment: vacuums, mops, buckets, auto-scrubbers, and carpet extractors as needed.

7. Quality Control and Reporting

- **Checklists:** Nightly and monthly checklists aligned with the Room-by-Room Cleaning Schedule.
- **Logbook:** Maintained onsite, recording date/time, areas completed, consumables replenished, and issues noted.
- **Inspections:** Monthly walk-through with amenity manager; corrective actions documented.
- **Special Requests:** Additional services beyond scope marked as “Extra” and quoted separately.

8. Ad-hoc Cleaning (Service Schedule Day Shift)

- **Service Schedule:** With 10-day notice, amenity manager may request a day shift in the weekly service schedule to accommodate ad-hoc cleaning requests at no additional cost.

9. Add-On Janitorial Services (“Extra”)

- **Quoted Separately:** Floor stripping/waxing, carpet shampooing, exterior window cleaning, high dusting (beams, fixtures), restroom odor remediation, electrostatic disinfection spraying

Room-by-Room Cleaning Checklist

Area / Task	Regular Cleaning (Nightly Services)	Deep Cleaning (Monthly Services)
ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)		
Baseboards/door frames	Dust	Wash
Blinds/locks/sills	Dust	Wash
Carpets	Vacuum	If needed, extraction & deodorize
Cobwebs	Removed	Removed
Doors	Wiped and Sanitized	Full inside/outside cleaning
Floors	Sweep. mop nightly (remove footprints)	If needed, machine scrub
Glass	Spot clean	Full inside/outside cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside/outside cleaning
Kitchen		
Appliances	Outside wiped	Inside & outside cleaned
Cabinets	Spot clean	Inside & outside cleaned
Microwave	Inside/outside cleaned	Deep scrub
Sink & countertops	Wiped and Sanitized	Degreased, sanitized & polished
Top of fridge	—	Dust/clean
Bathrooms		
Baby Changing Station	Clean & disinfect	Clean & disinfect
Cabinets	Spot clean	Inside & outside cleaned
Consumables	Refill soap, paper, tissue	Full restock & dispenser maintenance
Floors	Mop with disinfectant	Machine scrub & grout brightening
Mirrors & chrome	Wipe streak-free	Polish
Showers	Light scrub	Full scrub & grout cleaning
Sinks & countertops	Sanitized	Sanitized & polished
Toilets & urinals	Clean & disinfect	Deep descale, deodorize
Walls (non-tile)	Spot clean	Light wash & disinfect

Walls (tile)	Spot clean	Full scrub & grout cleaning
Fitness Center / Gym		
Equipment	Wipe & sanitize	Full sanitization (hospital-grade)
Floors	Spot clean, vacuum & deodorize	If needed, carpet extraction / machine scrub
Mirrors & chrome	Wipe streak-free	Polish
Living/Meeting Areas (Boardroom, Mgmt Office, Banquet Hall)		
Furniture (hard surface)	Wiped and Sanitized	Polish
Furniture (fabric)	Spot clean	Vacuum, clean & deodorize
Lamps & lampshades	Dust	Deep dust/polish

EXHIBIT 12



Bling! of Jacksonville
10221-3 Beach Boulevard
Jacksonville, FL 32246

Estimate 10868587
Estimate Date 11/9/2025

Billing Address
Beach CDD Tamaya
12788 Meritage Boulevard
Jacksonville, FL 32246 USA

Job Address
Ron Zastrocky
12788 Meritage Boulevard
Jacksonville, FL 32246 USA

Description of work

Installation of Gemstone Permanent Lighting system to guard house.

Service #	Description	Quantity	Your Price	Total
COM - Permanent Gemstone	Installation of Gemstone Permanent Lighting system (Guard House).	246.00	\$28.09	\$6,910.14
Power Kit 12v 400	Power Kit 12V 400W	2.00	\$179.00	\$358.00
Sub-Total				\$7,268.14
Tax				\$0.00
Total Due				\$7,268.14
Deposit/Downpayment				\$0.00

Thank you for choosing Bling!

Company, Bling! Premier Lighting, proposes to perform the Work for a total sum of: (i) the estimated cost as outlined above; and (ii) any Additional Costs (defined in the Terms and Conditions) (collectively, the "Agreed Price"). The Agreed Price shall be payable to Bling! from Customer as follows: (i) Down Payment in the amount of 50% of the "Estimated Total Cost" due upon execution of this Agreement; (ii) Final Payment in the amount of 50% of the "Estimated Total Cost", plus any Additional Costs, due upon completion of the Work. Holiday Lighting Projects are to be paid in full upon execution of this agreement. Customer agrees to make all payments under this Agreement, including the Work and Additional Costs directly to Bling!. Customer's signature signifies acceptance of all Terms and Conditions of this Agreement, including the additional Terms and Conditions contained herein. By signing this Agreement you agree that you have also been provided notice of these rights to cancel orally in addition to the writing contained herein.

HOMEOWNER SERVICE AGREEMENT DESCRIPTION

Holiday Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the agreed upon project for the designated and agreed upon areas of the project. Throughout the duration of the project terms, if any lights or accessories malfunction or need adjusted, repaired or replaced, Blingle agrees to complete the necessary work in a timely matter. Once the new calendar year has begun, Blingle will reach out to schedule an agreed upon date and time to remove all lighting and accessories. If Blingle cannot reach the homeowner or responsible party, Blingle has the right to return and collect its lighting, materials, and accessories with a given 24 hour notice.

Landscape Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the project on the designated and agreed upon areas. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Event Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the venue on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Patio Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Permanent Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Residential Holiday Storage Verbiage

Your lights and accessories will be reserved for your property for next year's installation in our warehouse. We will hold the materials for your project per your contract or through the renewal period the following year. When your contract ends or if you do not renew, the materials for your project will no longer be designated to you under the agreed upon terms.

ADDITIONAL TERMS AND CONDITIONS

1. Company Work; Contractor. Customer hereby authorizes Company to perform the Work on Customer's property under this Agreement. Company agrees to perform the Work, for the Agreed Price. Customer acknowledges that Company is an independent contractor and may be entitled to certain compensation of overhead and profit, and other payments under this Agreement, as allowed by applicable state standards.
2. Agreed Price. The Agreed Price includes: (i) Estimated Total Cost (as set forth above); plus (ii) the following additional costs, fees, and expenses: (a) upgrades, improvements, materials, or labor outside the scope of Work, if requested by Customer; (b) any additional costs, expenses, or fees for repairs, materials, or labor, known or unknown at the time of the performance of Work, that are necessary to complete the Work as required by local building codes; and/or documented price increases of the Work, such as labor, materials, and products; pursuant to a change order for Work; or as incurred by Company in the event Work is stopped and/or resumed.
3. Labor; Materials; Equipment; Storage; Ownership. Company agrees to furnish all permits, labor, equipment, lighting products and other materials to complete the Work (except the lighting and decoration materials and products purchased [OR SUPPLIED] by Company, if any, to be installed by Company pursuant to this Agreement). All lighting products and other materials provided by Company will be standard stock products and materials, unless otherwise specified, subject to availability and substitution for substantially equivalent products and materials in the Company's sole discretion. Company agrees to use best efforts to match Customer's existing lighting products and other materials within reasonable tolerance as to color and design. All excess lighting products and other materials shall be the property of Company. The lighting products and other materials for Customer's project will be reserved for Customer's property for next year's installation in the Company's warehouse or other Company designated location. The Company will store the lighting products and other materials for Customer's project for the period of time set forth in the Agreement or through the agreed upon renewal period. When the Agreement terminates, and if Customer does not elect to renew the Agreement, the lighting products and other materials for Customer's project will no longer be designated for Customer's project and Company's obligation to store the lighting products and other materials for Customer's terminated project will expire. Customer acknowledges, understands, and agrees that all lighting products and other materials supplied by the Company in the performance of the Work

under this Agreement shall be the sole and exclusive property of Company and not Customer, unless purchased by the Customer as provided herein.

4. Customer Property; Access. Customer agrees to provide Company access to Customer's property during standard working hours and as required for completion of the Work. Customer agrees that Customer's telephone, electricity and water will be made available to Company's personnel during the course of the work. Customer will also furnish, at Customer's expense, single phase, 220-volt, 50-amp electrical service. Except as expressly provided herein, Company shall not be responsible or liable for the protection of, or damage to, Customer's property. Customer shall manage and be responsible for the protection of all Customer property, including automobiles, exposed to potential damage by Company's Work. Customer shall remove, store and/or protect all Customer property during Company's Work as reasonable or necessary for the performance of the Work. Customer acknowledges and agrees that the Work may require that heavy materials, trucks, or other equipment or supplies be placed on Customer's property, and that Customer shall be solely responsible for and agrees to hold Company harmless for any damage to Customer's property, including, but not limited to, driveways, walkways, or lawns, which may be caused thereby. Company shall not be responsible for damages of any kind to any area of Customer's property upon which Company's Work has not been completed, nor to any person, including Customer, for damages of any kind occurring after the Work is complete.

