



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Monday
January 12, 2026
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, January 12, 2026, 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, January 12, 2026 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](#)
[Pgs. 7-10](#)

V. Landscape RFP – organized alphabetically

A. Current Contract – Tree Amigos

[Exhibit 2](#)
[Pgs. 12-52](#)

B. RFP Approved by the Board of Supervisors at the 10/20/2025 Meeting – as edited by District Counsel

[Exhibit 3](#)
[Pgs. 54-87](#)

C. Evaluation & Scoring Criteria

D. **Bland Landscaping – Under Separate Cover**

E. Brightview – Under Separate Cover

F. Greenery, Inc., The – Under Separate Cover

G. Ruppert Landscape – Under Separate Cover

H. United Land Services – Under Separate Cover

I. Yardnique, Inc. – Under Separate Cover

J. Yellowstone Landscape – Under Separate Cover

VI. Public Hearing – Amenity Rates, Fees and Deposits

A. Open the Public Hearing

B. Presentation of Amenity Rates, Fees and Deposits

[Exhibit 4](#)
[Pg. 89](#)

C. Public Comments

D. Close the Public Hearing

E. **Consideration & Adoption of Resolution 2026-04, Adoption of Amenity Rates, Fees and Deposits**

[Exhibit 5](#)
[Pgs. 91-93](#)

VII. Vendor Reports – Questions from Board Members Only

- A. Ruppert Landscape LLC/Tree Amigos Outdoor Services
- B. Vesta Property Services

- 1. **Lifestyle Management Report**
- 2. **Field Management Report**

[Exhibit 6](#)

[Pgs. 95-101](#)

[Exhibit 7](#)

[Pgs. 03-107](#)

VIII. Staff Reports – Questions from Board Members Only

- A. District Counsel
- B. District Engineer
- C. District Manager
 - 1. Resident(s) Subject to Disciplinary Action
 - 2. Complaint & Incident Management Tracker
 - 3. **Action Item Report**
 - 4. **Meeting Matrix**

[Exhibit 8](#)

[Pgs. 109-112](#)

[Exhibit 9](#)

[Pgs. 114-121](#)

IX. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 15, 2025
- B. **Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on January 8, 2026**
- C. **Consideration for Acceptance – The December 2025 Unaudited Financial Statements**
- D. **Consideration of Clear Impression Solar & Security Window Films (Fitness Room) Proposal from the 1/8/2026 Workshop (Community and Amenity Repair; Line 38) - \$3,520.00**
- E. **Consideration of 360 Painting (Phases I & II Mailboxes) Proposal from the 1/8/2026 Workshop (CIP- Future FY; Line 8) - \$23,914.81**
- F. **Consideration of Quality Cleaning by Viktoriia (w/ Revised Scope of Work) Proposal from the 1/8/2026 Workshop (Amenity Cleaning; Line 49) - \$2,290.00/month (05/01-08/31) & \$1,760.00/month (09/01-04/30)**

[Exhibit 10](#)

[Pgs. 123-129](#)

[Exhibit 11](#)

[Pgs. 131-132](#)

[Exhibit 12](#)

[Pgs. 134-208](#)

[Exhibit 13](#)

[Pg. 210](#)

[Exhibit 14](#)

[Pgs. 212-213](#)

[Exhibit 15](#)

[Pgs. 215-222](#)

X. Business Items

- A. **Tamaya Hall Floor Refinishing Proposal Options from the 1/8/2026 Workshop (CIP- Future FY; Line 8)**
 - 1. **Driskell's Flooring LLC - \$16,482.00**
 - 2. **Classy Estate Remodeling - \$13,915.68**
 - 3. (3rd Quote Needed)—*if available*

[Exhibit 16](#)

[Pg. 224](#)

[Exhibit 17](#)

[Pgs. 226-228](#)

XI. Discussion Topics

- A. Format for Speakers During Meetings & Workshops – District Manager & District Counsel
- B. Process for Selecting New Gate Access Control Services Vendor – District Manager
- C. Attendance for Tennis Instruction (Lessons & Camps) – Chair Kendig

XII. Supervisors' Requests

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

XIV. Action Items Summary

XV. Meeting Matrix Summary

XVI. Next Workshop Confirmation or Cancellation: February 5 6:00PM

XVII. Next Meeting Quorum Check: February 9 at 6:00PM

Todd Caprita	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Walter Repak	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Karen Young	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Pawel Szeszko	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
James Kendig	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XVIII. Adjournment

EXHIBIT 1

**LANDSCAPE AND
IRRIGATION MAINTENANCE
SERVICES
REQUEST FOR PROPOSALS
BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Duval County, Florida

Notice is hereby given that the Beach Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual will be available for public inspection and may be obtained by sending an email to Jacquelyn Leger at jleger@vestapropertyservices.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have any other requirements identified in the Project Manual. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who obtained copies of the Project Manual.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than December 30, 2025 at 5:00 p.m. (EST) at 250 International Parkway, Suite #208, Lake Mary, FL 32746, Attention: Jacquelyn Leger. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on January 7, 2026, at 11:00 a.m. (EST) at Tamaya Hall, 12788 Meritage Boulevard Jacksonville, FL 32246. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record

at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District’s Board of Supervisors (the “**Board**”).

Any protest regarding the Project Manual, including but not limited to protests relating to this proposal notice, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy- two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to David McInnes, District Manager at dmcinnes@vestapropertyservices.com.

Beach Community
Development District
David McInnes,
District Manager

Nov. 28

00 (25-07088D)

**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, January 12, 2026, 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

Jan. 2

(26-00040D)

**NOTICE OF RULE
DEVELOPMENT BY
BEACH COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Beach Community Development District (“**District**”) hereby gives notice of its intent to adopt Amenity Rates, Fees and Deposits (together, “**Amenity Rules**”) related to the operation and use of the District’s amenity facilities and other properties. The proposed rule number is [2026-01].

The proposed Amenity Rules will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District’s amenity facilities by setting policies, regulations, rates, and fees to implement the provisions of Section 190.035, *Florida Statutes*. The specific grant of rulemaking authority for establishment of the Amenity Rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, *Florida Statutes*. The specific law implemented in the proposed Amenity Rules include but are not limited to 190.035(2).

A public hearing will be conducted by the District on January 12, 2025, at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246. A copy of the proposed Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132, dmcinnes@vestapropertyservices.com.

David McInnes
District Manager

Dec. 4

00 (25-07149D)

**NOTICE OF RULEMAKING BY
BEACH COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Beach Community Development District (“**District**”) hereby gives the public notice of its intent to adopt Amenity Rates, Fees and Deposits (together, “**Amenity Rules**”) related to the operation and use of the District’s amenity facilities and other properties. The Proposed Rule number is [2026-01]. Prior Notice of Rule Development was published in the Jax Daily Record on Thursday, December 4, 2025.

A public hearing will be conducted by the Board of Supervisors of the District on January 12, 2025, at 6:00 p.m. at 12788 Meritage Boulevard, Jacksonville, Florida 32246, relative to the adoption of the Amenity Rules. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Amenity Rules will not require legislative ratification.

The proposed rates include:

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)	\$1,050*	\$750*
Group Fitness Room	Up to 4 Hours	25 People	\$200*	\$350*
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	\$350*
*All rates subject to 3% Credit Card Convenience Fee				

The proposed Amenity Rates, Fees and Deposits Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the proposed rates, fees and deposits are to provide for efficient and effective District operations of the District’ amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*.

The specific grant of rulemaking authority for adoption of the Amenity Rules includes Sections 190.011(5), 120.54 and 120.81, *Florida Statutes*. The specific law implemented in the Amenity Rules include but are not limited to 190.035(2).

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Amenity Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to District Manger’s Office.

The proposed rates may be amended at the public hearing pursuant to discussion by the Board and public comment. For more information regarding the public hearing, the Amenity Rules, or for a copy of the Amenity Rules and the related incorporated documents, if any, please contact the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132, dmcinnes@vestapropertyservices.com (“District Manager’s Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

David McInnes
District Manager

Dec. 11

00 (25-07379D)

EXHIBIT 2

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN BEACH COMMUNITY DEVELOPMENT DISTRICT
AND TREE AMIGOS OUTDOOR SERVICES, INC**

THIS AGREEMENT ("Agreement") is made and entered into this 13 day of June, 2023, with an effective date of July 1, 2023, by and between:

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Duval County, Florida, whose business address is 250 International Parkway, Suite 208, Lake Mary, FL 32746 (the "District"), and

THE TREE AMIGOS OUTDOOR SERVICES, INC, a Florida corporation, whose address is 5000-18 Highway 17 #235, Fleming Island FL 32003 (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Council for the City of Jacksonville, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, amenities, and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a Price Proposal Form, attached hereto as **Exhibit A** and incorporated herein by reference (the "Price Quotation"), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement and attached Exhibits.

- B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C. The Contractor shall provide the specific professional services as shown in Section 3 of this Agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit B** in the designated areas as shown in the maintenance map attached hereto as **Exhibit C** (collectively the “Services”). Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Attached Exhibits are intended to clarify the Price Quotation and Scope of Services to be provided herein; to the extent that any other provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

4. MANNER OF CONTRACTOR’S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District’s representative with respect to the services to be performed under this Agreement. The District’s representative shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services.

(1) The District hereby designates the District Manager, Field Operations Manager, and the General Manager to act as its representatives.

(2) The Contractor agrees to meet with the District’s representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. 7

D. In the event that time is lost due to heavy rains (“Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services within one (1) week of any such Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays. Contractor shall coordinate with the District representatives to timely complete all such services.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. Contractor further understands and acknowledges that there are school children who may be traversing to and from school during regular school hours. Contractor shall use all due care to protect the safety school children who may be traversing to and from school, while Contractor is still on-site and performing the services herein, by being cognizant of their presence and prioritizing their safety.

5. COMPENSATION; TERM.

A. Work shall be provided in three yearly terms as set forth below commencing on July 1, 2023 and, unless terminated earlier in accordance with Section 14 below, ending on June 30, 2026. As compensation for services described in this Agreement, the District agrees to pay Contractor the following amounts:

i. twelve (12) monthly payments of Thirty One Thousand Seven Hundred Eighty Four Dollars and Sixty Nine Cents (\$31,784.69) for a total of Three Hundred Eighty One Thousand Four Hundred and Sixteen Dollars and Thirty-Three Cents (\$381,416.33) for Year 1 (July 1, 2023 – June 30, 2024), which amount includes the Annual Total and the Flower Switch, but excludes the Mulch, on the first page of Exhibit A;

ii. twelve (12) monthly payments of Thirty Two Thousand Four Hundred Twenty Dollars and Thirty Nine Cents (\$32,420.39) for an annual total of Three Hundred Eighty Nine Thousand Forty Four Dollars and Sixty Six Cents (\$389,044.66) for Year 2 (July 1, 2024 – June 30, 2025), which amount includes the Annual Total and the Flower Switch, but excludes the Mulch, on the first page of Exhibit A; and

iii. twelve (12) monthly payments of Thirty Three Thousand Sixty Eight Dollars and Eighty Cents (\$33,068.80) for an annual total of Three Hundred Ninety Six Thousand, Eight Hundred Twenty Five Dollars and Fifty Six Cents (\$396,825.56) for Year 3 (July 1, 2025 – June 30, 2026), which amount includes the Annual Total and the Flower Switch, but excludes the Mulch, on the first page of Exhibit A.

B. Contractor acknowledges and agrees that the majority of the Services are for aesthetic purposes and that, in order to achieve such purposes, the Services need to be performed with the frequency contemplated by this Agreement. In light of the foregoing,

Contractor's invoices shall not include amounts for any Services that were not performed during the time period relevant to the invoice, even though the Services were scheduled to be performed during such time period (the "Unperformed Work"). Contractor's invoice shall identify Unperformed Work with specificity, including the dollar amount allocated to the Unperformed Work. If the Unperformed Work is to be performed on a regular repeated basis, such as mowing, Contractor's performance of such regular task at a later date shall not entitle Contractor to payment for the Unperformed Work for the time period when such work was not performed.

C. If the District should desire additional work or services, or to add additional lands to be maintained, or Contractor has recommended repairs or additional work not within the scope of this Agreement, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall not provide such additional services until such agreement is evidenced in writing. Fees for any additional services shall be calculated based on the attached Price Quotation, or, if not identified, as negotiated between the District and the Contractor and agreed upon in writing.

D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District or otherwise in accordance with Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest accrued, all as incurred.

8. BACKGROUND CHECKS. The Contractor shall conduct background checks on any and all of its employees who will or may be providing landscape and irrigation maintenance services at the District. Contractor shall provide proof of same, if requested by the District.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Beach Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
Attn: David McInnes

with a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Wes Haber

B. If to the Contractor:

The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17 #235
Fleming Island, Florida 32003
Attn: James D. Proctor

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

24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole

benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in and for Duval County, Florida.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **David McInnes** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132 Ext.193, dmcinnes@vestadistrictservices.COM, OR AT 250 International Parkway, Suite 208, Lake Mary, FL 32746

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this

Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary


Matt Calderaro (Jun 23, 2023 07:47 EDT)

Chairperson/Vice Chairperson, Board of Supervisors

WITNESS:

**TREE AMIGOS OUTDOOR SERVICES,
INC.**

By: 
Print Name: Colleen Ryan

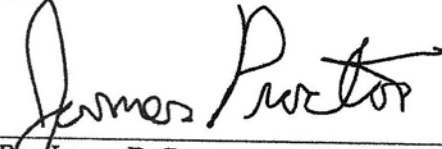

By: James D. Proctor
Its: Secretary/Treasurer

Exhibit A: Price Quotation
Exhibit B: Scope of Services
Exhibit C: Maintenance Map

EXHIBIT A

Price Quotation

BEACH COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY

Proposer Name: The Tree Amigos Outdoor Services, Inc.

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum:	Monthly	Annual Total
Year 1	\$30,025.20	\$360,302.33
Year 2	\$30,625.69	\$367,508.38
Year 3	\$31,238.22	\$374,858.55

The fee amount shall be based on the following schedule of values and other reasonable costs.

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative.

Fee(s) for additional service(s) shall be an amount agreed upon by the District Representative and the Contractor.

Mulch Cost priced separately from bid annual total Year 1	\$16,066.00
Mulch Cost priced separately from bid annual total Year 2	\$16,387.32
Mulch Cost priced separately from bid annual total Year 3	\$16,715.07

Flower Switch out 4 times yearly cost priced separately from bid annual total Year 1	\$21,114.00
Flower Switch out 4 times yearly cost priced separately from bid annual total Year 2	\$21,536.28
Flower Switch out 4 times yearly cost priced separately from bid annual total Year 3	\$21,967.01

PRICING LIST

SOD/SEED/MULCH:

Sod installed: St Aug, per pallet

\$ 450.00 Does not include prep

Pine Straw per Bale

\$ 7.00

Shredded Brown Mulch, CY

\$ 58.00 per yard

Seeded Winter Rye, per bag

\$ _____

Removal of Aged Mulch -

Roadways and Round-About

\$ 45.00 per hour without dump fee

SHRUBS:

Chord Grass - 3 gal.