5. Completion of Work; Delay. Completion of Work shall be the date on which Company's Work is substantially complete (as distinguished from the date of Customer's acceptance thereof) or the date of Company's last item of Work at the property, whichever is earlier. Company shall not be responsible if any interruption of Company's work results from Customer's failure to provide reasonable access or due to the acts or negligence of others not under Company's direction. Company shall not be responsible for damages arising from delay due to inclement weather, strikes, fires, accidents, delays in shipments or delivery of materials, or any causes beyond Company's reasonable control.

6. Past Due Amounts; Collection Costs. Customer agrees to pay a service charge of eighteen percent (18%) per annum or the maximum amount allowed by law, whichever is less, on all balances thirty (30) days or more past due. Customer agrees to pay for all costs, fees, and expenses, including reasonable attorneys' fees, incurred by Company in the performance or enforcement of this Agreement, including collection of Customer's past due account. Returned checks will be assessed a \$25.00 processing fee. Credit cards on file will be processed after completion of the Work.

7. Customer Failure to Authorize Work; LIQUIDATED DAMAGES. If Customer fails to authorize and/or grant access to Company to commence such Work on the date of scheduled performance of the Work, then Customer shall pay Company twenty percent (20%) of the Final Payment (the "Liquidated Damages"). The parties hereby expressly agree that the actual harm caused by Customer's breach would be impossible or very difficult to estimate at the time of entering into this Agreement and that the Liquidated Damages represents the parties' reasonable estimation of damages, losses, and expenses, incurred by Company (which may include Company time, involvement, expertise, burden, and expense, in assisting Customer with the assessment and documentation of damage to Customer's property, and in the preparation, coordination, and engagement of the performance of Work under this Agreement. The parties expressly acknowledge and agree that the Liquidated Damages are established and agreed upon in advance as a fair and equitable amount reasonably estimated to cover damages, losses, or expenses incurred by Company for Customer's failure to authorize or grant access to Company to perform the Work, and not as a penalty.

8. Customer Payment; Failure to Pay. Customer shall be obligated and responsible for all payments to Company under this Agreement. Customer's failure to make prompt payment of any kind when due shall entitle Company, upon forty-eight (48) hours written notice, to stop Work without penalty of any kind whatsoever. In the event Customer does not remit payment for any or all of the Work, any individual line item, or any trade, service, material, product, or other expense reasonable or necessary to perform the Work, Customer shall release Company of its obligations for the performance of that component of Work or acts associated with such expense.

9. Insurance. Customer acknowledges and understands that Company does not work for an insurance company, and that Customer may authorize Company to perform the Work under this Agreement in Customer's sole discretion. Company and its authorized representatives are not engaged in or hold themselves out as public adjusters. Company makes no representations or warranties regarding insurance, Customer's insurance coverage, or any insurance claim of Customer whatsoever related to the Work, this Agreement, or otherwise.

10. Hazardous Materials; Mold. Nothing contained in this Agreement shall be construed to require Company to determine the presence or absence of any hazardous materials, including any asbestos-containing materials or mold, affecting the property or Work, or to require Company to remove, transport, dispose of, clean, remediate, use, handle, or protect such materials, including, but not limited to mold abatement, removal, disposal, or cleaning. Customer agrees to pay, as an additional cost, all costs, fees, and expenses related to any abatement, removal, cleaning, remediation, disposal, transportation, or otherwise handling of any hazardous materials, including asbestos-containing materials and mold, by Company, if undertaken by the Company in its discretion. In the event that Company learns of the presence of any hazardous materials on Customer's property, Company reserves the right to immediately stop Work and, at Company's discretion, execute a change order with Customer for such additional repairs, labor, or materials as may be required to perform the original scope of Work. Customer hereby waives and disclaims any claims against Company arising out of any loss, damage or injury resulting therefrom and acknowledges that Company shall have no liability or responsibility with respect to the same. CUSTOMER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS COMPANY, ITS OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES, AGAINST LIABILITY, LOSS, DAMAGE, OR EXPENSE BY REASON OF ANY CLAIMS, DEMANDS, SUITS OR JUDGMENTS ARISING OUT OF OR RELATED TO THE CONDITION OR ALLEGED CONDITION OF THE PROPERTY OR ANY EXISTING IMPROVEMENTS, FIXTURES OR APPURTENANCES THEREON, INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ANY LATENT DEFECTS OR TOXIC OR HAZARDOUS MATERIALS.

11. Concealed or Unknown Conditions. Company shall not be responsible for any concealed or unknown conditions at the site of the Work, and Company shall be entitled to equitable compensation for any increased cost of performing the Work and an equitable extension of the time required to perform the Work arising out of or related to any such differing site conditions encountered, or any other cause beyond Company's reasonable control.

12. Liability; Limitations; Indemnification. Company shall not be liable for, and accepts no liability to indemnify or hold Customer harmless for, any claims or damages to persons or property, except: (i) as expressly provided herein; and (ii) to the extent that such damage occurs during performance of Company's Work and are the direct result of Company's error or omission. Company shall not be liable for damage or loss, of any

kind, caused in whole or in part by: (i) the acts, errors, or omissions of other parties, trades or contractors; (ii) any rework required to be performed by Company as a result of the acts, omissions, or errors of other parties, trades, or contractors; or (iii) lightning, winds, hailstorms, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, floods, earthquakes or other unusual phenomena of the elements; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; stoppage of roof drains and gutters; insects; rodents or other animals; or fire. In no event shall Company be liable or responsible for damage or loss, of any kind; (i) for any electrical, cable, HVAC, mechanical, or plumbing lines or equipment on Customer's property; (ii) for the functionality of satellite dishes or solar panels; or (iii) for any slight scratching or denting of gutters; oil droplets in driveways; damage to flowers or landscaping, or minor broken branches on trees, plants or shrubbery; damage to sprinkler systems, driveways, walkways, lawns; or debris, such as nails or trash, on Customer's property. CUSTOMER'S MAXIMUM RECOURSE SHALL BE, AND COMPANY'S MAXIMUM LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT COMPANY BILLED TO CUSTOMER UNDER THIS AGREEMENT. CUSTOMER AGREES TO INDEMNIFY, DEFEND, AND HOLD COMPANY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, CHARGES, OR DEMANDS, THAT RISE OUT OF, PERTAIN TO, OR RELATE TO COMPANY'S PERFORMANCE OF THIS AGREEMENT OR THE WORK. Customer acknowledges, understands, and agrees that Company shall not be liable for any modifications, alterations, additions, or otherwise actions or omissions of Customer or any third party, to or upon the Products, or otherwise related to the Work. Notwithstanding anything to the contrary contained elsewhere herein, neither party shall be liable to the other for any consequential, special, incidental, indirect or punitive damages of any kind or character, including, but not limited to, loss of use, loss of profit, loss of anticipated profit, loss of bargain, loss of revenue or loss of product or production, however arising under this Agreement or as a result of, relating to or in connection with the performance of Work under this Agreement and the parties' performance of the obligations hereunder, and no such claim shall be made by any party against the other regardless of whether such claim is based or claimed to be based on negligence (including sole, joint, active, passive, or concurrent negligence, but excluding gross negligence), fault, breach of warranty, breach of agreement, breach of contract, statute, strict liability or any other theory of liability whatsoever.

13. Warranties. Customer acknowledges and agrees with the warranty limitations set forth in this Agreement. Customer understands and acknowledges that Company does not warrant or guarantee previous workmanship or pre-existing materials, nor any materials, products, or labor not originally provided by Company. A written limited warranty is offered on workmanship and lighting products or other materials provided pursuant to this Agreement on the terms and conditions reflected in the written limited warranty materials provided or made available to Customer. Company shall not be liable for, and Customer agrees to hold Company harmless for, any latent defects in any products or materials supplied to Customer under this Agreement. Any warranty provided under this Agreement shall not include the cost to abate, remove, clean, remediate, dispose, transport, use, or handle any hazardous substance, including asbestos or mold, that may be found on Customer's property in the future. If Company is not paid in full in accordance with this Agreement, all such warranties shall immediately be null and void. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, COMPANY DISCLAIMS ALL WARRANTIES NOT SPECIFICALLY CONTAINED HEREIN, EXPRESS OR IMPLIED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY FOR MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND CUSTOMER WAIVES ALL CLAIMS.

14. PRE-LIEN NOTICE. COMPANY HEREBY PROVIDES NOTICE THAT ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR SUCH CONTRIBUTIONS, LABOR OR MATERIALS. Upon default in payment, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by law.