\$ 16.50

Lorapetalum - 3 gal.

\$ 16.50

Glendale Fashion Azalea (Pink) - 3 gal.

\$ 16.50

Podocarpus "Pringle" - 3 gal.

\$ 18.50

Blue Daze- 1 gal.

\$ 8.00

Eugenia Globe 7 Gal.

\$ _____

ANNUALS:

Annuals in 4" pots per flat of 18

\$ 49.50

TREES (CONTAINER):

Crape Myrtle - 65 gal., 100 gal.

\$ 400.00/600.00 not installed or delivery

\$ Above is 100 gal.

Southern Magnolia - 65 gal.

\$ 375.00 not installed or delivery

Live Oak - 100 gal., 200 gal.

\$ 475.00 not installed or delivery

\$ 1,200.00 not installed or delivery

IRRIGATION:

CONTROLLERS:

Hunter ICC Outdoor Controller

\$ 1,250.00 depends on how many stations

Hunter Pro-C Controller

\$ 650.00 depends on how many stations

VALVES WITH VIOLET INDICATORS:

Compatible valves

\$ 250.00

SPRAY HEADS AND ROTORS:

4" Spray head

\$ 15.00

6" Spray head

\$ 20.00

12" Spray head

\$ 25.00

6" Rotor

\$ 25.00

12" Rotor

\$ 65.00

VALVE BOX:

6" Round

\$ 25.00

10" Round

\$ 40.00

14" Rectangular

\$ 75.00

MISCELLANEOUS:

Mowers (riding mower)	\$ <u>75.00</u> per acre
Mowers (mower - not to exceed 36")	\$ <u>150.00</u> per acre
Bush-Hog	\$ <u>300.00</u> per acre
Tractor/Skid Steer	\$ <u>150.00 w/driver</u> per hour
Supervisor with Transportation	\$ <u>100.00</u> per hour
Laborer with hand equipment	\$ <u>45.00</u> per hour
Dump/Flat-Bed Truck	\$ <u>50.00</u> per load
Irrigation tech labor rate	\$ <u>85.00</u> per hour
Irrigation tech after hour rate (evenings/weekends)	\$ <u>85.00</u> per hour
Additional site pick-up	\$ <u>650.00 (20 yd dump)</u> per trip/load
Additional Irrigation Inspection	\$ <u>85.00</u> per hour
Additional Palm Tree Trimming	\$ <u>100.00 (more depending species)</u> per visit
Back-Hoe/Trencher/Excavator	\$ <u>150.00 w/driver</u> per hour
Fire Ant Control application	\$ <u>50.00 per acre</u> Top Choice
Fire Ant Control	\$ <u>5.00 per spot</u> Spot treatment
Ornamental Grass Maintenance	
Berms, Medians & Entryways	\$ <u>Site Visit</u> per visit
Amenity Center (including pool area)	\$ <u>Site Visit</u> per visit
Common Area Fields & Courts	\$ <u>Site Visit</u> per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	\$ <u>85.00</u> per hour
Backhoe/Front end Loader	\$ <u>250.00 w/driver</u> per hour
Skid steer Loader	\$ <u>250.00 w/driver</u> per hour
Chipper	\$ <u>250.00 w/driver</u> per hour
Specialty Rental Equipment	Proposed as needed

EXHIBIT B

Scope of Services

**LANDSCAPE & IRRIGATION MAINTENANCE SPECIFICATIONS
FOR
BEACH COMMUNITY DEVELOPMENT DISTRICT (CDD)
DUVAL, FL**

1. General Requirements:

- a) The Contractor will be responsible to provide all labor, equipment, and materials required to provide professional landscape maintenance and irrigation services for the Beach CDD as specified herein. Failure to meet these specifications could result in necessary actions to remediate the districts concerns such as management level partnering meetings by both parties, retainage of pay until deficiencies are addressed or early termination of the contract. Beach is a premier housing community in Duval County and the CDD expects the best professional services to maintain the districts property.
- b) On-Site Contractor Supervisor/Foreman Qualifications Requirement: After award of this contract, the Contractors proposed on-site supervisor must be interviewed and approved by the district or its staff. This supervisor must have a detailed resume indicating experience working in a high demand/large scale community such as Beach with a proven track record. A resume of the Contractor's selected supervisor will be submitted to the district upon award of the contract for approval.
- c) All on-site staff are required to wear company shirts w/logos to identify they are contracted by the CDD to work on district property. All vehicles on the property must have company logos or magnets to properly identify the Contractor's company while on district property.
- d) The Contractor shall provide the name and number of an emergency point of contact that will be available as needed on a 24 hour/7 day per week (including holidays) if required due to a hazardous on-site condition. If a hazardous condition is identified, the emergency contact will be required to arrive on-site within 4 hours of the notification to address the emergency and report to the Field Operations Manager or designee. All emergency responses (w/date/time) shall be documented (via email) to the Field Operations Manager or designee within 48 hours after the on-site issue is resolved.
- e) The Contractors equipment shall be kept in good working order. Blades shall be sharpened before mowing and decks shall be level to ensure clean and even cut. Rotary mowers are permitted on all portions of CDD property except for CR 244 center median, East border to West border must be cut with a mulching deck mower for safety and nutrient replenishment.
- f) The Contractors trucks shall avoid blocking residential driveways and be clearly marked with lights and/or safety cones when parking in high traffic areas or near school zones.

2. Reporting Requirements:

- a) Daily Pre-Visit Reporting: The Contractors assigned foreman or supervisor will be responsible for providing written notice (via text and/or email) to the Field Operations Manager and Landscape Manager prior to the beginning of each visit (within 8 hours prior to arrival). This notice shall include the date and time, provide the anticipated work areas for each visit, # of staff on-site and estimated completion time.
- b) Daily Post-Visit Reporting: Once each visit is complete the Contractors assigned foreman or supervisor will be responsible for providing written notice (via text and/or email) to the Field Operations Manager and Landscape Manager (within 8 hours after departure). This notice shall include the date and time of the report, provide a brief writeup of all work completed during the visit and provide any issues noted by the crew during the visit. Examples of issues could include damage to district property (i.e., fences, signs, etc.) and could provide ideas for improving or enhancing the districts property (i.e., additional trees, plants, etc.).
- c) Monthly Reporting: On a monthly basis, the Contractors management team will be required to hold an on-site safety/quality assurance meeting with Amenities Staff. This meeting will also include the Contractor's on-site staff that routinely work on the district property. During this meeting amenity staff and the Contractor's management team will discuss the quality of the landscape/irrigation, safety, lessons learned,

upcoming chances of severe weather, district concerns, etc. This meeting shall be documented by the Contractor with detailed meeting minutes and provided to the Field Operations Manager and Landscape Manager within 5 business days after completing each meeting.

- d) Monthly Property Inspection: Once per month a senior representative from the Contractor shall accompany the Field Operations Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.
- e) Irrigation Reporting: Once per month inspection of the irrigation system is complete as defined in Section 14, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the Field Operations Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**
- f) Attendance Requirements for CDD Board Meetings: Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the Field Operations Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.
- g) Quarterly Newsletter Article: On 1 April (start of growing season) and 1 November (start of dormant season) of each year, the Contractor will be responsible for providing an article to be published in our monthly newsletter to residents. This article shall include an update to residents of what to expect in the coming months regarding lawn coloring/discoloring based on seasons, status of pruning, tree trimming, status of major repairs completed, status of annual plantings and any helpful lawncare tips for residents to consider. This article is to promote your company and to assist the residents with information about the landscape contract activities. Once each article is completed/edited, the Contractor shall send via email to the Field Operations Manager or designee.

3. **Schedule of Service:**

- a) The Contractor is expected to have an on-site presence (to include a full-time landscape maintenance crew) year-round during the growing and dormant seasons to perform tasks as per these specifications. All work efforts must be completed by end of day Friday for each week unless an exception is granted by the Field Operations Manager or Landscape Manager on an as needed basis or for inclement weather. This request must be provided by the on-site supervisor to the Field Operations Manager or Landscape Manager via text or email.
 - Full Time Crew is defined as crew supervisor
 - Dormant Season is defined as November 1 thru March 31
 - Growing Season is defined as April 1 thru October 31

4. **Mowing Specifications:**

The Contractor is responsible to complete mowing operations during both dormant and growing seasons.

- a) Education: The Contractor shall educate employees on proper mowing techniques for the varying types of grasses throughout the district's property. Employees operating mowing equipment shall utilize various mowing patterns to provide even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance. No grass clippings should be visible on top of turf following any mowing and if present, the situation must be remedied before leaving area or end of same business day.
- b) Mowing Heights: The Contractor shall ensure proper lawn heights are maintained as shown below:

- All Bahia turf on-site shall be maintained at a height of 2.5" - 4.0" inches

- All Bermuda turf on-site shall be maintained at a height of .5" – 2.5" inches.

Note: Bermuda grass can be damaged by improper deck heights and turn radius of equipment. The Contractor is responsible to educate staff on these requirements.

- All St. Augustine turf on-site shall be maintained at a height of 4.0" -5.0" inches.

5. Landscape/Maintenance Areas:

Area	Description	Types of Grass	Growing Season	Dormant Season	Notes
1	Tamaya North (Danube,Tartus,Pescara,Oreveza,Marmaris, Capera,Provati,Izola,Karatas,Aegean)		Weekly	Once Per Month	Includes all common areas, pond banks
2	Tamaya NW (Cassia,Costas,Laurel Bay,Cala Cv)		Weekly	Once Per Month	Includes all common areas, pond banks
3	Tamaya South (Brettunger,Savona,Bari,Trave)		Weekly	Once Per Month	Includes all common areas, pond banks
4	Meritage Blvd Including Guard house, Roundabout, Park behind pond		Weekly	Once Per Month	Includes all common areas, pond banks
5	Tamaya Amenity Center		Weekly	Once Per Month	Includes pool area, amenity center entrance/exit
6	Tamaya Blvd From Beach Blvd to Kernan		Bi-Weekly	Once Per Month	Includes fountain area, common areas, pond banks
7	Beach Blvd From End of wall by Caliber Collision to Fountains		Bi-Weekly	Once Per Month	

6. Edging/Weed Eating:

- Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
- The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.
- Ground covers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**

7. Blowing:

- Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, by forced air machinery, immediately after every mowing and before leaving that area/zone.
- The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**

8. Storm Drain Cleanup:

- a) Storm Drain Openings, Inspection/Clean-up - Storm drain openings, grates and Advanced Drainage Systems will be visually inspected concurrent with each mowing. These areas shall be cleaned and swept free of debris as needed.
- b) Once per month, sand and debris will be removed with shovels to allow water to flow freely into drains and prevent flooding during major storm events.

9. Shrubs & Cord Grass Maintenance:

- a) Shrubs and other groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems.
- b) Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to complement any architectural banding and/or detailing so as not to block any such detail from view.
- c) Pruning of plants which overhang curbs shall be addressed monthly.
- d) Pruning of bushes shall include maintaining the current shape and does not include changing the shape of the plant as in a cut back.
- e) Mass planted shrubs shall not be pruned individually.
- f) Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean, neat appearance.
- g) Any weeds within shrubs or plants must be removed during trimming operations.
- h) All cord grass along the edge of roads shall be pruned and blown off curbs, sidewalks, and turf monthly throughout the community.

10. Tree Trimming, Pruning, Staking:

- a) All trees including oaks, tree Ligustrum's, patio trees, and pines adjacent to walkways and along the edge of mowed areas shall be pruned every 6 months to maintain their health and enhance their natural appearance and prevent obstruction with travel lanes, when necessary, as follows:
 - Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
 - Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
 - Areas within a median shall be clear of vegetation or obstruction to a height of 8 feet.
- b) The Contractor must ensure all overhangs comply with Duval County codes and regulations.
- c) The Contractors pruning operations shall include removal of dead wood and up-limbing of multi-stem trees wherever irrigation is blocked. Pruning methods shall be consistent with accepted horticultural practices.
- d) Sucker growth /Oak shoots will be pruned as needed or directed. Cutting the central leader and/or topping trees shall not be done.
- e) The Contractor is responsible to stake and re-stake as needed or directed for all youth trees along roadways and mowing areas as necessary and guy wires tightened when required. The Contractor shall remove stakes and guy wires when roots are well established.

- f) The Contractor shall treat or remove high density moss from any vegetation throughout the property, especially Oak trees along roadways.

11. Litter and Debris Removal:

- a) Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Field Operations Manager or designee or staff.
- b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.
- c) Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. These areas should be inspected and maintained during each mowing schedule.

12. Weed Control / Weeding of Beds:

- a) During each daily visit, the Contractor is responsible for removing all visible weeds from medians, all monument beds, adjacent to sidewalks and roadways and growing within shrubs/plants/cordgrass
- b) Daily weeding is also required at both amenity centers to include pool decks, tree rings, between pool pavers, flower beds, within shrubs/plants/cord grass, along entry/exit walkways at the centers, along fence lines, etc. The amenity centers are the focal point of the community and as such, special attention and detail shall be considered for this item.
- c) Post and pre-emergent herbicide may be applied to areas, when necessary, to include but not limited to all tree rings. Weeds in medians shall be hand pulled or sprayed with herbicide.

Note: The appearance of our community is vital to our residents. The Contractor's staff must be trained to remove weeds from ALL areas mentioned above to avoid resident complaints. Weeds within shrubs, along pool decks or walkways are noticeable and failure to complete this specification will result in management meetings between both parties and noted deficiencies.

13. Annuals:

- a) The Contractor is required to place healthy and vibrant annual flowers in all beds shown on the detailed plans and as described below. The suggested annuals for each planting must be reviewed and approved by the Field Operations Manager or designee.
- b) A rotation of three different annuals is required during each year.
- c) Prior to planting of annuals, all beds are to be rototilled to a depth of 8-10 inches.
- d) Annual flower beds will be serviced weekly during the growing season and bi-weekly during the dormant season to remove flowers that are fading or dead to prolong blooming time and to improve the general appearance of the plant.
- e) Annual soil mix will be replenished once per year at a rate of 1 cubic yard soil mix for every 275 square feet of bed area. All annuals will be fertilized at time of installation using a balanced controlled release fertilizer at the label rate. As weather and conditions dictate this will be supplemented with a soluble liquid fertilizer to enhance flowering and plant vigor.
- f) Annuals are required at the following locations:
 - (Annual Zone 1) Tamaya Blvd/Beach Blvd front of fountain and median
 - (Annual Zone 2) Entrance to clubhouse

- (Annual Zone 3) Four (4) Potted plants by pool and Two (2) front entrance

14. Irrigation Inspection:

- The Contractor is required to have a designated highly trained irrigation team during the duration of this contract. The irrigation team qualifications must be submitted to the Field Operations Manager or designee for approval.
- Within 10 days after award of this contract, the Contractor must submit a detailed plan on how/when the different areas of irrigation will be inspected on a monthly basis. This plan must be reviewed and approved by the Field Operations Manager or designee.
- The Contractor shall be respectful and aware of school arrival and dismissal times provided by Duval County Board of Education on an annual basis. Irrigation along roadways and sidewalks shall be off during these time frames to prevent students from being diverted into hazardous roadways.
- No irrigation is to be running between the hours of 7am -9:30am as well as 2pm-5pm, 5 days per week.
- The Contractor shall complete monthly inspections (12 inspections/per year) to all controllers and the full irrigation system including battery controllers. Other monthly inspection items include:
 - All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas, when possible, to conserve water.
 - Inspect all valve boxes for broken or missing lids, replacing as needed. **Mark with safety measures until repairs can be made.**
 - Adjust as needed controllers to provide proper application of supplemental water while following the required St. Johns River Water Management District guidelines.
 - Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
 - Adjust watering schedules as required by the Field Operations Manager or designee as needed to accommodate special events and sports activities.
 - Adjust watering schedules as needed based on seasonal rainfall amounts.

Note: Any damaged areas to include broken valve boxes, broken sprinkler areas that present a hazard to pedestrians, bikers, etc. must be taped off with visible markings (day and night) to warn residents of the danger until repairs are made.

15. Irrigation Repair Policy:

- The Contractor shall provide an all-inclusive irrigation repair policy and lump sum cost that includes all costs associated with labor and materials for the following repairs as required:
 - Lateral line repairs
 - Valve repairs and replacement
 - Solenoid replacements
 - Head replacements, raising and adjusting as needed
 - Relocation or adjustment of heads to accommodate plant/turf growth
 - Locating and Splicing Wires
 - Valve box and Lid replacement
 - Decoder repairs and replacement
 - Battery replacement in all controllers to maintain memory functions
 - Rain sensor replacement

All repairs of items listed above are solely at the Contractors expense and shall be included in the Contractors' weekly report with specific details of the location, items repaired and status to complete (i.e., identified, under repair, repair complete).

- The following items fall outside the terms of the all-inclusive contract:
 - Mainline repairs of 4" pipe or greater
 - Timer repair and replacement

- Damage due to vandalism
- Verifiable damage due to lightning strikes or power surges

Items in Section 15, Paragraph b are subject to review and approval by the Field Operations Manager or designee. These items will only be approved after receipt of a detailed cost breakdown to include cost of materials and labor and estimated timeline to complete the repair.

- c) During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents.
- d) All irrigation repairs shall be included within 24 hours of notification unless otherwise approved by the Field Operations Manager or designee.

16. Progress Payments/Checklist Requirement:

- a) Weekly Landscape Checklist: Upon successful completion of each week's landscaping/irrigation activities the Contractor will notify the Field Operations Manager or designee as required in Section 2, Paragraph B. The Field Operations Manager or designee will inspect the property and complete the attached "weekly landscape checklist" to ensure the terms and conditions of this contract are being fulfilled. A copy of the completed checklist will be provided to the on-site supervisor the following Monday at arrival. This completed document will initiate either action below:

Action 1: Report indicates all work has been completed (mark yes in completed column). District Representative will sign/date, Contractor will sign/date. The Contractor will retain the document and submit with the next progress payment invoice.

Action 2: Report indicates all work has not been completed in accordance with the terms and conditions of the contract and notes all deficiencies requiring immediate action. The document will remain unsigned until the deficiencies have been corrected. If not corrected prior to the next invoice period, the district reserves the right to hold retainage until the deficiencies are corrected and inspected.

All of these signed checklists (4 in total per month, 1 each week) shall be provided along with the Contractor's monthly invoice.

17. Contract Options for Pricing Consideration by District:

- a) The district requests pricing for the following option items to be exercised at the Districts discretion during the terms of this contract. These items will be awarded in writing as needed separate from this contract.
- b) The Contractor must adhere to the terms and conditions of this contract while completing installing any of these options in the future.
 - OPTION 1: Ornamentals (EACH): The Contractor shall provide (per each) pricing which includes purchase, delivery, and installation of three (3) gallon ornamentals to include but not limited to: Walters Viburnum, Azaleas, Thryallis, Loropetalum and other ornamentals readily available by the Contractors' suppliers. If a bulk quantity discount can be provided to the district, please note this during pricing.
 - OPTION 2: Shrubs (EACH): The Contractor shall provide (per each) pricing which includes purchase, delivery, and installation of (1) gallon shrubs or ground cover material to include: Agapanthus, Blue Flax Lilly, Society Garlic, Lantana, Bulbine and other shrubs readily available by the Contractors' suppliers. If a bulk quantity discount can be provided to the district, please note this during bidding.

- OPTION 3: Trees (EACH): The Contractor shall provide (per each) pricing which includes purchase, delivery, and installation of live oak trees (include height in price) and any other popular trees or palms readily available by the Contractor's suppliers.
- OPTION 4: REPLACEMENT SOD (PER SQUARE YARD AND PER PALLET): The Contractor shall provide (per each) pricing which includes purchase, delivery, and installation of all grass types located on the district's property.

18. General Notes:

- a) Traffic control through all work zones under this contract shall comply with the most current codes/regulations from the State of Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" available on the Florida Department of Transport website.

19. Pesticide, Herbicide, Turf Replacement:

- a) All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor.
- b) All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall also follow the current recommendations of University of Florida "Guides to Insect Disease, Nematodes and Weed Control."
- c) The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, chinch bugs, army worms, and other grass and plant pests as well as plant fungus for all irrigated turf. This program shall be established within 5 calendar days after award and is subject to review and approval by the Field Operations Manager or designee.
- d) All irrigated Bermuda shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil. All accessible areas shall be mechanically slit injected into turf. All other areas to be spread by rotary means. This shall be done in the beginning of growing season no later than May 1st.
- e) All non-irrigated Bahia shall be monitored and treated for Mole Cricket activity at least annually or more frequently if needed.
- f) Pre-emergent and Post-emergent Herbicides. A minimum of two pre-emergent applications in the fall and spring shall be performed on all irrigated turf areas. Post emergent controls shall also be used to provide acceptable levels of weed control throughout the district's property.
- g) As part of the bid package, the Contractor shall submit an outline of the agronomic program for both St. Augustine and Bermuda Turf that would be applied. This shall be included in the proposal package.
- h) Contractor shall mark w/signs all areas sprayed to avoid resident concerns until the area is dry or free of potential safety issues. All signs must be removed by the Contractor.
- i) The Contractor is responsible to monitor all grass conditions and ensure the common area grasses remain healthy and vibrant. Any damage to irrigated turf by insects, fungus or mowing equipment shall be replaced by the Contractor within 14 calendar days after damage is identified at no additional cost to the district.
- j) All turf under repair or replacement areas shall be marked with flags that state "area under construction" to inform residents that the area will be resodded soon. This avoids resident phone calls or concerns and provides information that the area has been identified. These flags will be removed once the area is resodded. Flags can also be added by the district staff to help identify areas of concern during routine weekly or monthly inspections. The Contractor should make note of these areas during the weekly inspection reports.

- k) If the turf area to be repaired is damaged by no fault of the Contractor (as verified by district staff), the area will be replaced at the unit pricing identified in the contract for the various types of grass after approved by the Field Operations Manager or designee.

20. Fertilization Program:

a) Irrigated Bermuda Sod:

- The Contractor shall develop a fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida IFAS). This program shall be reviewed and approved by the Field Operations Manager or designee.
- All irrigated Bermuda shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil. A minimum of 1 lbs. of Nitrogen per 1,000 S.F. shall be applied per application.
- All Bermuda lawn areas shall be fertilized five (5) times per year.
- Any damage to irrigated Bermuda turf by over fertilization shall be replaced by Contractor within two weeks of damage occurrence. These areas shall also be flagged denoting "Area Under Construction" until all issues are resolved.

b) St. Augustine Sod:

- The Contractor shall develop a fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida IFAS). This program shall be reviewed and approved by the Field Operations Manager or designee.
- All irrigated St. Augustine sod shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil.
- The Contractors' program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning. A minimum of 1 lbs. of Nitrogen per 1,000 S.F. shall be applied per application.
- All St. Augustine lawn areas shall be fertilized five (5) times per year.
- Any damage to irrigated St. Augustine turf by over fertilization shall be replaced at the Contractors cost within two weeks of damage occurrence.

c) Trees, Palms and Shrub Fertilization:

- All trees, palms and shrubs in fertilized zones shall be fertilized two (2) times per year. The proposed fertilization program must be approved by the Field Operations Manager or designee.
- d) The Contractor is responsible to cover and prepare all plants that are prone to freezing when temperatures are expected to be below 32 degrees. This could include annuals, palms and other vegetation that can be easily protected from the weather.

SCOPE OF SERVICES, QUALIFICATIONS & LICENSES

- I. SCOPE OF WORK.** The Landscape and Irrigation Maintenance Contractor (the "Contractor") shall furnish all horticultural supervision, labor, materials,

equipment, and transportation required to maintain the landscape and irrigation system within Beach CDD (the “**Association**”) throughout the contract period, as specified per the contractual agreement.

a. Contract Period & Renewal:

The term of this landscape service contract shall be for One (1) year with an automatic renewal of years Two (2) and Three (3) upon mutual agreement of both parties. Contract will also include option for Vendor to terminate with 60-days’ notice and District to terminate with 30-days’ notice.

b. Contractor Requirements:

All vehicles shall have company name identified on the exterior and All employees shall wear matching shirts identifying company.

Contractor shall be required to inform owner or manager or leave door tag on any owner’s door with Contractors contact information when Contractor has damaged an owner’s property. Contractor shall also be solely responsible for hiring a contractor to make the repairs to the owner’s property and paying for the cost of said repairs.

c. Schedule of Services:

The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year -round. A knowledgeable (and licensed when applicable) supervisor from the Contractor’s firm is required to be present during every maintenance visit.

d. Quality Control Inspections:

A qualified representative from the Contractor’s firm shall accompany the District’s representative (“**Manager**”) on monthly quality inspections. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

e. Attendance at meetings:

Upon request by the District, the contractor shall attend CDD Board meetings.

f. Reporting:

The Contractor is **REQUIRED** to provide Manager with the following information:

As Part of Proposal and Prior to Beginning Service

- Copy of all Business Licenses

- List of individuals & Contact info for all individuals who will be responsible for the Beach CDD Landscape and Irrigation maintenance.
- Copy of Insurance
- W9
- Map/schedule detailing which Common Areas will be mowed, edged, trimmed and blown off each day of the week.
- Map/schedule detailing which week or weeks that the Common Areas will be sprayed, weeded, and detailed each month.

Upon Starting Service

- Monthly Common Area Irrigation Inspection Reports
- Monthly Detailing Service Reports
- Fertilization / Pest Control Reports
- Annual Flower Types and Design for approval prior to install

II. LAWNCARE:

a. Mowing and Edging:

Bermuda turf shall be mowed based on FOURTY TWO (42) mowing cycles per 12-month period. Bermuda turf shall be mowed using a high-speed rotary mower with non-mulching kit and mower decks shall be less than 60" in width to avoid scalping. Pond banks and non-Bahia common areas shall be mowed ONE (1) time every SEVEN (7) days during the active growing season (March 15 – November 15) and once a month during the dormant seasons (November 16 to March 14) unless specifically noted below. All mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn. Mowing height will be based on what is horticultural correct for the turf variety as recommended by the University of Florida and taking into account the season:

- Bermuda 1 ½ - 2 ½
- St. Augustine Floritam 4"
- Bahia 3-4"

b. Sod:

The Contractor shall replace dead common area sod up to one pallet within two (2) weeks of identifying the disturbed area. Sod replacement equaling more than one pallet shall be approved by the Manager in advance. Contractor should take care to not scalp the sod by adjusting mower height as needed.

c. Edging:

The Contractor shall edge ground cover as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be

performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. Fertilization:

A fertilization program of properly timed applications of quality slow-release fertilizers shall be established. Program shall provide a lawn, which is evenly green and thick, and one, which does not promote surge growth or burning. The expectation is that either the Contractor or Sub Contractor for these applications will be held responsible for identifying and correctly treating issues with sod and shrubs. Failure to identify and correct issues may result in the replacement cost being passed back to the Contractor.

e. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

f. Overseed with Rye:

The Contractor shall over-seed all common-area Bermuda turf once per year. This will take place prior to October 31 each year.

IV. GROUND COVER AREA / SHRUB AREAS:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to complement any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants, which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

Weed Control:

The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides. Beds around Amenity Center and Amenities should be weeded by hand on a regular basis.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

b. Fertilization:

The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.

c. Fungicide:

The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.

d. Pesticide:

The Contractor shall apply legally approved pesticides to control insects causing damage to ornamentals if warranted.

e. Dead Plant Material:

Dead plants should be removed from all landscaping beds while performing maintenance in that area each week or month. Contractor should provide a proposal to Manager each month to replace all dead and removed shrubs and plants in common area beds.

V. **ROSE BUSHES:**

Roses should be trimmed back, dead headed and fertilized consistently so as to promote healthy and even growth and consistent budding.

VI. **ORNAMENTAL GRASSES**

The Contractor shall cut all ornamental grasses back every year in the months of January or February starting with January/February 2023. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

VII. **TREE CARE:**

a. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary.

Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within seven (7) days from the date notice is provided to Contractor by the on-site manager.

- b. Staking:
Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.
- c. Tree Fertilization:
A tree fertilization program should be provided to the Association within your proposal. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.
- d. Palm Pruning:
Dead or dying fronds shall be removed consistently throughout the year as an ongoing routine and part of the scope of service.

VIII. MULCH / PINE STRAW:

The Contractor will install pine bark mulch and pine straw one time per year to all common areas.

****NOTE: COST SEPARATE FROM MONTHLY LANDSCAPE
MAINTENANCE COST**

IX. ANNUAL COLOR

Annual flowers will be installed Four (4) times per year corresponding to each seasonal variety and the Association shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings. Annuals will be fertilized at the time of installation using a balanced, slow-release fertilizer. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to contractor negligence or response time.