15. Further Assurances. Customer and Company agree to execute and deliver such additional documents and to take such other actions and do such other things as may be necessary to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby.

16. Waiver of Subrogation. Customer and Company waive all rights against each other and any of their respective subcontractors, sub-subcontractors, agents and employees for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement, or other property insurance applicable to the Property, except such rights as they have to the proceeds of such insurance held by the Customer as fiduciary.

17. Miscellaneous. This Agreement constitutes the entire agreement between the parties relating to all of the subject matter hereof, and supersedes all prior agreements, arrangements and understandings, written or oral between the parties concerning such subject matter. ANY REPRESENTATION, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN ANY WRITING PURSUANT THERETO, ARE AGREED TO BE INVALID AND NOT RELIED ON BY EITHER PARTY AND SHALL NOT SURVIVE THE EXECUTION OF THIS AGREEMENT. Customer shall not assign this Agreement without the prior written consent of Company. Except as provided herein, this Agreement cannot be cancelled, terminated, or amended without written mutual consent of both parties. This Agreement shall be governed by the laws of the State in which performance of the Work takes place. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or pursuant to any other agreement between the parties. Company and Customer intend and agree that if a court of competent jurisdiction determines that the scope of any provision of this Agreement is too broad to be enforced as written, the court should reform such provision(s) to such narrower scope as it determines to be enforceable, or if such provision cannot be reformed by the court, such provision shall be deemed separate and severable from the Agreement and the unenforceability of any such provision shall not invalidate or render unenforceable any of the remaining provisions of the Agreement.

18. Optional Maintenance Plan. Company may provide a maintenance plan for the Work to Customer, if elected by Customer, as more fully set forth on Exhibit A, attached hereto.

19. Dispute Resolution

19.1. Mediation: All disputes or claims by and between Company and Customer arising out of or in connection with this Agreement shall be submitted to non-binding mediation, as a condition precedent, to the institution of arbitration. Mediation shall be initiated by making written demand on the other party to this Agreement. In the event the parties are unable to agree upon the selection of a mediator, the parties agree to submit and have the mediation administered by American Arbitration Association ("AAA"). The parties agree to share the cost and expense of mediation (including the mediator's fee) equally. The mediation shall be conducted in or near where the property is located unless otherwise

agreed to by the parties. Any settlement agreement entered by and between the parties in mediation shall be binding and enforceable against each party.

19.2. Arbitration: The parties irrevocably agree that any claim and/or dispute arising in connection with this Agreement shall be resolved by arbitration, the same to be administered by the AAA (Construction Industry Arbitration Rules). Judgment on the award rendered by the arbitrator(s) may be entered in any one or more courts having jurisdiction thereof, including, but not limited to, a court of appropriate jurisdiction located in the State and County where the Property is located, as well as a court of appropriate jurisdiction located in any State and County where the Client conducts business. The prevailing party in any dispute or controversy arising out of or in connection with this Service Agreement shall be entitled to recover its reasonable attorneys' fees and costs (including all taxable costs and expert witness fees). Notwithstanding anything contained herein, in addition to any remedies it may have, Company shall have the right to file for, establish and/or enforce a Mechanic's Lien at any time prior, during or after the conclusion of any arbitration proceedings and to stay the same during the pendency of the arbitration proceedings. The filing by Company to establish and enforce a Mechanic's Lien shall not be deemed to be a waiver of the right to arbitration. In addition to any other powers conferred pursuant to the rules, the arbitrator(s) shall have the power to determine the right to the establishment and enforcement of a Mechanic's Lien.

20. Execution and Authority: Customer represents and warrants to Company that Customer is not a party to any agreement that would prohibit Customer from entering into this Agreement. Customer hereby certifies that Customer is the owner of, or authorized by the owner of, the Property set forth above, and has all requisite power and authority to enter into this Agreement and authorize the performance of the Work herein and to bind the Customer and owner of the Property.

21. Right to Cancel. To the extent required by applicable laws, notice is hereby given that Customer has three days after the date of this Agreement to cancel this transaction by giving written notice to the Company. Customer acknowledges that the foregoing Agreement involves real property and therefore the cancellation pursuant to the Federal Trade Commission does not apply.







EXHIBIT 13

LIFE SAFETY AGREEMENT – MONITORING SERVICES

"Your One-Stop Safety Solution to Installation, Inspections, Service and Monitoring of Fire Alarms, Security and Fire Systems"

	CUSTOMER	BILL TO	JOB LOCATION		
COMPANY	Beach Community Development District	Beach CDD	Tamaya	DATE	November 4, 2025
ADDRESS	250 International Pkwy, Ste 208	12051 Corporate Blvd	12788 Meritage Blvd.	EXPIRY DT	Dec 04, 2025
				SALES REP	Leslie F Hunnicutt
CITY, STATE	Lake Mary,, FL 32746	Orlando, FL 32817	Jacksonville, FL 32246	CELL PH	(904) 537 6052
CONTACT	Howard "Mac" McGaffney	Howard "Mac" McGaffney	Ron Zastrocky	WORK PH	(904) 268 3030, x1109
PHONE	(321) 263 0132	(321) 263 0132	(904) 577 3075	FAX	
EMAIL				EMAIL	lfhunnicutt@waynefire.com

OPTION 1: TRADITIONAL (PHONE LINE) MONITORING

Description	Amount	Comment
Option 1 Annual Monitoring Total (Excludes Applicable Taxes): Accept: _____ Decline: _____		
(Please Initial to Accept or Decline)		

OPTION 2: WAYNE-NET CELLULAR MONITORING

Description	Amount	Comment
First Year Alarm Monitoring Service Charges (Includes Installation/Monitoring)	\$750.00	\$750 per account (1)
Subsequent Year(s) Alarm Monitoring Service Charge Total (Includes Monitoring)	N/I	Year 2 = \$750, Year 3 = \$750
Option 2 Annual Monitoring Total (Excludes Applicable Taxes): \$750.00 3 Year Term Accept: _____ Decline: _____		
5 Year Term Accept: _____ Decline: _____		
(Please Initial to Accept or Decline)		

OPTION 3: WAYNE-NET RADIO MONITORING

Description	Amount	Comment
Option 3 Annual Monitoring Total (Excludes Applicable Taxes): 3 Year Term Accept: _____ Decline: _____		
5 Year Term Accept: _____ Decline: _____		
(Please Initial to Accept or Decline)		

Monitoring Contact/Call List (Responsible Parties)

Name	Phone
Pass code(s):	

FOR WAFS USE ONLY:

Billing Frequency: _____

Fire and/or Security Panel Type: _____

*N/I = Not Included

AUTHORIZATION: The person executing the Life Safety Agreement ("Agreement") on behalf of the Customer/Subscriber of the subject systems, expressly warrants and covenants that he/she is the authorized representative of the Owner of the premises and is authorized to enter into this Agreement for and on behalf of the Owner or Owner's Designee and to bind Owner or Owner's Designee to all terms herein.

SCOPE: Customer/Subscriber may contract in the Agreement for one or more of the following services: monitoring services and/or leasing of WIRELESS equipment. The provisions of the Terms and Conditions apply to all services provided and equipment leased by Wayne Automatic Fire Sprinklers, Inc. ("WAFS") under the Agreement except as indicated otherwise in the Terms and Conditions. This Agreement contains the entire understanding and final expression of Agreement and supersedes and replaces any previous agreements, promises or representations between the parties. This Agreement may be amended only in a writing signed by both parties.

LIMITATION OF LIABILITY AND WARRANTIES: CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS MUST LIMIT ITS LIABILITY UNDER THIS AGREEMENT IN ORDER TO KEEP ITS PRICING REASONABLY AFFORDABLE. ACCORDINGLY, UNDER NO CIRCUMSTANCES SHALL WAFS' LIABILITY FOR ANY CLAIM, CAUSE OF ACTION, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ANY CLAIMS FOR BODILY INJURY, WRONGFUL DEATH, PROPERTY DAMAGE, PROPERTY LOSS AND/OR ATTORNEY'S FEES) ARISING OUT OF OR RELATING TO THIS AGREEMENT EXCEED THE TOTAL SUM OF FIFTY THOUSAND DOLLARS (\$50,000.00). THE CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS HEREBY DISCLAIMS ALL IMPLIED WARRANTIES OF ANY KIND OR TYPE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY AND ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE CUSTOMER/SUBSCRIBER FURTHER UNDERSTANDS AND AGREES THAT WAFS MAKES NO EXPRESS WARRANTIES AS TO THE SERVICES RENDERED OR EQUIPMENT LEASED AND THAT NO REPRESENTATIVE OF WAFS HAS ANY AUTHORITY TO MAKE ANY WARRANTIES OR OTHERWISE VARY THE TERMS OF THIS AGREEMENT.

WORK OF OTHERS AND EXISTING FIRE PROTECTION SYSTEM: WAFS makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire protection/security system(s) that are subject to this Agreement. WAFS assumes existing system is in good working condition and has been maintained by the Customer/Subscriber per applicable codes and standards. WAFS makes no warranties, express or implied, regarding the adequacy, performance or condition of any fire protection or notification equipment. WAFS cannot and does not guarantee that loss or damage will not occur.

WAIVER OF SUBROGATION: WAFS is not an insurer against loss or damage that may be suffered by Customer/Subscriber. Sufficient property and bodily injury insurance shall be obtained by and is the sole responsibility of Customer/Subscriber. Customer/Subscriber agrees to rely exclusively on Customer/Subscriber's insurer to recover for bodily injuries or property damage in the event of any loss or injury to the premises or property therein. Customer/Subscriber does hereby, for itself and all others claiming by or through it under this Agreement, release and discharge WAFS from and against all damages, costs or expenses covered by Customer/Subscriber's insurance, it being expressly agreed and understood that no insurance company, insurer, surety or other entity/individual will have any right of subrogation against WAFS or any employee, agent, officer, director, shareholder, affiliate or independent contractor of WAFS.

SEVERABILITY: If any provisions of the entire Agreement shall be invalid or unenforceable under the laws of the jurisdiction applicable to the Agreement, such invalidity or unenforceable provision(s) shall be severed from the Agreement and the Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of WAFS and the Customer/Subscriber shall be construed and enforced accordingly.

NO WARRANTIES OR REPRESENTATIONS: CUSTOMER/SUBSCRIBER'S EXCLUSIVE REMEDY: WAFS does not represent nor warrant that the MONITORING SYSTEM will prevent any loss, damage or injury to person or property, by reason of burglary, theft, hold-up, fire or other cause, or that the MONITORING SYSTEM will in all cases provide the protection for which it is installed or intended.

HOLD HARMLESS: If any third party files any claim or legal action against Alarm Co., WAFS or any other person or entity authorized to act on Alarm Co.'s behalf, arising from the alarm or monitoring services or Customer/Subscriber's alarm system, Customer/Subscriber agrees to defend, indemnify and hold Alarm Co. and WAFS completely harmless from any such actions, including all damages, expenses, costs, and attorneys' fees they may incur. This defense and indemnification shall apply even if such actions arise from the negligence of Alarm Co. or WAFS's, breach of this contract, strict liability, non-compliance with any applicable law or regulation, or other fault, subject to our limited liability set forth above.

INSTALLATION AND SCHEDULE OF INSTALLATION: Installation of the WAYNE-NET CELLULAR OR RADIO SYSTEM does not constitute an improvement to real property. MONITORING SYSTEM to be installed pursuant to plans and specifications filed by WAFS, filed with and approved by Authority Having Jurisdiction [AHJ]. Customer/Subscriber authorizes WAFS to access the control panel to input or delete data and programming.

ALTERATION OF PREMISES FOR INSTALLATION: WAFS is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in WAFS's sole discretion for the installation and service of the MONITORING SYSTEM. WAFS shall not be responsible for the condition of the premises upon removal of the MONITORING SYSTEM.

RIGHT TO SUBCONTRACT SPECIAL SERVICES: Customer/Subscriber agrees that WAFS is authorized and permitted to subcontract to related or independent third parties any services to be provided by WAFS in accordance with the Agreement and that Customer/Subscriber appoints WAFS to act as Customer/Subscriber's agent with respect to such third parties, except that WAFS shall not obligate Customer/Subscriber to make any payments to such third parties.

CUSTOMER/SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC: Customer/Subscriber agrees to furnish, at Customer/Subscriber's expense, all 110 Volt AC power and electrical outlets and receptacles as deemed necessary by WAFS in its sole discretion, unless noted otherwise herein, and to notify WAFS of any change in such service.

INSPECTION NOTIFICATION: Prior to WAFS performing any tests, the Customer/Subscriber must notify all occupants and tenants. If applicable, when WAFS performs final fire inspection for the monitoring take over, if system devices or panels are deficient, WAFS will provide Customer/Subscriber with a written proposal for service and/or repairs.

TESTING OF SYSTEM: The parties hereto agree that the equipment, once installed, is in the exclusive possession and control of the Customer/Subscriber, and it is their sole responsibility to test the operation of the equipment and to notify WAFS if any equipment is in need of repair. WAFS shall not be required to service the equipment unless it has received notice from Customer/Subscriber, and upon such notice, WAFS shall, during the term of this Agreement, schedule service for the equipment, to the best of its ability, within 48 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 8 a.m. and 5 p.m.

WAYNE-NET RADIO MONITORING SYSTEM IS LEASED AND REMAINS PERSONAL PROPERTY OF WAFS (UNLESS NOTED OTHERWISE): WAFS shall instruct Customer/Subscriber in the proper use of the ALARM MONITORING SYSTEM, install and service on the premises of the Customer/Subscriber, a monitoring system, described herein, including all necessary devices and equipment, with the exception of backup battery replacement, for the duration of this agreement, with the understanding that the entire system, including all apparatus, equipment, instruments, antenna, conduit and wire installed or connected with the system is and shall always remain the sole

personal property of WAFS and shall not be considered a fixture or a part of the realty, and Customer/Subscriber shall not permit the attachment thereto of any apparatus not furnished by WAFS. Customer/Subscriber acknowledges that WAFS has offered alternate monitoring equipment.

WAYNE-NET CELLULAR MONITORING SYSTEM IS OWNED BY AND MAINTAINED AT SUBSCRIBER'S EXPENSE

CUSTOMER/SUBSCRIBER'S CARE OF LEASED EQUIPMENT: REPAIRS AND ADDITIONS: Customer/Subscriber agrees not to tamper with, remove or otherwise interfere with the ALARM MONITORING system. The equipment shall remain in the same location as installed and Customer/Subscriber agrees to bear the cost of repairs, replacement, relocation or additions to the system made necessary as a result of any painting, alteration, remodeling or damage, lightning or electrical surge, except for ordinary wear and tear, in which event repair or replacement shall be made by WAFS without additional charge. Equipment may be repaired or replaced with new or reconditioned parts at WAFS' discretion.

CUSTOMER/SUBSCRIBER TO INSURE LEASED MONITORING SYSTEM EQUIPMENT: Customer/Subscriber shall insure WAFS's MONITORING SYSTEM equipment against fire and casualty and Customer/Subscriber agrees to name WAFS in said insurance policy as "loss payee" to the extent of the value of the equipment as set forth hereinabove. Customer/Subscriber shall be responsible for any loss occasioned by fire or casualty and the cost of replacing or restoring the MONITORING SYSTEM. Notwithstanding the condition of Customer/Subscriber's premises, or WAFS's impossibility of performance occasioned by condition of Customer/Subscriber's premises, Customer/Subscriber shall remain liable for monthly payments for the term of this Agreement without offset or reduction.

CENTRAL OFFICE MONITORING: Upon receipt of a signal, WAFS or its designee communication center shall make every reasonable effort to notify Customer/Subscriber and the appropriate emergency authority. Customer/Subscriber acknowledges that signals transmitted from Customer/Subscriber's premises directly to emergency authorities are not monitored by personnel of WAFS. WAFS's designee communication center and WAFS does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Customer/Subscriber acknowledges that signals which are transmitted over telephone lines, wire, air waves or other modes of communication pass through communication networks wholly beyond the control of WAFS and are not maintained by WAFS and, therefore, WAFS shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising there from. Customer/Subscriber agrees to furnish WAFS with a written list of names and telephone numbers of those persons Customer/Subscriber wishes to receive notification of signals; these persons are designated as the Customer/Subscriber's Responsible Parties and the Responsible Parties shall be available 24 hours/day. Customer/Subscriber acknowledges that they can designate an account pass code or a pass code will be assigned to them. All changes and revisions shall be supplied to WAFS in writing. WAFS may, without prior notice, suspend or terminate its services, in central station's sole discretion, in event of Customer/Subscriber's default in performance of this Agreement or in event central station facility or communication network is nonoperational or Customer/Subscriber's alarm system is sending excessive false alarms. Central station is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive Owner of such property.

EXCESSIVE SIGNALS: In the event that the Customer/Subscriber's account sends excessive signals WAFS may, at its discretion, discontinue services as a result of the Customer/Subscriber's failure to make the necessary repairs. After 48 hours and no correction to the account sending excessive signals, Customer/Subscriber authorizes WAFS to dispatch a technician at the prevailing time and material rates, at the customer/subscriber's expense, to resolve or further identify the issue causing the excessive signals. In addition, Customer/Subscriber acknowledges that signal in excess of twenty-five signals per day are subject to a \$.05 communications charge per signal received. Excessive signal charges will be invoiced separately than the services contained in the Agreement.