****NOTE: COST SEPARATE FROM MONTHLY LANDSCAPE
MAINTENANCE COST**

X. DEBRIS CLEANUP

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris, generated from the Contractor's work, shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc.

XI. IRRIGATION SYSTEM

The Contractor shall visually inspect the entire common area irrigation system once a month for a total of 12 inspections annually to ensure optimal performance. The

Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season.

- a. Sprinkler Heads.
All sprinkler heads shall be checked for proper operation and coverage monthly. Contractor shall be solely responsible for the repair and replacement of any all-irrigation heads or irrigation equipment damaged by landscape personnel during routine landscape maintenance.
- b. Valves & Valve Boxes.
The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids and replacing as needed. Contractor shall be solely responsible for the repair and replacement of any all-irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.
- c. Watering Schedule.
The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, and pest control operations. Water schedules will be adjusted as needed based on season and rainfall amounts.
- d. Emergency Contact.
The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.
- e. Irrigation Repairs.
Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours. Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor.

- XII. TURF CARE PROGRAM (BERMUDA) - Indicated in *GREEN* on *Exhibit B - attached*** Bermuda grass shall be maintained according to the below program/schedule utilizing the noted chemicals and amounts as detailed below. Please also see the chart below the schedule for guidelines on Soil and Foliar spraying. If any changes to the below are required due to soil test results or weather patterns, Contractor shall work with Manager to discuss and implement changes.

- **JANUARY**
 - Soil spray application and foliar spray application
 - Spectacle pre-emergence in NON over seeded areas at 3oz/acre rate
- **FEBRUARY**
 - 2nd or 3rd week apply Ronstar pre-emergent impregnated on a 15-0-15 fertilizer
 - (Mini prill at a rate of 200 pounds per acre)
- **MARCH**
 - Soil spray application and Foliar spray application
 - 2nd or 3rd week Mole cricket prevention application of Fipronil
- **APRIL**
 - 3rd or 4th week (weather pending) Revolver application at 10oz/acre (transition from rye to Bermuda)
 - Light vertical mow of all Bermuda grass
 - Foliar spray application
 - 5/8" core aerification
 - Milorganite application at heavy rate
- **MAY**
 - 1st week Ronstar application with 20-0-10 fertilizer (Mini prill at rate of 200 pounds per acre)
 - **2nd application of Revolver May be needed to completely eradicate Overseed*
- **JUNE**
 - Soil spray application and Foliar spray application
 - Aggressive verticutting followed by a circle mow or multiple cross direction mowing at a reduced scalping height
 - 12-1-0 fertilizer application
- **JULY**
 - Foliar spray application
 - Prodiamine pre-emergence application on all Turf at 1 pound per acre
 - **Vertical mow can be performed again if needed*
- **AUGUST**
 - Foliar spray application
 - 3/4"-1" aerification followed by aggressive vertical mow
 - Heavy top-dress with sports turf sand
 - Milorganite application after aerification into core holes
- **SEPTEMBER**
 - Soil spray application and Foliar spray application

- **OCTOBER**

- Soil spray application
- Prodiamine all areas that will be overseeded
- XL 2g(Surflan) areas that will NOT be overseed but do border seed
- Spectacle all other areas not overseeded
- Heavy Milorganite application
- Overseed with Rye

- **NOVEMBER**

- Soil spray application
- 12-22-8 fertilizer application on overseed 1#N/1000

- **DECEMBER**

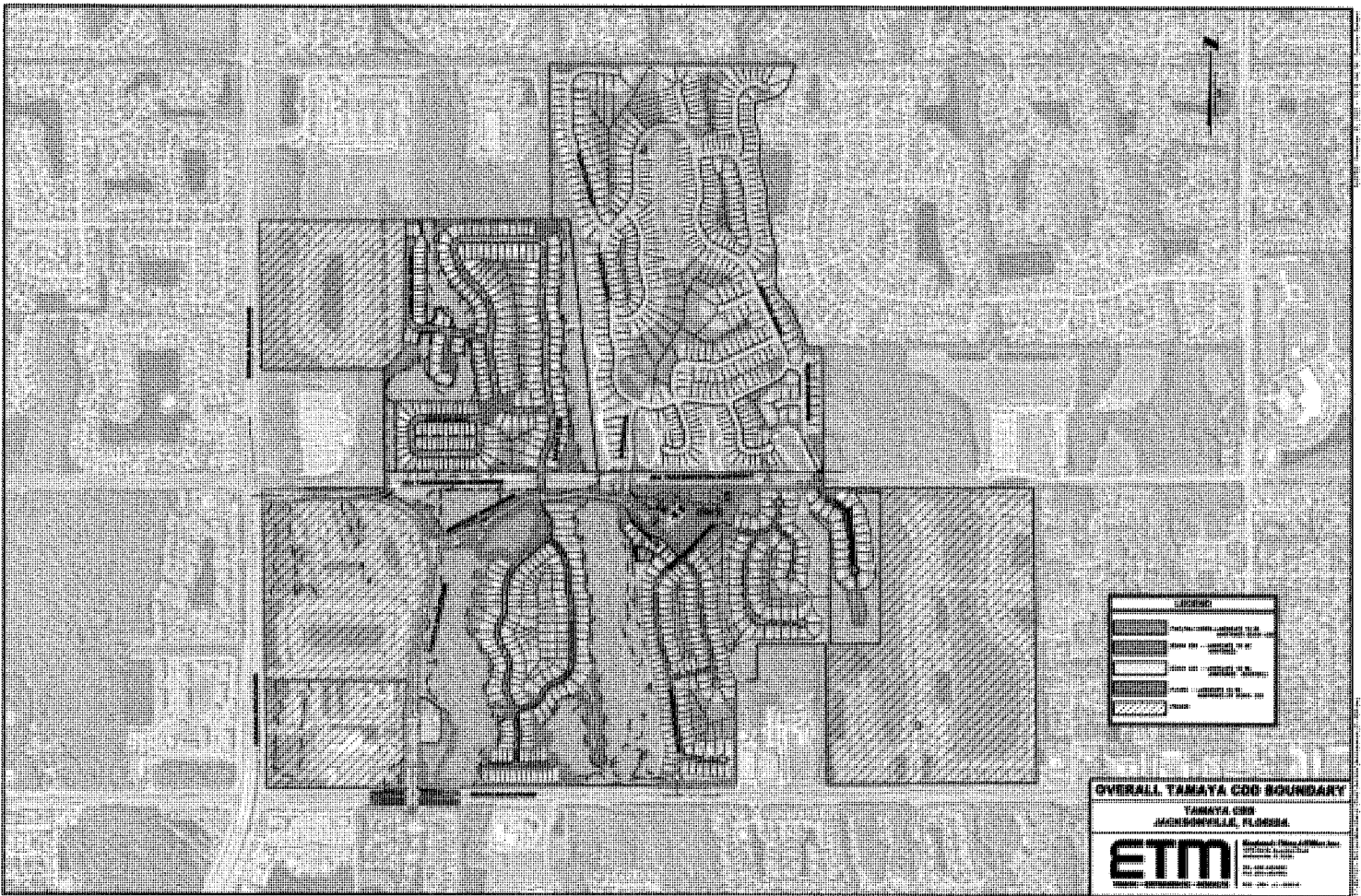
- Soil spray application and Foliar spray application
- Prodiamine application 1#/acre on overseed
- **Iron applications during the winter will Help with quick deep color response.*

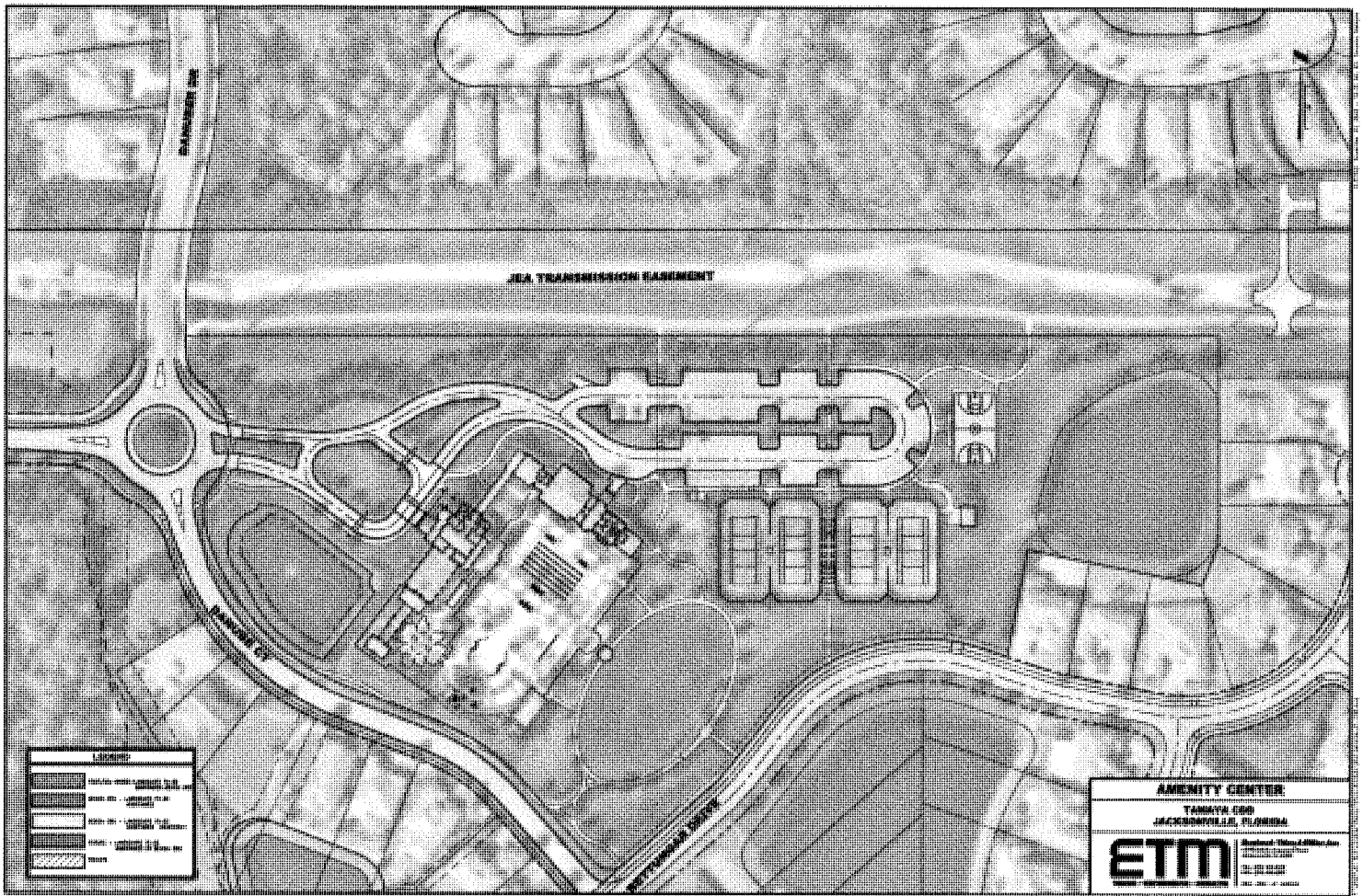
Soil Spray (Week 1)

2 qts/acre	FP Calcium	7-0-0, 7% Ca, 5% Amino
1 gal/acre	FP Armament MKS	0-0-5, 2.5% Mg, 4.5% S
2 qts/acre	FP Manganese	2-0-0, 1% Mg, 3% Mn, 5% Amino

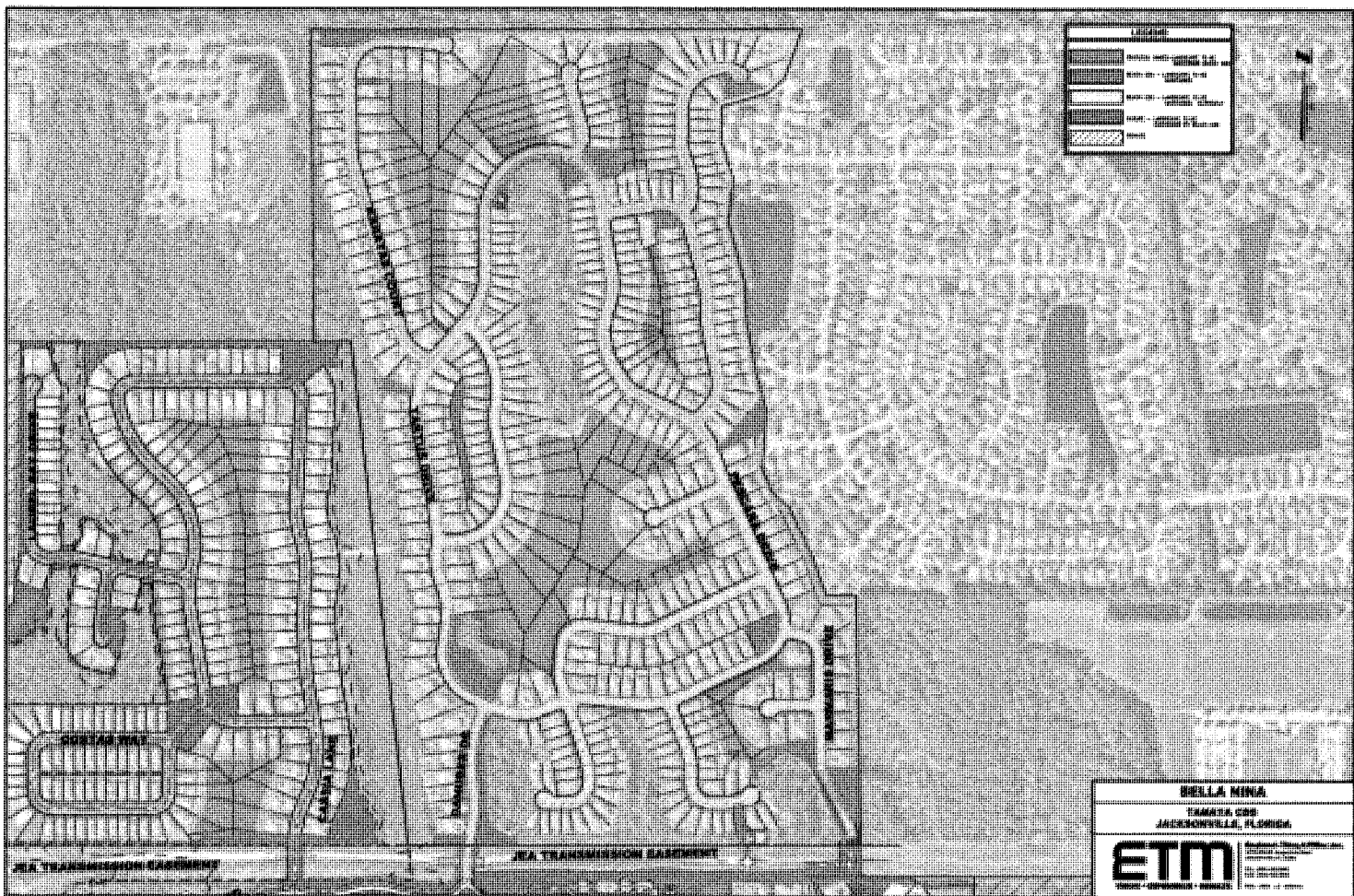
EXHIBIT C

Maintenance Map









LEGEND	
[Shaded Box]	SHADED
[Shaded Box]	SHADED
[Shaded Box]	SHADED
[Shaded Box]	SHADED
[Shaded Box]	SHADED

BELLA MONTA
THANATH COB
JACKSONVILLE, FLORIDA

ETM
ENGINEERING & DESIGN
1000 1ST AVENUE
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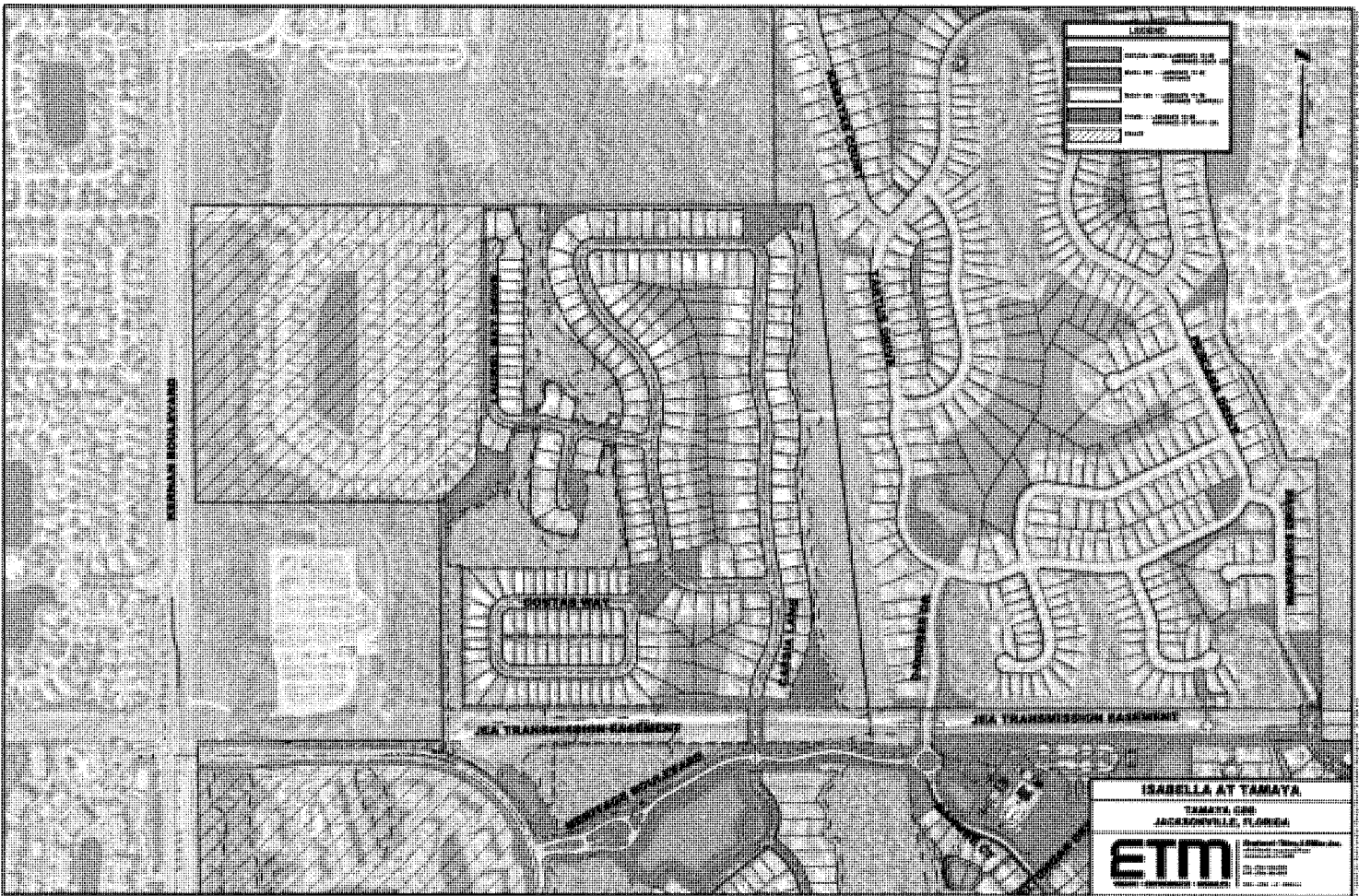


EXHIBIT 3

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

I. Introduction & General Requirements

1.0 Request for Proposal (RFP)

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

1.1 General Contractor Requirements, Qualifications & Licensing

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

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

1.2 General Standards of Care

The contractor is required to maintain a professional appearance at all times, including company uniforms for all on-site staff and proper identification on all vehicles and equipment. All on-site staff must wear company shirts with logos for easy identification as contracted personnel of the Beach CDD.

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

1.3 Procurement Evaluation Scoring Matrix

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

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

		<ul style="list-style-type: none"> • Meets pre/post visit reporting timeline, monthly reports, attends meetings, offers digital reporting and photos. • Meets/exceeds insurance limits, written safety plan, low/no claims history.
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Post-Submission Bid Review and Finalization Process

Contractors are encouraged to ensure that their proposals reflect both competitive pricing and the full scope of services required under this RFP.

1.4 Emergency Response Requirements

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

II. Scope of Services - Landscape Maintenance

2.0 Core Landscape Operations

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

Mowing Heights and Patterns by Turf Type

Turf Type	Mowing Schedule (Growing Season)	Mowing Schedule (Dormant Season)	Location	Mowing Height	Notes
St. Augustine	Weekly (High-Priority Areas); Bi-weekly (Other Areas)	Monthly	Irrigated residential/comm on turf	4-5 inches	St. Augustine's higher recommended height ensures a dense turf without scalping. Maintain leaf density; avoid removing frac13 blade length.
Bahia	Weekly (High-Priority Areas); Bi-weekly (Other Areas)	Monthly	Non-irrigated common areas and ponds	3-4 inches	If Bahia is used on slopes or pond banks, higher mowing height helps reduce erosion. Preserve pond banks; allow a 3 ft Bahia buffer at outfalls.

Bermuda / Zoysia (common)	Bi-weekly (as needed)	Monthly	Irrigated turf areas, e.g. amenity lawns	1.5-2.5 inches	Note that this turf type is sensitive to incorrect deck height and tight turning; operators must be trained accordingly. Use reel mower; watch deck height to prevent scalping.
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2.1 Edging, Trimming, and Blowing

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

2.2 Shrub, Tree, and Groundcover Maintenance

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

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

Native saw palmettos and ornamental grasses (e.g. muhly, cordgrass) shall be maintained to look natural. Remove only dead fronds from palms (no "hurricane cut" trimming of healthy fronds).

Cordgrass on road edges or as buffers should be trimmed minimally: leave natural arching form with a 1-foot mulch buffer from turf. In common buffers, trim cordgrass only as needed to eliminate weeds or meet clearance (e.g. edging sidewalk passage).

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

budget. Seasonal evaluations are encouraged to ensure timely intervention and sustained visual harmony.

2.3 Litter & Debris Removal

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

2.4 Storm Drain and Inlet Cleaning





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







III. Scope of Services - Plant Health & Agronomy

3.0 Fertilization Program

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

Sample Consolidated Turf Program (Seasonal Recommendations)

Categories:  Fertilizer → light green  Herbicide → light orange  Insecticide → pale blue  Cultural/Governance → light gray

Month	Turf Type	Application Type	Key Products & Rates	Notes / Method
JAN	All Turf (non-overseeded)	 Pre-emergent Herbicide	Spectacle — 3 oz/acre	Prevent spring weeds; granular or liquid
	All Turf	 Fertilizer (Soil/Foliar)	FP Calcium 2 qt/ac... FP Manganese 2 qt/ac	Winter micronutrient support
	St. Augustine	 Foliar Micronutrients	Iron (spot)	Boost winter color
	Bermuda	 Soil/Foliar Micronutrients	—	Monitor overseed
FEB	All Turf	 +  Pre-	Ronstar on 15-0-15	Mid-Feb application

		emergent + Fertilizer	@ 200 lb/ac	
	St. Augustine	♥ Micronutrients	—	Pre-spring soil prep
	Bermuda	🟠 + ♥ Pre-emergent + Fertilizer	Ronstar on 15-0-15	Per site
MAR	All Turf (irrigated)	🟦 Insecticide	Fipronil	2nd–3rd week
	All Turf	♥ Fertilizer	First N approx 1 lb N/1,000 ft ²	UF/IFAS limits
	All Turf	♥ Soil/Foliar	Jan recipe	Growth season start
APR	St. Augustine	♥ Fertilizer	Heavy N le 1 lb N/1,000 ft ²	—
	All Turf	⚙ Aerification (5/8”), light vertical mow		Paired with Milorganite
	All Turf	♥ Foliar	Micronutrients	—
MAY	Bermuda	🟠 + ♥ Pre-emergent + Fertilizer	Ronstar + 20-0-10 @ 200 lb/ac	Early May
	Bermuda	🟠 Transition Herbicide	Revolver (if needed)	Overseed cleanup
	All Turf	🟦 Pest Control	Spot treat	Chinch bugs, mole crickets
JUN	All Turf	♥ Fertilizer	12-1-0	District requirement
	All Turf	⚙ Cultivation	Aggressive verticut, mowing	Reduce thatch
	All Turf	♥ Micronutrients	Jan recipe	Summer program
JUL	All Turf	🟠 Pre-emergent Herbicide	Prodiamine 1 lb/ac	Weed prevention
	All Turf	♥ Foliar	Micronutrients	—
AUG	All Turf	⚙ Aerification + Vertical Mow	¾”–1” cores	Soil opening
	All Turf	⚙ Topdress	Sports turf sand	Fill cores
	All Turf	♥ Fertilizer	Milorganite	Into cores
SEP	All Turf	♥ Fertilizer	3rd N app le 1 lb N/1,000 ft ²	Fall feeding
	Bermuda	🟠 Pre-emergent	Prodiamine	Winter weed control
OCT	Overseeded Areas	🟠 Pre-emergent	Prodiamine	Before seeding
	Non-overseed Borders	🟠 Pre-emergent	XL 2G (Surflan)	—
	All Others	🟠 Pre-emergent	Spectacle	Weed control
	All Turf	♥ Fertilizer	Heavy Milorganite	—
	Overseeded Areas	⚙ Overseed	Rye	—
NOV	All Turf	♥ Fertilizer	12-22-8	Overseed 1#N/1000
	All Turf	⚙ Soil/Foliar	Soil spray	—
DEC	All Turf	⚙ Soil/Foliar	Soil spray and Foliar spray	—
	Overseeded Areas	🟠 Pre-emergent	Prodiamine 1#/acre	—
	All Turf	♥ Micronutrients	Iron	Boost winter color

3.1 Weed & Herbicide Control

Maintaining a weed-free appearance is a high-priority, ongoing task. The contractor is required to remove all visible weeds from medians, monument beds, and areas adjacent to sidewalks and roadways during each daily visit. Special attention is required at amenity centers, where daily weeding is

mandatory to maintain the pristine appearance of pool decks, pavers, and flower beds. A minimum of two pre-emergent herbicide applications are required annually, one in the fall and one in the spring, for all irrigated turf areas. Post-emergent controls will be used for spot treatments, but for established weeds that have begun to dominate a bed, hand-pulling is required.

3.2 Pest and Disease Control

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

3.3 Annual Flower Program

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

3.4 Annual Mulch Installation Program

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

IV. Scope of Services - Irrigation Systems

4.0 System Management & Inspection

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

4.1 Irrigation Repair Policy

The contract includes an all-inclusive, lump-sum repair policy that covers a wide range of routine

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

All-Inclusive vs. Excluded Irrigation Repairs

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

V. Service Level Agreement (SLA)

5.0 Performance Standards & Metrics

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

Service Category / Metric	Performance Standard / Acceptance Criteria
Lawn Mowing & Maintenance	St. Augustine: 4-5", Bahia: 3-4", Bermuda/Zoysia: 1.5-2.5". All turf areas mowed and edged in accordance with the schedule, with no unsightly grass clumps visible.
Edging/Trimming	Neat edging around all beds, curbs, and trees. Grass runners removed.
Blowing	All sidewalks, curbs, and paved areas blown clean of debris. Clippings not in beds or drains.
Weed Control	All visible weeds removed from medians, beds, and amenity areas. Weeds hand-pulled or sprayed.
Plant Beds (Annuals)	Dead flowers removed. All plant beds, tree wells, and shrub rings are weed-free and edged. Soil tilled and replenished yearly.
Plant & Shrub Health	Plants and shrubs are well-pruned and healthy, with no signs of disease or pest infestation.
Litter & Debris	All visible litter, fallen limbs, and other debris are removed before leaving the site.
Irrigation System	Full system inspection, including controllers and heads. All irrigation zones are operating without leaks or broken heads; monthly inspection report submitted. Report of issues and repairs submitted.
Response Time	Emergency response within 4 hours; standard service requests within 2 business days.
Reporting	All required reports submitted on time.