FALSE ALARMS: WAFS shall have no liability for false alarms, false alarm fines, excessive or "heavy" usage fees, fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarms, whether false alarm or otherwise, or the refusal of the fire department to respond. In the event of termination of police or fire response by the police or fire department, this contract shall nevertheless remain in full force and Customer/Subscriber shall remain liable for all payments provided for herein.

ADDITIONAL PAYMENTS: In addition to the payments set forth herein, Customer/Subscriber agrees to be liable for and pay to WAFS any excise, sales, property, or other tax, telephone line charges, and any increases thereof, which may be imposed upon WAFS because of this Agreement. Should WAFS be required by existing or hereinafter enacted law to perform any service or furnish any material not specifically covered by the terms of this Agreement Customer/Subscriber agrees to pay WAFS for such service or material.

ADDITIONAL EQUIPMENT: In the event additional equipment is installed or the systems are modified after the date of this Agreement, the annual alarm monitoring charge shall be increased in accordance with WAFS's prevailing rates.

TERM OF AGREEMENT/ RENEWALS: The term of this Agreement shall be for a period of one year for traditional (phone line) monitoring and three or five years as indicated on the first page of this Agreement for Wayne-Net (wireless) monitoring unless otherwise specified within this contract. This agreement shall renew on a yearly basis under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the Agreement at least 30 days prior to the expiration of any term. If the customer, for any reason, stops making or fails to make the monthly payments during the initial three or five year contract term, the unpaid balance of the contract shall be accelerated and become immediately due and owing as compensation for contractor's investment in equipment and not as a penalty.

CANCELLATION: This Agreement may be cancelled by Customer/Subscriber with thirty (30) days written notice to WAFS provided the contract term length is met. If the Wayne-Net system Agreement is cancelled by Customer/Subscriber prior to the expiration of the initial three or five-year contract term, or other contract length specified within this Agreement, the unpaid balance of the three or five-year contract price, or other contract length specified within this Agreement, is immediately due and payable in full. This Agreement may be cancelled by WAFS with thirty (30) days written notice to Customer/Subscriber.

REMOVAL OF MONITORING SYSTEM: Upon termination of this Agreement, WAFS shall be permitted to remotely delete programming and allowed access to Customer/Subscriber's premises to remove the leased equipment or system. If for any reason caused by Customer/Subscriber, or the owner of the premises if other than the Customer/Subscriber, said equipment or system is not recovered by WAFS within 24 hours of such termination, then WAFS shall not be required to service the system, and may order the termination of any central office monitoring or other services, and Customer/Subscriber shall remain liable for all payments called for herein. WAFS shall notify the AHJ that fire alarm monitoring has been terminated.

PAYMENT: Payment is due and payable within thirty (30) days after billing. If Customer/Subscriber fails to make payment when due, WAFS shall have the right, in its sole discretion, to cancel this Agreement with thirty (30) days written notice to Customer/Subscriber. Customer/Subscriber shall pay any and all collection costs, including but not limited to attorney's fees and costs, incurred in the collection of past due accounts.

GOVERNING LAW: This Agreement shall be governed by the laws of the State where the job listed on the first page of this Agreement is located without reference to any conflict of laws principles.

ASSIGNMENT: Customer/Subscriber shall not assign this Agreement, or any rights or obligations herein, without the prior written consent of WAFS. Customer/Subscriber shall also provide WAFS thirty (30) days written notice in the event it changes its property manager, billing address or site contact set forth on the first page of this Agreement.

ACCEPTANCE OF QUOTATION, TERMS AND CONDITIONS:		WAYNE AUTOMATIC FIRE SPRINKLERS, INC.:	
Print Name:		WAFS Rep: Leslie F Hunnicutt	
Title:		Title: Life Safety Specialist	
Company:		Company: Wayne Automatic Fire Sprinklers, Inc.	
Date:		Date: 2025-11-04	
Signature:			

PLEASE FAX ALL PAGES TO OR EMAIL: lfhunnicutt@waynefire.com

**Note: This proposal may be withdrawn by Seller if not accepted by the expiry date indicated on page one.
Payment to be made as follows: NET 30. Visa and MasterCard accepted.
A surcharge of 3% will be applied to credit card purchases.**

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Ct	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsports Dr SW	5905 Triangle Dr
Ocoee, FL 34761-3019	Tampa, FL 33619-8337	Fort Myers, FL 33905-4924	Deerfield Beach, FL 33442-8185	Jacksonville, FL 32256-2745	Concord, NC 28027-8977	Raleigh, NC 27617-4742

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M

LIFE SAFETY AGREEMENT – INSPECTION SERVICES

"Your One-Stop Safety Solution to Installation, Inspections, Service and Monitoring of Fire Alarms, Security and Fire Systems"

CUSTOMER		BILL TO	JOB LOCATION		
COMPANY	Beach Community Development District	Beach CDD	Tamaya	DATE	November 4, 2025
ADDRESS	250 International Pkwy, Ste 208	12051 Corporate Blvd	12788 Meritage Blvd.	EXPIRY DT	Dec 04, 2025
				SALES REP	Leslie F Hunnicutt
CITY, STATE	Lake Mary,, FL 32746	Orlando, FL 32817	Jacksonville, FL 32246	CELL PH	(904) 537 6052
CONTACT	Howard "Mac" McGaffney	Howard "Mac" McGaffney	Ron Zastrocky	WORK PH	(904) 268 3030, x1109
PHONE	(321) 263 0132	(321) 263 0132	(904) 577 3075	FAX	
EMAIL				EMAIL	lfhunnicutt@waynefire.com

FIRE SPRINKLER SYSTEM INSPECTION AND TESTING FREQUENCY

Description	Qty	Price	Amount	Comment
NFPA 25 Annual Sprinkler Inspection	1.00	\$250.00	\$250.00	2 dry risers September
NFPA 25 Quarterly Sprinkler Inspection	1.00	\$150.00	\$150.00	December
NFPA 25 Semi-Annual Sprinkler Inspection	1.00	\$150.00	\$150.00	March
NFPA 25 Quarterly Sprinkler Inspection	1.00	\$150.00	\$150.00	June

Annual Fire Sprinkler System Total: \$700.00

Accept: _____ Decline: _____

(Please Initial to Accept or Decline)

FIRE ALARM SYSTEM INSPECTION AND TESTING FREQUENCY

Description	Qty	Price	Amount	Comment
NFPA 72 Annual Alarm Inspection	1.00	\$175.00	\$175.00	1 FACP September

Annual Fire Alarm System Total: \$175.00

Accept: _____ Decline: _____

(Please Initial to Accept or Decline)

MISCELLANEOUS

Description	Qty	Price	Amount	Comment
Annual Extinguisher Certification Inspection (Tag) (Seal)	8.00	\$11.00	\$88.00	March
6 yr Maintenance / 12 yr Hydrostatic Extinguisher Test			N/I	Performed at the time of inspection at rates per attached.
Exit/Emergency Light Test and Inspections			N/I	
Trip Charge	1.00	\$65.00	\$65.00	
See attached pricing for add'l Extinguisher Services.			N/I	

Miscellaneous Total: \$153.00

Accept: _____ Decline: _____

(Please Initial to Accept or Decline)

NOTES

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AUTHORIZATION: The person executing the Life Safety Agreement ("Agreement") on behalf of the Customer/Subscriber of the subject systems, expressly warrants and covenants that he/she is the authorized representative of the Owner of the premises and is authorized to enter into this Agreement for and on behalf of the Owner or Owner's Designee and to bind Owner or Owner's Designee to all terms herein.

SCOPE: Customer/Subscriber may contract in the Agreement for one or more of the following services: fire sprinkler inspection, fire alarm inspection, and fire extinguisher inspection. The provisions of the General Terms and Conditions apply to all services provided and by Wayne Automatic Fire Sprinklers, Inc. ("WAFS") under the Agreement except as indicated otherwise in the General Terms and Conditions. This Agreement contains the entire understanding and final expression of Agreement and supersedes and replaces any previous agreements, promises or representations between the parties. This Agreement may be amended only in a writing signed by both parties.