5.1 Deficiency Correction Protocols & Remedies for Non-Compliance







The contract outlines a progressive enforcement policy to ensure the timely correction of deficiencies

while providing a clear and legally defensible framework for accountability. The contractor is required to correct any issues noted during weekly or monthly inspections within a specified timeframe:

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

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

Service Category / SLA Item	Acceptance Criteria / Performance Standard	Measurement / Inspection Method	Response / Correction Time	Frequency	Remedy for Non Compliance
 Emergency Response	On site within 4 hrs for hazardous conditions	Documented response times	le 4 hrs	As needed	Up to \$250\$/hour late fee at Board discretion; documented warning
 Irrigation Failures (Repairs)	All inclusive repairs le 24 hrs; hazards taped/flagged	Monthly irrigation report + immediate notification	Emergency le 4 hrs; routine le 24 hrs	As needed	—
 Weed Control – Amenity Centers	No visible weeds on pool decks/pavers/beds in growing season	Daily visits — post visit report	Before next business day; otherwise le 24 hrs	Daily (in season)	—
 Pest / Disease Damage	Replace damaged turf from insects/disease/misapplication	Damage report & replacement records	le 14 calendar days	As needed	—
 Deficiency Corrections	Complete resolution within le 72 hrs of notification	Inspection of corrected work	le 72 hrs	As needed	10% invoice retainage until resolved
 Mowing (by turf type & priority area)	St. Augustine: 4–5”, Bahia: 3–4”, Bermuda/Zoysia: 1.5–2.5”; no clippings/rutting/scalping	Weekly Landscape Checklist; visual inspection	Safety: same day; standard le 72 hrs	Per schedule	Pro rata credit per missed cut
 Edging / Trimming	Neat edging; beds free of runners; curbs/sidewalks blown clean	Weekly Checklist & post visit report	Safety: same day; standard le 72 hrs	Per visit	—
 Blowing	Paved areas/sidewalks blown clean; clippings not in beds/drains	Visual inspection	Per associated service timing	Per visit	—
 Weed Control – Medians/Beds	Remove all visible weeds;	Visual inspection	le 72 hrs	Per visit	—

	hand pull or spray				
 Plant Beds (Annuals)	Dead flowers removed; edged beds/tree wells; soil replenished annually	Visual inspection	le 72 hrs	Per visit & annual soil work	—
 Plant & Shrub Health	Well pruned; healthy; pest/disease free	Visual inspection	Per pest/disease replacement criteria	Ongoing	—
 Litter & Debris Removal	Remove all visible litter/debris before leaving site	Visual inspection	Same day	Per visit	—
 Irrigation System Inspections	Monthly inspection; no leaks/broken heads; report submitted	Monthly irrigation report	Monthly; issues: see repairs	12/year	Up to \$\$200\$ per missed inspection at Board discretion; reschedule within 48 hrs
 Reporting – Pre & Post Visit	Pre visit ge 8 hrs; post visit le 8 hrs after; monthly reports on time	Email/text timestamps; delivered reports	Late: within 48 hrs	Per visit & monthly	—
 Weekly Checklist	4 checklists/month; signed	Signed checklists	Correct before next invoice	Weekly	Invoice withheld until compliant

5.2 Weekly Landscape Checklist Template

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

Project: Beach CDD Landscape Maintenance

Date:

Week of:

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

Contractor Representative: __

District Representative: _**_

VI. Reporting & Communication

6.0 Vendor Reporting Requirements

Thorough and consistent reporting is a mandatory component of this contract, transforming the vendor

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

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

6.1 Monthly Irrigation Report Template

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

Project: Beach CDD Irrigation Maintenance

Report Date:

Report Period:

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

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

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

Contractor Representative: __

District Representative: __

VII. Optional & Separately Priced Services

7.0 Unit Pricing

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

Optional Service	Unit	Notes
Sod Replacement (All Grass Types)	Per Pallet; Per Square Yard	Includes procurement and installation of Bermuda, St. Augustine, or Bahia sod to repair damaged areas.
Annual Flower Rotations	Per-Event Installation	Includes soil renovation and all necessary materials.
Additional Tree Pruning	Per-each, including removal of trimmings	Pruning of trees beyond the standard 6-month cycle.
Additional Mulch Installation	Per Cubic Yard	Includes procurement and installation of mulch. Includes removal and disposal of prior mulch bed or groundcover.
Pine Straw Installation	Per Square Foot	Includes procurement and installation of pine straw.
Ornamental Trees	Per-each (with height specified), including installation	New tree installation.
Fire Ant Control	N/A	Fire ant control in turf and pest bait stations can be bid separately.
Emergency Mulching or Soil Amendments	N/A	Emergency mulching or soil amendments as needed.
Freeze Protection Services	N/A	Services to protect sensitive plants during cold weather.
Extra Services	N/A	Other services such as planting or replacing irrigation backflow devices, or special event cleanup.
Ornamentals	Per-each (3-gallon)	N/A
Shrubs	Per-each (1-gallon)	N/A
Irrigation Repair (Billable)	Hourly man-time rate	N/A
Additional Mowing	Per-Event	N/A
Hurricane/Storm Cleanup	Per-Event	N/A
Tree Trimming (Over 15 feet)	Per Tree	N/A

VIII. Tamaya Area Definitions

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

Area No.	Name	Subdivisions	Mowing Schedule (Growing Season)	Mowing Schedule (Dormant Season)
1	Tamaya North	Danube, Tartus, Pescara, Oreveza, Marmaris, Provati, Izola, Karatas, Aegean, Capera	Weekly	Once per month
2	Tamaya NW	Cassia, Costas, Laurel Bay, Cala CV	Weekly	Once per month
3	Tamaya South	Brettunger, Savona, Bari, Trave	Weekly	Once per month
4	Meritage Blvd	Guard House, Roundabout, Park behind pond	Weekly	Once per month
5	Tamaya Amenity Center	Pool area, entrance/exit	Weekly	Once per month

6	Tamaya Blvd	Beach Blvd to Kernan	Bi-Weekly	Once per month
7	Beach Blvd	End of wall by Caliber Collision to fountain	Bi-Weekly	Once per month
8	Tamaya SW	Fiera Vista, Spiro, Valletta	Weekly	Once per month

IX. General Contractual Provisions

9.0 Terms & Conditions

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

9.1 Legal & Regulatory Compliance

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

9.2 Damage Liability

The contractor is held solely responsible for any damage caused to District or private property during the performance of the contract, including damage to fences, signs, irrigation systems, or hardscapes. The contractor is responsible for promptly notifying the property owner of any damage, hiring a contractor to make the repairs, and paying for all associated costs. This liability extends to damages caused by negligence, over-fertilization, or improper herbicide application.

X. Conclusions and Recommendations

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

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

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

XI. Protests

Any protest relating to the RFP, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the scope of work, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the RFP, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the RFP, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official

holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Vesta District Services, 250 International Parkway, Suite 208 Lake Mary, Florida 32746, Attention: David McInnes**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the RFP, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

XII. Proposal Form

Proposers shall have the option, but not the obligation, to fill out the Proposal Form attached hereto as Exhibit A

XIII. Appendices

APPENDIX A

Scoring - Price & Fee Structure

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

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

$$\text{Points_for_Bid} = 35 \times (1 - (\text{Bidder_Price} - \text{MIN}(450000, \text{Lowest_Price})) / (\text{MAX}(450000, \text{Highest_Price}) - \text{MIN}(450000, \text{Lowest_Price})))$$

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

Example (digit-by-digit calculation):

Bid A = \$430,000

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

Bid B = \$440,000

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

Bid C = \$450,000

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

Bid D = \$460,000

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

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

Post-Submission Bid Review and Finalization Process

Contractors are encouraged to ensure that their proposals reflect both competitive pricing and the full scope of services required under this RFP.

Exhibit A
PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ____ No ____

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ____ No ____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability \$ _____

Automobile Liability \$ _____

Workers Compensation \$ _____

Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week;

_____ Technical personnel, who will be onsite ____ days per ____; and

_____ Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL**WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RE- SPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON- SITE PER WEEK	YEARS OF EX- PERIENCE IN PRESENT POSI- TION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY OWNED MAJOR EQUIPMENT

TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

**PROPOSAL FORM
PART III – EXPERIENCE**

- *Has the Proposer performed work for a community development district previously? Yes ____ No ____ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2024 = _____

2023 = _____

2022 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five (5) years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e., fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past five (5) years? Yes _____ No _____*
For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____ Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five (5) years? Yes ____ No ____*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ____ No ____

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ____ No ____ If yes, please provide:*

The names of the entities _____

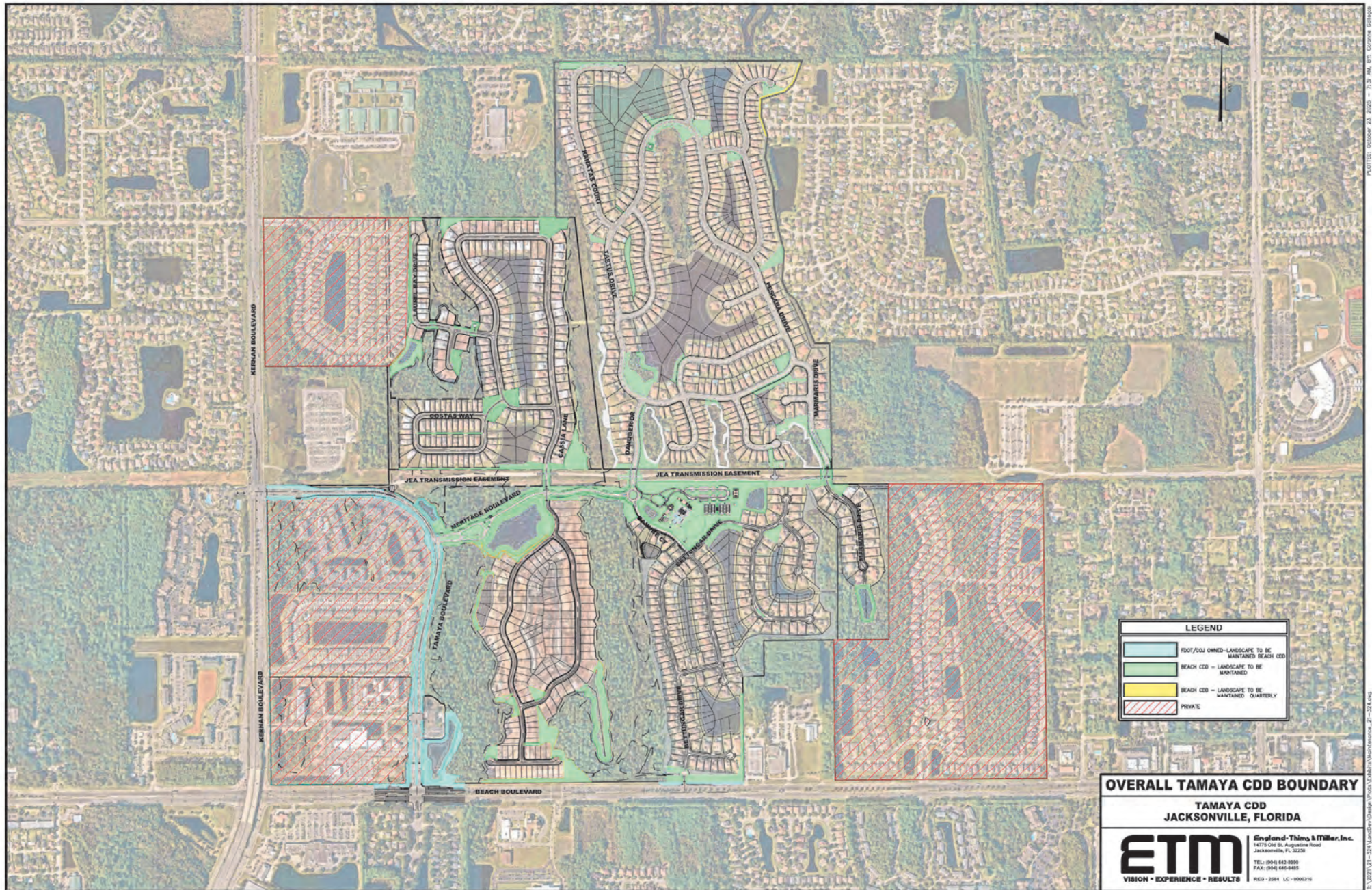
The state(s) where barred or suspended _____





The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*



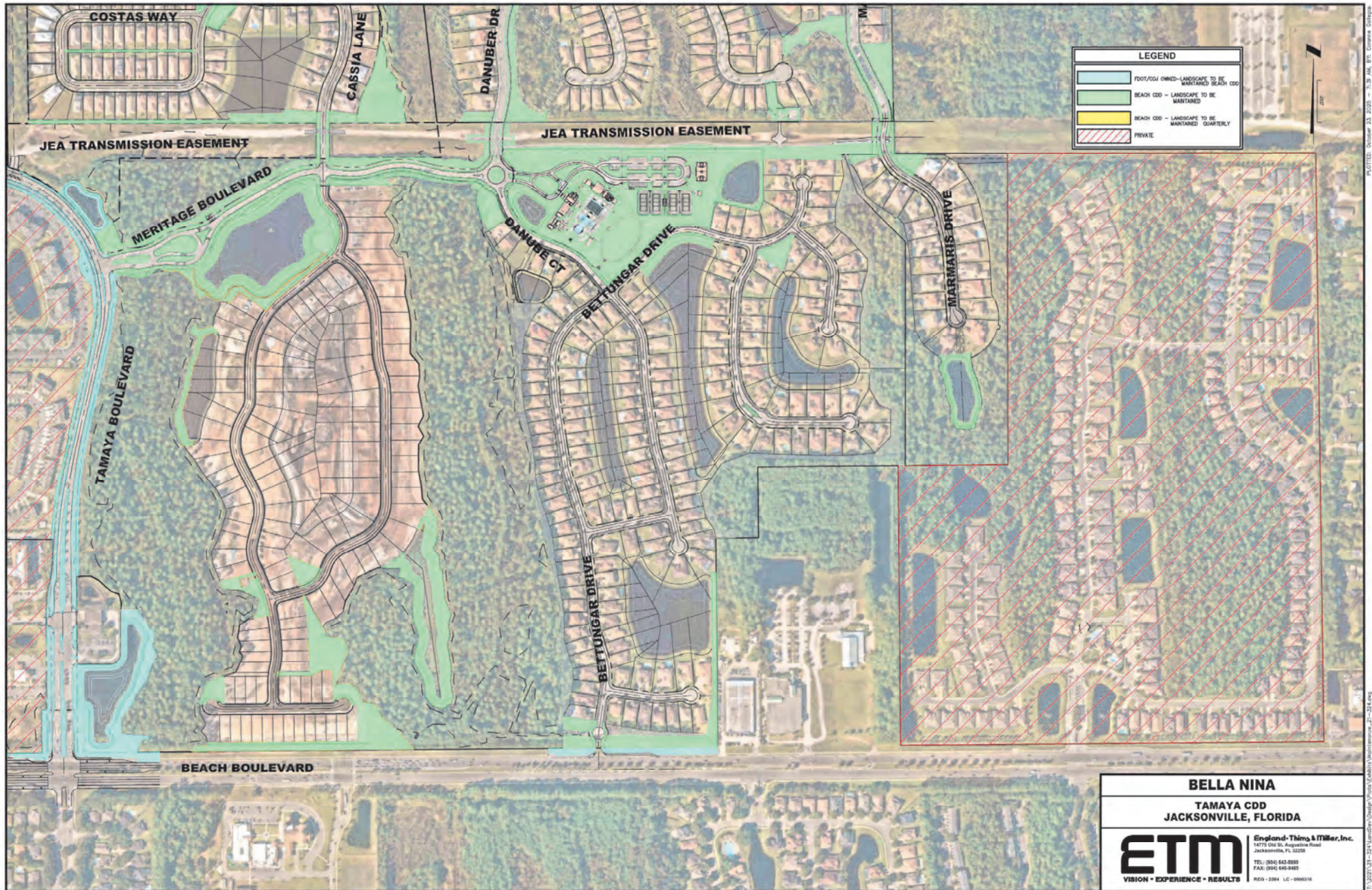
LEGEND	
	FOOT/CUL OWNED-LANDSCAPE TO BE MAINTAINED BEACH CDD
	BEACH CDD - LANDSCAPE TO BE MAINTAINED
	BEACH CDD - LANDSCAPE TO BE MAINTAINED QUARTERLY
	PRIVATE