LIMITATION OF LIABILITY AND WARRANTIES: CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS MUST LIMIT ITS LIABILITY UNDER THIS AGREEMENT IN ORDER TO KEEP ITS PRICING REASONABLY AFFORDABLE. ACCORDINGLY, UNDER NO CIRCUMSTANCES SHALL WAFS' LIABILITY FOR ANY CLAIM, CAUSE OF ACTION, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ANY CLAIMS FOR BODILY INJURY, WRONGFUL DEATH, PROPERTY DAMAGE, PROPERTY LOSS AND/OR ATTORNEY'S FEES) ARISING OUT OF OR RELATING TO THIS AGREEMENT EXCEED THE TOTAL SUM OF FIFTY THOUSAND DOLLARS (\$50,000.00). THE CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS HEREBY DISCLAIMS ALL IMPLIED WARRANTIES OF ANY KIND OR TYPE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY AND ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE CUSTOMER/SUBSCRIBER FURTHER UNDERSTANDS AND AGREES THAT WAFS MAKES NO EXPRESS WARRANTIES AS TO THE SERVICES RENDERED OR EQUIPMENT LEASED AND THAT NO REPRESENTATIVE OF WAFS HAS ANY AUTHORITY TO MAKE ANY WARRANTIES OR OTHERWISE VARY THE TERMS OF THIS AGREEMENT.

WORK OF OTHERS AND EXISTING FIRE PROTECTION SYSTEM: WAFS makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire protection system(s) that are subject to this Agreement. WAFS makes no warranties, express or implied, regarding the adequacy, performance or condition of any fire protection or notification equipment. WAFS cannot and does not guarantee that loss or damage will not occur.

WAIVER OF SUBROGATION: WAFS is not an insurer against loss or damage that may be suffered by Customer/Subscriber. Sufficient property and bodily injury insurance shall be obtained by and is the sole responsibility of Customer/Subscriber. Customer/Subscriber agrees to rely exclusively on Customer/Subscriber's insurer to recover for bodily injuries or property damage in the event of any loss or injury to the premises or property therein. Customer/Subscriber does hereby, for itself and all others claiming by or through it under this Agreement, release and discharge WAFS from and against all damages, costs or expenses covered by Customer/Subscriber's insurance, it being expressly agreed and understood that no insurance company, insurer, surety or other entity/individual will have any right of subrogation against WAFS or any employee, agent, officer, director, shareholder, affiliate or independent contractor of WAFS.

SEVERABILITY: If any provisions of the entire Agreement shall be invalid or unenforceable under the laws of the jurisdiction applicable to the Agreement, such invalidity or unenforceable provision(s) shall be severed from the Agreement and the Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of WAFS and the Customer/Subscriber shall be construed and enforced accordingly.

TERM OF AGREEMENT/ RENEWALS: The term of this Agreement shall be for a period of one year unless noted otherwise. This agreement shall renew on a yearly basis under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the Agreement at least 30 days prior to the expiration of any term.

CANCELLATION: This Agreement may be cancelled by Customer/Subscriber with thirty (30) days written notice to WAFS provided the contract term length is met. This Agreement may be cancelled by WAFS with thirty (30) days written notice to Customer/Subscriber.

INSPECTION NOTIFICATION AND ACCESS: Prior to WAFS performing any tests, the Customer/Subscriber must notify any alarm monitoring company, the local fire department, and all occupants and tenants. Customer/Subscriber understands and acknowledges it is responsible to maintain the fire protection system(s) in accordance with applicable NFPA Standards and any and all state or local rules, codes, statutes and other regulatory requirements, including, without limitation, the timing and performance of all inspections required by any such authorities. Customer/Subscriber acknowledges that in order to remain in compliance it is responsible to facilitate the scheduling of all inspections and access to all areas. It is further understood that WAFS will not enter or inspect any dwelling unit without a Customer/Subscriber representative present.

ADDITIONAL EQUIPMENT: In the event additional equipment is installed or the systems are modified after the date of this Agreement, the annual inspection charge shall be increased in accordance with WAFS's prevailing rates as of the first inspection of the additional equipment/modification.

SCOPE OF INSPECTION: The inspection and testing services provided by this Agreement are designed to determine the functionality of the inspected systems at the time of the inspection/test. The inspection and testing provided under this Agreement do not include: maintenance, repairs, alterations, or replacement of parts or any other field adjustments; daily, weekly or monthly inspection requirements and/or maintenance per NFPA 25 and/or 72; obstruction investigation or prevention; fire pump maintenance; testing of fire hoses; freeze plug inspection; or internal pipe inspection. WAFS may choose to offer such services at an additional charge and pursuant to a separate written agreement, but is not obligated under this Agreement to do so. The inspections and testing provided under this Agreement are NOT a system survey or engineering analysis of the system, its installation and/or its design. Any suggested improvements itemized on an inspection and/or testing report does not constitute an engineering review as such items are not part of the NFPA required inspection and test; such items will be noted as an inspection Observation. Inspection and testing services under this Agreement are not intended to reveal design or installation flaws or code compliance violations. WAFS makes no guarantee or assurance that all defects or deficiencies in the systems have been identified and itemized.

The scope of work under this Agreement is limited to the provision of inspection and testing services. WAFS is not required to move personal property, equipment, walls, and ceilings or like materials which may impede access or limit visibility. Portions of systems that are latent or concealed are excluded from the inspection.

Customer/Subscriber is responsible for the applicable NFPA 25 and 72 line items requiring test and inspection in intervals greater than the annual testing frequency (this includes the test and inspection of items such as, but not limited to, smoke detector sensitivity, fire sprinkler heads, three- and five-year inspections, sound pressures, etc.) unless otherwise specified in the Agreement.

ADDITIONAL PAYMENTS: In addition to the payments set forth herein, Customer/Subscriber agrees to be liable for and pay to WAFS any excise, sales, property, or other tax, telephone line charges, backflow permitting, third party reporting fees, and any increases thereof, which may be imposed upon WAFS because of this Agreement as well as any administrative costs incurred by WAFS unless otherwise stated within the Agreement. Should WAFS be required by existing or hereinafter enacted law to perform any service or furnish any material not specifically covered by the terms of this Agreement Customer/Subscriber agrees to pay WAFS for such service or material.

WATER SUPPLY: Testing and treatment of the water supply, and any costs associated therewith, are not covered by this Agreement and are the sole responsibility of the Customer/Subscriber. WAFS recommends that the water supply be tested and treated, where necessary, for any microbiological organisms that may influence corrosion, and will

provide such services upon execution of a separate written Agreement.

WATER DISCHARGE: WAFS will make every reasonable effort to prevent the discharge of water into or onto areas of landscaping, decorative pavement, etc. Customer/Subscriber must provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and accepts all liability arising out of or relating to water discharge.

LOCATION OF DEVICES: Customer/Subscriber is responsible for locating and/or identifying all devices that are not visibly marked, such as duct detectors, damper controls, drum drips, low point drains, etc.

DRY PIPE SYSTEM: Customer/Subscriber is aware that dry pipe sprinkler systems must be drained after each operation of the dry valve to remove water from the system as residual water may freeze, cause damage to the pipes or other components, and cause significant water damage to the premises and property therein. During the inspection and testing of dry pipe systems, WAFS will utilize all accessible low point auxiliary drains and/or drum drips so that the residual water can be drained.

DUCT DETECTORS: If testing of Duct Detectors is included in this Agreement, the testing of the Duct Detectors will be limited to testing at floor level using approved smoke devices to test the entry of smoke into the sensing chamber of the Duct Detector head and through the use of remote testing key switches unless otherwise specified in the Agreement. Testing of the air flow across the sampling tube is not included in this Agreement.

ATTICS: To the extent that any attic is included in the agreement, only such equipment as is safely visible and accessible from the floored area of the attic will be subject to the Agreement.

NFPA 25 and 72: Customer/Subscriber has reviewed and is familiar with the National Fire Protection Association Standards 25 & 72 (NFPA 25 & 72) and understands the requirements and consequences of failure to comply with the requirements therein. Customer/Subscriber shall comply with the requirements of NFPA 25 & 72. Customer/Subscriber is responsible for maintaining all fire protection equipment and all alarm equipment and components in good, working order as outlined in the applicable NFPA Standards and any and all local rules, codes or standards applicable to the jurisdiction where the system(s) is/are located.

SCOPE OF FIRE EXTINGUISHER INSPECTION: NFPA 10 is the standard for portable fire extinguishers and inspection services related to Customer/Subscriber's fire extinguishers shall be provided in accordance with NFPA 10. Customer/Subscriber is familiar with NFPA 10, its requirements and Customer/Subscriber's responsibility and duties pursuant to NFPA 10. Services provided under this Agreement do not include an analysis or survey of the fire hazard and appropriate selection of fire extinguishers relative to the particular classification of hazards. Such analysis and survey can be performed pursuant to a separate, written agreement. The scope of this inspection is limited to the inspection, and maintenance (as defined by NFPA 10, Section 3.3.15) of the fire extinguishers in place at Customer/Subscriber's inspection location. Customer/Subscriber acknowledges that it is the Customer/Subscriber's responsibility to assure that inspection, maintenance and recharging of fire extinguishers occurs.

FIRE EXTINGUISHER SERVICES/FREQUENCY: The inspection and maintenance (as defined by NFPA 10, Section 3.3.15) provided pursuant to this Agreement shall be provided on an annual basis only pursuant to NFPA 10, Section 7.3.1.1.1. All other inspections and monitoring required to be performed monthly or more frequently than at one year intervals shall remain the sole responsibility of Customer/Subscriber unless this Agreement specifically provides for fire extinguisher inspections and services at intervals more frequently than on an annual basis.

PAYMENT: Payment is due and payable within thirty (30) days after billing. If Customer/Subscriber fails to make payment when due, WAFS shall have the right, in its sole discretion, to cancel this Agreement with thirty (30) days written notice to Customer/Subscriber. Customer/Subscriber shall pay any and all collection costs, including but not limited to attorney's fees and costs, incurred in the collection of past due accounts.

GOVERNING LAW: This Agreement shall be governed by the laws of the State where the job listed on the first page of this Agreement is located without reference to any conflict of laws principles.

ASSIGNMENT: Customer/Subscriber shall not assign this Agreement, or any rights or obligations herein, without the prior written consent of WAFS. Customer/Subscriber shall also provide WAFS thirty (30) days written notice in the event that it changes its property manager, billing address or site contact set forth on the first page of this Agreement.

CONTRACT TOTAL (EXCLUDES APPLICABLE TAXES)

Total annual cost if paid according to the above breakdown: \$1,028.00

ACCEPTANCE OF QUOTATION, TERMS AND CONDITIONS:	WAYNE AUTOMATIC FIRE SPRINKLERS, INC.:
Print Name:	WAFS Rep: Leslie F Hunnicutt
Title:	Title: Life Safety Specialist
Company:	Company: Wayne Automatic Fire Sprinklers, Inc.
Date:	Date: 2025-11-04
Signature:	

PLEASE FAX ALL PAGES TO OR EMAIL: lfhunnicutt@waynefire.com

Note: This proposal may be withdrawn by Seller if not accepted by the expiry date indicated on page one.
Payment to be made as follows: NET 30. Visa, MasterCard, American Express, and Discover Card accepted.
A surcharge of 3% will be applied to credit card purchases.

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Ct	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsports Dr SW	5905 Triangle Dr
Ocoee, FL 34761-3019	Tampa, FL 33619-8337	Fort Myers, FL 33905-4924	Deerfield Beach, FL 33442-8185	Jacksonville, FL 32256-2745	Concord, NC 28027-8977	Raleigh, NC 27617-4742

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M

EXHIBIT 14

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING ON THE DISTRICT'S ADOPTION OF RULES RELATING TO RATES REGARDING DISTRICT AMENITY FACILITIES; AMENDING RESOLUTION 2026-02 TO SET THE PUBLIC HEARING THEREON; 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") previously adopted Resolution 2026-02, setting the public hearing to consider the District's adoption of rules relating to rates regarding district amenity facilities on district property, and set the hearing thereon for December 15, 2025, at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246.

WHEREAS, the Board desires to reset the public hearing to be held on Monday, January 12, 2026, at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-02 is hereby amended to reflect that the public hearing is reset to Monday, January 12, 2026, at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246.

SECTION 2. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Florida law.

SECTION 3. RESOLUTION 2026-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-02 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 17th day of November 2025.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT 15



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

November 13, 2025

Mr. Logan Muether
Beach Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$8,255,000 Beach Community Development District
Capital Improvement Revenue Refunding Bonds, Series 2024
("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended July 16, 2025 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of July 16, 2025.

The next annual arbitrage rebate calculation date is July 16, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Caroline Cowart, BNY Mellon Trust Company

Beach Community Development District

*\$8,255,000 Beach Community Development District
Capital Improvement Revenue Refunding Bonds, Series
2024*

For the period ended July 16, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

November 13, 2025

Beach Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$8,255,000 Beach Community Development District Capital Improvement Revenue Refunding Bonds, Series 2024 ("Bonds")

Beach Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended July 16, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(4,483.32) at July 16, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 4.4414%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Beach Community Development District

November 13, 2025

8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024

For the period ended July 16, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is July 17, 2024.
2. The end of the first Bond Year for the Bonds is July 16, 2025.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Beach Community Development District

November 13, 2025

8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024

For the period ended July 16, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Series 2024 Bonds will be used for the following purposes: (a) to currently refund the outstanding Beach Community Development District Capital Improvement Revenue Bonds, Series 2013A; (b) to pay Assured Guaranty Municipal Corp. a premium for insuring the Series 2024 Bonds; (c) to pay a premium to Assured for issuing its Municipal Bond Debt Service Reserve Insurance Policy to be deposited in the Series 2024 Reserve Account to satisfy a portion of the Series 2024 Reserve Account Requirement; (d) to fund a deposit into the Series 2024 Reserve Account which, together with the Reserve Policy, equals the Series 2024 Reserve Account Requirement; and (e) to pay the costs and expenses incurred in connection with the issuance of the Series 2024 Bonds, including an underwriting discount.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Beach Community Development District

November 13, 2025

8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024

For the period ended July 16, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Beach Community Development District

November 13, 2025

8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024

For the period ended July 16, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Beach Community Development District

November 13, 2025

8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024

For the period ended July 16, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$8,255,000 BEACH COMMUNITY DEVELOPMENT DISTRICT CAPITAL
IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2024

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 17 / 2024 ISSUE DATE
7 / 17 / 2024 BEGINNING OF COMPUTATION PERIOD
7 / 16 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.4414%	ALLOWABLE EARNINGS
7 / 17 / 2024	INITIAL DEPOSIT		0.00	164,771.10	172,149.49	7,378.39
8 / 2 / 2024	RESERVE FUND		333.34	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		686.90	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		649.09	0.00	0.00	0.00
10 / 17 / 2024	RESERVE FUND		0.00	(1,669.33)	(1,725.03)	(55.70)
11 / 4 / 2024	RESERVE FUND		631.21	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		585.34	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		584.87	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		567.77	0.00	0.00	0.00
2 / 19 / 2025	RESERVE FUND		0.00	(2,369.19)	(2,412.07)	(42.88)
2 / 19 / 2025	RESERVE FUND		1.00	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		435.38	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		1.36	0.00	0.00	0.00
4 / 9 / 2025	RESERVE FUND		0.00	(436.74)	(441.94)	(5.20)
4 / 11 / 2025	RESERVE FUND		436.74	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.39	0.00	0.00	0.00
		<u>165,209.23</u>	<u>4,913.39</u>	<u>160,295.84</u>	<u>167,570.45</u>	<u>7,274.61</u>
7 / 17 / 2024	INITIAL DEPOSIT		0.00	177,515.57	185,464.66	7,949.09
7 / 17 / 2024	COST OF ISSUANCE FUND		0.00	(45,000.00)	(47,015.08)	(2,015.08)
7 / 17 / 2024	COST OF ISSUANCE FUND		0.00	(32,500.00)	(33,955.34)	(1,455.34)
7 / 17 / 2024	COST OF ISSUANCE FUND		0.00	(15,000.00)	(15,671.69)	(671.69)
7 / 17 / 2024	COST OF ISSUANCE FUND		0.00	(2,000.00)	(2,089.56)	(89.56)
7 / 17 / 2024	COST OF ISSUANCE FUND		0.00	(1,750.00)	(1,828.36)	(78.36)
7 / 19 / 2024	COST OF ISSUANCE FUND		0.00	(25,000.00)	(26,113.12)	(1,113.12)
7 / 19 / 2024	COST OF ISSUANCE FUND		0.00	(37,500.00)	(39,169.68)	(1,669.68)
7 / 25 / 2024	COST OF ISSUANCE FUND		0.00	(8,400.00)	(8,767.59)	(367.59)
8 / 2 / 2024	COST OF ISSUANCE FUND		46.89	0.00	0.00	0.00
9 / 4 / 2024	COST OF ISSUANCE FUND		43.33	0.00	0.00	0.00
9 / 11 / 2024	COST OF ISSUANCE FUND		0.00	(4,750.00)	(4,930.11)	(180.11)
10 / 2 / 2024	COST OF ISSUANCE FUND		28.63	0.00	0.00	0.00
11 / 4 / 2024	COST OF ISSUANCE FUND		21.84	0.00	0.00	0.00
12 / 3 / 2024	COST OF ISSUANCE FUND		20.37	0.00	0.00	0.00
1 / 3 / 2025	COST OF ISSUANCE FUND		20.36	0.00	0.00	0.00