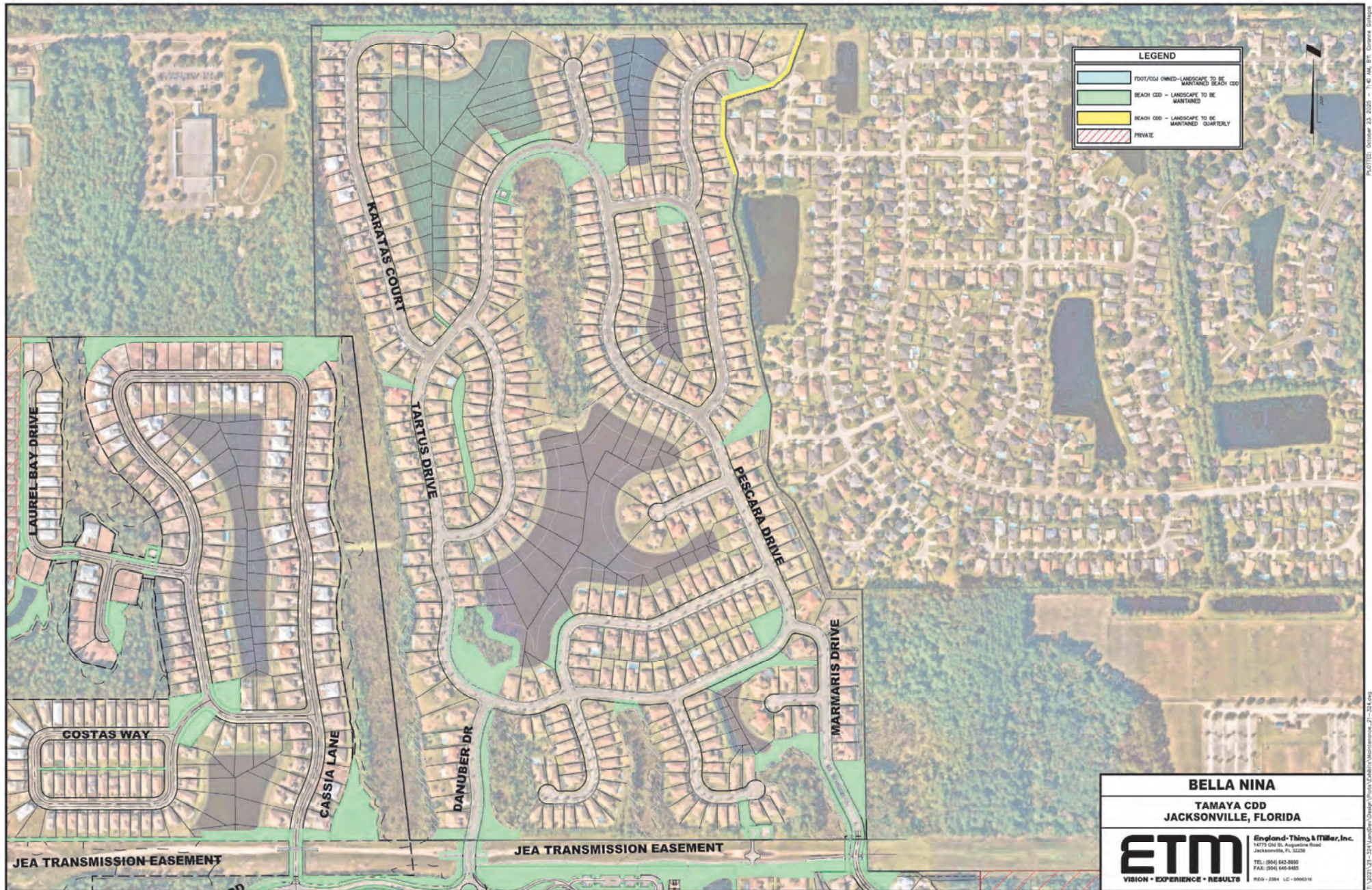
OVERALL TAMAYA CDD BOUNDARY

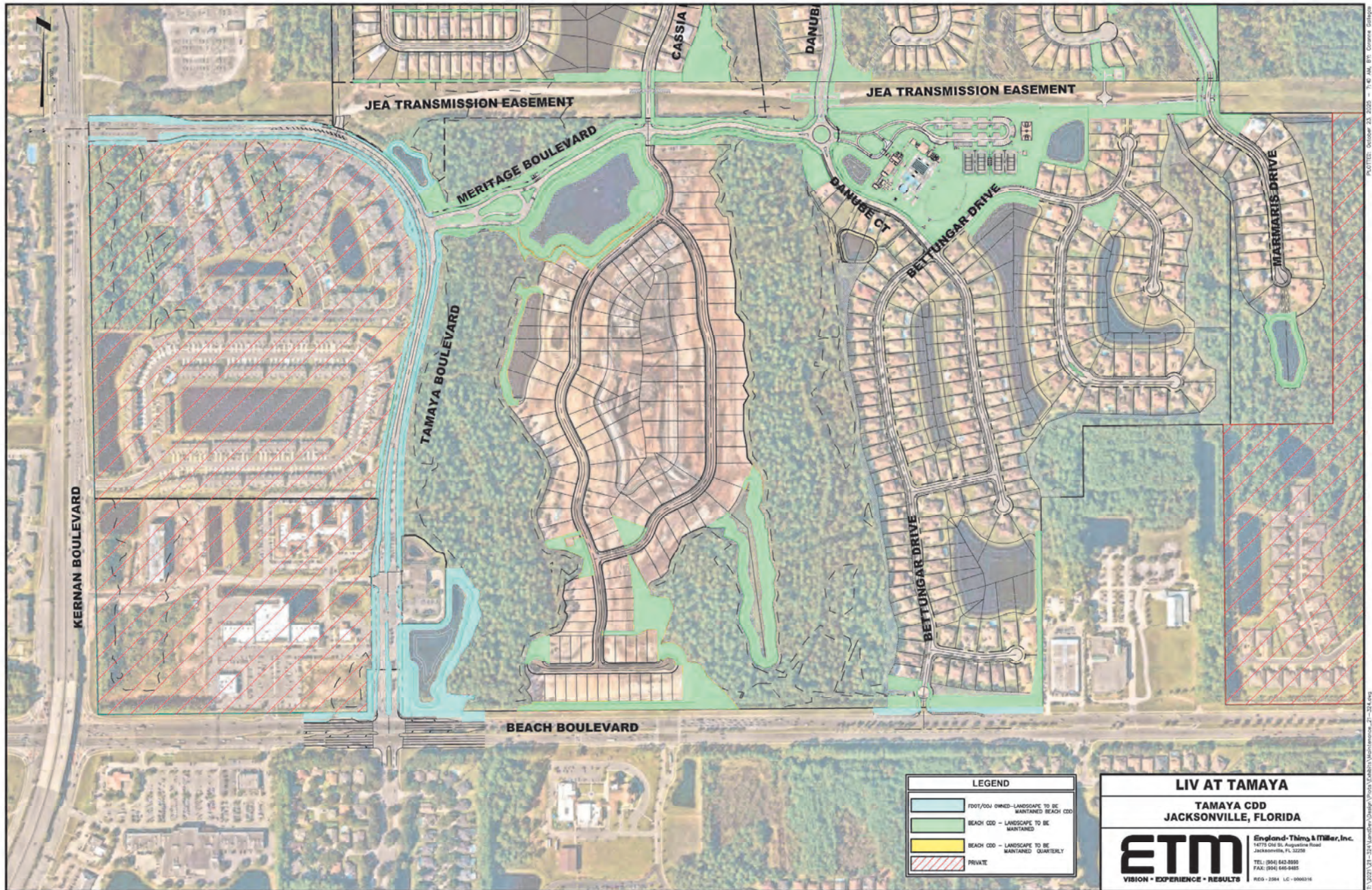
TAMAYA CDD
JACKSONVILLE, FLORIDA





ETM | Englund-Thompson & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32218
TEL: (904) 843-8888
FAX: (904) 846-9485
REC - 2384 LC - 0000316









LEGEND	
	FDOT/DOJ OWNED-LANDSCAPE TO BE MAINTAINED BEACH CDD
	BEACH CDD - LANDSCAPE TO BE MAINTAINED
	BEACH CDD - LANDSCAPE TO BE MAINTAINED QUARTERLY
	PRIVATE

LIV AT TAMAYA

TAMAYA CDD

JACKSONVILLE, FLORIDA

ETM

VISION • EXPERIENCE • RESULTS

Englund-Thompson & Miller, Inc.

14775 Old St. Augustine Road
Jacksonville, FL 32258

TEL: (904) 843-8888
FAX: (904) 846-8485

REG - 2384 LC - 0000316

EXHIBIT 4

APPENDIX D: FACILITY RENTAL RATES (Effective Upon Adoption of the Rule)

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

EXHIBIT 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RATES, FEES AND DEPOSITS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rates, Fees and Deposits attached hereto as **Exhibit A** and incorporated herein by this reference (“**Amenity Rates, Fees and Deposits**”); and

WHEREAS, the Board finds that the Amenity Rates, Fees and Deposits outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

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

SECTION 1. The District hereby adopts Amenity Rates, Fees, and Deposits attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of January 2026.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenity Rates, Fees, and Deposits

Exhibit A
BEACH COMMUNITY DEVELOPMENT DISTRICT

AMENITY RATES, FEES AND DEPOSITS

- 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

EXHIBIT 6



TAMAYA
BETWEEN THE CITY AND THE SEA

Amenity Manager's Report



Prepared For
BEACH CDD
for the month of
January 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.

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

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

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:

- This is a reminder that only tennis is permitted on the tennis courts. We have recently observed residents riding bikes and other children's vehicles on the courts, which is not allowed. Those residents were asked to remove bikes, electric scooters, and similar items from the tennis courts in accordance with Beach CDD policies. We appreciate everyone's continued cooperation in helping preserve the condition and safety of the courts. Additionally, we continue to observe underage children using the tennis courts. Per the CDD Amenity Policies, children under twelve (12) years of age must be accompanied at all times by a Patron while using the tennis facility, as parents are not permitted to drop off children under 12 without specific supervision by a Patron, and approved tennis instructors approved by the Beach CDD Board of Supervisors are permitted to provide lessons.
- Effective 12/22/25, Tamaya has transitioned to a new vendor providing gate guard services. Our new provider is Ramco Protective Services.
- Fitness center policies and etiquette: please do not sit on equipment to browse the internet, watch videos, listen to audio, or text; be sure to wipe down all fitness equipment with the provided disinfectants after each use; and do not move any heavy pieces of gym equipment without prior consent from management.
- TekControl, the visitor management app, recently released an update that requires most users to delete the current version and download the new one. The process for entering your visitors remains the same, but the layout and format have been refreshed. After updating, the app will prompt you to log in again and enter your password. If you continue to experience any issues, please stop by the office for assistance or contact TekControl Tech Support at 678-951-0626 ext. 2.
- We would like to thank our sponsors who help support and make our events a wonderful experience for our residents, and we are always looking for residents with businesses who are interested in sponsoring an event and having their business information included in the monthly newsletter; if you would like more details, please stop by the amenity center office during regular office hours.

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)
11 - Nov	Community of Heros	family	\$ 500	53	\$ 9	\$ 725	\$0	\$725	75	\$ 10	\$ (225)	22	\$ (0)
14 - Nov	Friendsgiving Happy Hour	adult	\$ 500	101	\$ 5	\$ 250	\$0	\$250	85	\$ 3	\$ 250	-16	\$ 2
21 - Nov	Chilli Cook-Off	family	\$ 200	58	\$ 3	\$ 52	\$0	\$52	60	\$ 1	\$ 148	2	\$ 3
05 - Dec	White Elephant Event	adult	\$ 200	40	\$ 5	\$ 168	\$0	\$168	39	\$ 4	\$ 32	-1	\$ 1
13 - Dec	Holly Jolyy Christmas	family	\$ 3,000	350	\$ 9	\$ 3,185	\$250	\$2,935	350	\$ 8	\$ 65	0	\$ 0
19 - Dec	Tamaya Community	adult	\$ 3,000	213	\$ 14	\$ 9,000	\$9,000	\$0	180	\$ -	\$ 3,000	-33	\$ 14
20 - Dec	Christmas Storytime	family	\$ 150	24	\$ 6	\$ 110	\$0	\$110	24	\$ 5	\$ 40	0	\$ 2
			\$ 13,850	1,212	\$ 11	\$ 19,777	\$ 9,250	\$10,527	1,124	\$ 9	\$ 3,323	-88	\$ 2

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	\$ 7,650	754	\$ 10	\$ 7,914	\$ 250	\$7,664	743	\$ 10	\$ (264)	-11	\$ (0)
adults	\$ 6,200	458	\$ 14	\$ 11,863	\$ 9,000	\$2,863	381	\$ 8	\$ (5,663)	-77	\$ 6
TOTAL	\$ 13,850	1,212	\$ 11	\$ 19,777	\$ 9,250	\$10,527	1,124	\$ 9	\$ (5,927)	-88	\$ 2

~~ANOTHER~~
YEAR

2026

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

EXHIBIT 7



TAMAYA
BETWEEN THE CITY AND THE SEA

**20
25**

FIELD OPERATIONS REPORT

DECEMBER



Prepared By :
Ron Zastrocky

Presented To :
Beach CDD Supervisors



904.577.3075



rzastrocky@vestapropertyservices.com





Monthly Report: December 2025

Pests/Fertilizer/Herbicide:

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

Maintenance:

- As needed mowing service through Beach CDD
- We have been really focusing on getting all of the ornamental grasses cut down throughout Tamaya.
- Area behind the Tamaya sign (island wing co.) has been mowed and weedeated .
- Palm tree at club house round-about was trimmed and thinned .
 - Tamaya blvd was cut and edged.
 - Pulling of dead plant material.
- Once we get the ornamental grasses finished we will begin lifting low hanging branches through out beach CDD