\$8,255,000 BEACH COMMUNITY DEVELOPMENT DISTRICT CAPITAL
IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2024

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 17 / 2024 ISSUE DATE
7 / 17 / 2024 BEGINNING OF COMPUTATION PERIOD
7 / 16 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.4414%	ALLOWABLE EARNINGS
2 / 4 / 2025	COST OF ISSUANCE FUND		19.76	0.00	0.00	0.00
2 / 19 / 2025	COST OF ISSUANCE FUND		0.00	(82.33)	(83.82)	(1.49)
2 / 19 / 2025	COST OF ISSUANCE FUND		0.00	(5,734.42)	(5,838.21)	(103.79)
		0.00	201.18	(201.18)	2.10	203.28
		165,209.23	5,114.57	160,094.66	167,572.55	7,477.89
	ACTUAL EARNINGS		5,114.57			
	ALLOWABLE EARNINGS		7,477.89			
	REBATABLE ARBITRAGE		(2,363.32)			
	COMPUTATION DATE CREDIT		(2,120.00)			
	CUMULATIVE REBATABLE ARBITRAGE		(4,483.32)			

EXHIBIT 16

Date of Action Item	Action Item	Status
	Field Operations Manager Section	
6/16/2025	FOM to check on trimming of palm trees, oak trees, magnolia trees at Guardhouse and flower bed at Beach Blvd.	Palm trees were trimmed. Will need further clarification on the trimming of Magnolias for nothing is currently infringing.
7/3/2025	FOM 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	Done
8/7/2025	FOM 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	FOM to apply oil to all mailbox locks	Waiting for Volunteers
9/15/2025	FOM to inspect burned out lights around pool and remove mulch from around them	Underway
10/2/2025	FOM to have Ruppert arborist and another free arborist at the November workshop to discuss tree options	Done-- Will be meeting with Arborist in the next few weeks to gather numbers of trees that need to be addressed
10/2/2025	FOM to obtain quotes for the replacement of 7 speed limit signs	Done
10/2/2025	FOM and AM to provide recommendations to Board for additional storage ideas	Done

10/20/2025	FOM to obtain proposal for berm removal per DE suggestions	Underway
	Amenity Manger Section	
4/21/2025	AM to cancel TV component of Comcast Contract (if Roku works) and get quotes from Comcast and AT&T for internet only service	Done
6/16/2025	AM to expedite cancellation of Comcast cable	Done
6/16/2025	AM and FOM 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
8/18/2025	AM to provide idea of events for 2026 at the 9/4 workshop	Done
8/18/2025	AM to attempt to locate a swim school who do not rely on college students as instructors	Underway--Needs Board direction.
10/2/2025	AM to obtain quote from YMCA for lifeguards for FY 26	Underway
10/2/2025	AM and FOM to provide recommendations to Board for additional storage ideas	Done
10/20/2025	AM to provide updated report to reflect revenue received from a recent event (Cowboy Casino)	Done
	District Manager Section	
3/17/2025	DM 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	DM 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	DM to obtain quotes for DE services	Underway—FRQ published
10/20/2025	DM to provide change in financials in agenda package	Done
10/20/2025	DM to coordinate RFP for landscape maintenance	Underway
10/20/2025	DM to prepare RFQ for DE services	Done
10/20/2025	DM to contact vendors regarding remote access and virtual guards	Done
	District Engineer Section	
2/19/2024	DE to inquiry as to COJ maintaining west side of Tamaya Boulevard	2/26/2024: Initial internal response from DE
3/18/2024	DE 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	DE 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

	District Counsel Section	
10/20/2025	DC to write letter to Holland	
	Board of Supervisors Section	
7/3/2025	Supervisor Young 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	Supervisor Young to check with TekControl to see if access to the app could be limited to adults only	Underway
7/3/2025	Supervisor Szeszko to email DM the quote on the night lighting assessment for the pool	
8/7/2025	Supervisor Young to work with resident and FOM to obtain more quotes for mailbox refinishing	
10/2/2025	Supervisor Repak to contact COJ CC regarding speed bumps, speed device and JSO	
10/2/2025	All Supervisors are to send punch list of items for all phases to DM to send to Mike V.	
10/2/2025	All Supervisors at to send proposed revisions to DM regarding amenity and suspension policies	Done

EXHIBIT 17

BEACH CDD MEETING AGENDA MATRIX

December, 2025	Workshop 12/4	<i>Presentations</i> • 1. District Engineer’s Crosswalk Options (from 10/20/2025 meeting) <i>Upcoming Business Items</i> • 1. Consideration of Access Control Proposal (deferred from 11/6/2025 workshop) • 2. ETM FY 2026 Rate Schedule/Responses for RFQ for DE Services (from 10/20/2025 meeting; deferred from 11/6/2025 workshop) • 3. Berm Removal (deferred from 11/6/2025 workshop) <i>Supervisor Projects</i> <u>Chair Kendig</u> • 1. Pickleball/Paddleball Striping • 2. Arborist/Options for Oak Trees • 3. Drainage on Costas Way (from 9/15/2025 meeting) <u>Supervisor Young</u> • 1. Capital Improvement Plan Projects • 2. Quotes for Mailbox Painting 2a. Estatic LLC <u>Vice Chair Szeszko</u> • 1. Brainstorm—Other Cost Savings Initiative • 2. Community Survey—Ranking of Capital Improvement Projects in (\$150K in CRF FY 26 Budget) • 3. CCTV • 4. Virtual Gate Guard/Remote Access 4a. Questionnaire 4b. Inex Technologies 4c. Virtual Guard 4d. Protia	• 1. Adriann LeBlanc (from ETM) will be presenting • 1. Exhibit 1 from 9/4 workshop agenda • 2. Exhibit 10 from the 10/20/2025 meeting agenda package • 3. Ron to obtain proposal(s) based on DE’s suggestions • 2a. Exhibit 12 from 8/7 workshop • 3: Pawel provided Jackie with exhibit on 10/31/2025 • 4a. Exhibit 16 from 10/20 Regular Meeting • 4b. Emailed exhibit to Jackie on 10/31/2025 • 4c. Emailed exhibit to Jackie on 10/31/2025 • 4d. Emailed exhibit to Jackie on 10/31/2025
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BEACH CDD MEETING AGENDA MATRIX

	4e. ButterflyMX • 5. Pedestrian Crosswalk • 6. Janitorial Services Quotes <u>Supervisor Repak</u> <u>Supervisor Caprita</u> • 1. Timing of Irrigation Cycles, Irrigation Inspection Reports and Irrigation Inspections <i>Pending from Prior Workshop(s)</i> <i>Discussion Items</i> • 1. Carole Repak (resident) regarding converting construction entry gate to an emergency entry/exit gate (from 5/12/2025 workshop) • 2. Family Pool Refinishing (Deferred from 11/6/2025 Workshop)	• 4e. Emailed exhibit to Jackie on 10/312/2025 • 6. Quality Cleaning Contract
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BEACH CDD MEETING AGENDA MATRIX

<i>December, 2025</i>	<i>Regular Meeting: 12/15</i>	<i>Vendor Reports</i> <i>Presentations</i> <i>Consent Agenda Items</i> • Minutes ○ 1. Workshop—12/4/2025 ○ 2. Regular Meeting—11/17/2025 • 3.Unaudited Financials—November 2025 <i>Business Items</i> <i>Discussions</i> <i>Staff Reports</i> • District Manager ○ 1. Resident(s) Subject to Disciplinary Action ○ 2. Incident Report Tracker ○ 3. Action Item Report ○ 4. Meeting Matrix • District Counsel • District Engineer	
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BEACH CDD MEETING AGENDA MATRIX

Unscheduled Items		<i>Presentations</i>	
		<i>Consent Agenda Items</i>	
		<i>Business Items</i>	
		<i>Discussions (Workshop)</i>	
		<i>Public Hearing</i>	
		<i>Vendor Reports</i>	

BEACH CDD MEETING AGENDA MATRIX

[illegible]

BEACH CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	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)

BEACH CDD MEETING AGENDA MATRIX

Towing Service/Adkinson Towing	5/1/2025-
Vending Machine Services/Purpose Vending	3/31/2025-
Website Hosting/Campus Suite	4/1/2022-9/30/2022; 1 year auto renewal

EXHIBIT 18

BEACH COMMUNITY DEVELOPMENT DISTRICT

COMPREHENSIVE AMENITY FACILITY POLICIES

Effective Date: November 01, 2025

Removes and replaces all previous policies and enforcement practices.

District Manager:

Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

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- Renter's Privileges
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II. GENERAL AMENITY FACILITY PROVISIONS 09

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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 10% revenue sharing is required of District-approved instructors/trainers. 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.

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.

9. **Thunderstorm/Inclement Weather Policy:** Clear the Pool; All outdoor pool activities should be suspended immediately upon the first sound of thunder or sight of lightning.

C. Equipment and Personal Items

10. **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.

11. **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.

12. **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

13. **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.

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.

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.

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.
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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.

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 is 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.

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.

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]

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

Facility	Duration	Capacity	Rental Rate	Security Deposit
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

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.

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

Facility	Duration	Capacity	Rental Rate	Security Deposit
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