Irrigation:

- All irrigation is running once a week .
-



Event Name: Water Management - Zone 2 Thank you for Work Order Number: 2071653 your business! Service Date: 12/11/2025 Target Pests (if applicable): Service Notes & Observations Treated ponds 2, 8 & 9 for minimal algae Treated pond 10 for emergent vegetation Added muckbiotics to ponds 4, 5 & 6 to assist with water clarity Ponds 1, 3, 7 & 11 looked good Please allow 1-2 weeks for results If you have any questions or concerns please call me at 904-504-4689 - Eric Walker Environmental Conditions Weather: Sunny Temperature: 53.28 Wind Direction: North-West Wind Speed: 1.26 Humidity: 79.0000 Inspected Pond(s), Treated for Algae & Invasive Aquatic Weeds, Muck Digester Added

Event Name: Water Management - Zone 1 Thank you for Work Order Number: 2072418 your business! Service Date: 12/22/2025 Target Pests (if applicable): Service Notes & Observations Inspected ponds 12-22 and outfalls, Treated ponds 12, 15, 16, 19, 20 & 22 for algae and invasive aquatic weeds, Added pond dye to 12 - 22 to help reduce underwater weeds caused by penetrating sunlight, Please allow 7-10 days for results, please contact me with any comments or concerns, Kindest regards, Shea Fenske Environmental Conditions Weather: Sunny Temperature: 62.31 Wind Direction: North-East Wind Speed: 23.02 Humidity: 76.0000 Pond Dye Added, Inspected Pond(s), Inspected OutFall Area, Treated for Algae & Invasive Aquatic 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. Yellowstone scheduled

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

Emergency/Random:

-

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 8

Date of Action Item	Action Item	Status
	Field Operations Manager Section	
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	Done
9/15/2025	FOM to inspect burned out lights around pool and remove mulch from around them	Underway
10/20/2025	FOM to obtain proposal for berm removal per DE suggestions	Done
11/17/2025	FOM to purchase sign for tennis court breezeway stating to let tennis instructor know if tennis court usage is being requested	Underway
12/4/2025	FOM to obtain additional quotes for inside painting of Tamaya Hall	
12/4/2025	FOM to obtain additional quotes for drainage on Costas Way	
12/4/2025	FOM and AM obtain quotes for mirrors in group fitness/yoga rooms	
12/4/2025	FOM obtain quote for construction of identified alternative storage area	
12/15/2025	FOM to obtain bids to replace tables in pool area	
12/15/2025	FOM to check operationability of new pedestrian gates	

12/15/2025	FOM to verify that new pedestrian gates are commercial grade	Done
1/8/2026	FOM to request Ruppert Landscape trim cord grasses and shrubbery at Meritage Roundabout and intersection of Meritage & Cassia ASAP	
	Amenity Manger Section	
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 attempt to locate a swim school who do not rely on college students as instructors	Underway--Needs Board direction.
11/17/2025	AM and RGM to work with Supervisor Young on agreement with Instructors/Trainers for Revenue Share and Adequate Documentation of those Enrolled and Payments	Done
12/4/2025	AM and FOM obtain quotes for mirrors in group fitness/yoga rooms	
12/15/2025	AM to send out E-Blast to residents letting them know that if mailboxes need to be oiled they are allowed to do so using caution as not to make a mess.	Done
12/15/2025	AM to establish a chart (including measurements) showing locations of table and chair locations in Tamaya Hall.	Underway
	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
10/20/2025	DM to coordinate RFP for landscape maintenance	On 1/12 Meeting Agenda
12/15/2025	DM to obtain names from Vice Chair of apparent unlicensed security officers working (license status "Under Review").	Jake and Josh did not respond to email request of names of officers assigned to Tamaya.
	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
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	Underway
	Board of Supervisors Section	
7/3/2025	Supervisor Young to email DC to check if it is possible to limit TekControl	Underway

	contact to adults only (so children cannot have access)	
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.	

EXHIBIT 9

BEACH CDD MEETING AGENDA MATRIX

February, 2026	Workshop 2/5	<p><i>Presentations</i></p> <ul style="list-style-type: none"> • RAMCO Protective Services--TENTATIVE <p><i>Upcoming Business Items</i></p> <ul style="list-style-type: none"> • 1. Consideration of Access Control Proposal (from 11/6/2025 & 1/8/2028 workshops) • 2. Painting of Tamaya Hall Interior Proposals (from 12/4/2025 & 1/8/2026 workshops) <ul style="list-style-type: none"> ○ 4a. 360 Painting Proposal ○ 4b. Doors and More Refinishing Proposal ○ 4c. Jax Furniture and Restoration Specialists Proposal • 3. Tamaya Hall Drinking Fountain Proposals (from 1/8/2026 workshop) <ul style="list-style-type: none"> ○ 3a. All Weather Contractors ○ 3b. Totally Hooked Plumbing and Drains ○ 3c. Third Quote--Needed • 4. Tamaya Hall Wall Building Proposals <ul style="list-style-type: none"> ○ 4a. 360 Painting ○ 4b. Second Quote—Needed ○ 4c. Third Quote--Needed <p><i>Supervisor Projects</i></p> <p><u>Chair Kendig</u></p> <ul style="list-style-type: none"> • 1. Pickleball/Paddleball Striping • 2. Arborist/Options for Oak Trees • 3. Drainage on Costas Way (from 9/15/2025 meeting) <ul style="list-style-type: none"> ○ 3a. Ruppert Landscape ○ 3b. Second Quote—Needed ○ 3c. Third Quote--Needed • 4. Mirrors in Yoga/Group Fitness Room 	<ul style="list-style-type: none"> • 1. Exhibit 1 from 1/8 workshop agenda • 3a. Exhibit 3 from 1/8 workshop • 3b. Exhibit 4 from 1/8 workshop • 4a. Exhibit 5 from 1/8 workshop • 2. Exhibit 6 from 1/8 workshop • 3a. Exhibit 7 of 1/8 workshop

BEACH CDD MEETING AGENDA MATRIX

	<p><u>Supervisor Young</u></p> <ul style="list-style-type: none"> 1. Capital Improvement Plan Projects 2. Tamaya Hall Floor Refinishing Proposals <ul style="list-style-type: none"> 2a. Driskell's Flooring LLC 2b. Classy Estate Remodeling 2c. Third Quote—Needed 3. Air Fryer Capable Warming Oven (Tamaya Hall) <p><u>Vice Chair Szeszko</u></p> <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 4a. Questionnaire 4b. Inex Technologies 4c. Virtual Guard 4d. Protia 4e. ButterflyMX 5. Pedestrian Crosswalk 6. Tennis is For Everyone” – Non-profit Project 7. Swimming Safari Swim School – Summer 2026 8. Tamaya Facility Rental Agreement 9. Gate Access Control Post Orders <p><u>Supervisor Repak</u></p> <ul style="list-style-type: none"> 1. Gate Access Control 2. Security <p><u>Supervisor Caprita</u></p> <ul style="list-style-type: none"> 1. Timing of Irrigation Cycles, Irrigation Inspection Reports and Irrigation Inspections 2. Additional lighting for basketball court and parking lot 	<ul style="list-style-type: none"> 2a. Exhibit 23 from 1/8 workshop 2b. Exhibit 24 from 1/8 workshop <ul style="list-style-type: none"> 3. Exhibit 8 from 1/8 workshop <ul style="list-style-type: none"> 4a. Exhibit 9 from 1/8 workshop 4b. Exhibit 10 from 1/8 workshop 4c. Exhibit 11 from 1/8 workshop 4d. Exhibit 12 from 1/8 workshop 4e. Exhibit 13 from 1/8 workshop <ul style="list-style-type: none"> 8. Exhibit 19 from 1/8 workshop
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BEACH CDD MEETING AGENDA MATRIX

		<p><i>Pending from Prior Workshop(s)</i></p> <ul style="list-style-type: none">• Crosswalk Options (from 12/4/2025 workshop) <p><i>Discussion Items</i></p> <ul style="list-style-type: none">• 1. Family Pool Refinishing (Deferred from 11/6/2025 Workshop)• 2. Use of the Boardroom for Storage (From the 11/17/2025 Board Meeting)• 3. Front Pergola Replacement	<ul style="list-style-type: none">• 3. Exhibit 25 from 1/8 workshop
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BEACH CDD MEETING AGENDA MATRIX

<i>February, 2026</i>	<i>Regular Meeting: 2/9</i>	<p><i>Vendor Reports</i></p> <p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Minutes<ul style="list-style-type: none">○ 1. Workshop—2/5/2026○ 2. Regular Meeting—1/12/2025• 3.Unaudited Financials—January 2026 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">○ 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.	12/30/2025-12/30/2026-auto renews for 1 year four times (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 10

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, December 15, 2025 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

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

8 Present and constituting a quorum were:

9 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 Oliver Ingram	Amenity Manager, Vesta Property Services
18 Ron Zastrocky	Field Operations Manager, Vesta Property Services
19 Kaylie Kitzugh	Assistant Amenity Manager, Vesta Property Services
20 Jake Card	Advanced Security Specialists
21 John Monaghan	Resident
22 Elena Korsakova	Resident
23 Robert Renn	Resident
24 Carole Repak	Resident
25 Eric Womack	Resident
26 Lynn Cooney	Resident
27 Tom Vess	Resident

28 *The following is a summary of the discussions and actions taken at the December 15, 2025 Beach CDD*
29 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
30 *emailing PublicRecords@vestapropertyservices.com.*

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

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

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

35 John Monaghan noted his concerns regarding repainting the front doors of the clubhouse and
36 provided suggestions. He also noted the collapsing pavers on Meritage exit left hand side and other
37 concerns around the community.

38 Elena Korsakova noted concerns regarding the time she was provided to publicly speak versus
39 other residents as well as treatment she felt she had received from Supervisor Kendig.

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

41

42

FIFTH ORDER OF BUSINESS – Vendor Reports

A. Advanced Security Specialist

Supervisor Szeszko reminded the vendor and residents that the vendor was employed by the district for district use only and noted that at least two of the guards employed by the vendor had their licenses showing as “under review”. Discussion ensued, which included input from Mr. Card.

B. Ruppert Landscape LLC/Tree Amigos Outdoor Services

C. Vesta Property Services

1. Exhibit 2: Lifestyle Management Report

2. Exhibit 3: Field Management Report

On a MOTION by Mr. Szeszko, SECONDED by Mr. Caprita, WITH ALL IN FAVOR, the Board ruled that any work over \$2,000.00 must have three proposal options, for the Beach Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Resident(s) Subject to Disciplinary Action

2. Complaint & Incident Management Tracker

3. Exhibit 4: Action Item Report

Discussion ensued regarding oiling the mailbox locks. The Board directed Mr. Ingram to email an e-blast to residents letting them know that they could oil the locks on their mailboxes, but to not make a mess with the oil.

4. Exhibit 5: Meeting Matrix

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on November 17, 2025

B. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on December 4, 2025

C. Exhibit 8: Consideration for Acceptance – The November 2025 Unaudited Financial Statements

D. Exhibit 9: Ratification of Bingle of Jacksonville Holiday Light Invoice – \$5,355.00 (Holiday Decorations; Line 48)

E. Exhibit 10: Ratification of 360 Painting Repair and Painting of Tamaya Hall Double Doors Proposal--\$2,200 (CRF—Future FY; Line 8) – From the 12/4/2025 Workshop

Supervisor Szeszko removed Items D. and E. from the consent agenda.

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

Supervisor Szeszko requested input on Item E. from the representative for 360 Painting.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved the 360 Painting Repair and Painting of Tamaya Hall Double Doors with a 5-Year Warranty, in the amount of \$2,200.00, for the Beach Community Development District.

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH Supervisor Caprita and Supervisor Repak voting 'yay' and Supervisor Szeszko voting 'nay', the Board ratified the Blingle of Jacksonville Holiday Light Invoice, in the amount of \$5,355.00, for the Beach Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Review & Ranking of RFQ Responses for District Engineering Services

Mr. McInnes presented the RFQ and responses providing a brief explanation of how the ranking worked. Each Board member provided their individual scores. Discussion ensued with input and clarification on scoring criteria from Mr. Haber.

Total Scores were as follows:

Alliant Engineering – 373

BGE – 370

DCCM – 352

Kimley-Horn – 348

1. Exhibit 12: Alliant Engineering, Inc.
2. Exhibit 13: BGE
3. Exhibit 14: DCCM
4. Exhibit 15: Kimley-Horn

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board accepted the ranking with Alliant Engineering receiving the highest score, and authorized District Counsel to enter into negotiations regarding a fee structure that would be acceptable to the Board, for the Beach Community Development District.

**B. Exhibit 16: Consideration of Playground Mulch Proposal Options (Mulch and Pine Straw; Line 35)
– From the 12/4/2025 Workshop**

Discussion ensued among the Board members and audience members.

1. Exhibit 16A: First Coast Mulch - \$2,200.00
2. Exhibit 16B: Ruppert Landscape - \$3,249.00

On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved the First Coast Mulch proposal to be installed at the end of March, in the amount of \$2,200.00, for the Beach Community Development District.

C. Exhibit 17: Consideration of Culvert Grading and Drainage Options (Community and Amenity Repairs; Line 38) – From the 12/4/2025 Workshop

Discussion ensued.

1. Exhibit 17A: Ruppert Landscaping Proposal - Approximately \$16,000.00
2. Exhibit 17B: Yellowstone Landscape - \$6,674.25
3. Exhibit 17C: Third Quote to be Obtained

On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape proposal with the scope of work as discussed, in the amount of \$6,674.25, for the Beach Community Development District.

D. Exhibit 18: Consideration of Baer's 60 Chairs & 8 Tables for Tamaya Hall Proposal - \$40,732.00 (CRF—Future FY; Line 8) – From the 12/4/2025 Workshop

Discussion ensued regarding the affordability of the proposal as well as whether it suited the district's needs as was presented.

On a MOTION by Ms. Young, SECONDED by Mr. Szeszko, WITH Mr. Kendig and Mr. Repak voting 'yay' and Mr. Caprita voting 'nay', the Board approved the Baer's proposal for 60 chairs & 8 tables for Tamaya Hall, in the amount of \$40,732.00, for the Beach Community Development District.

E. Exhibit 19: Consideration of Gym Equipment Proposals - (CRF—Capital Reserve Fund Contribution; Line 10) – From the 12/4/2025 Workshop

1. Hyper Extension Machine - \$1,533.00
2. Abductor - \$4,296.00
3. Arm Curl - \$1,568.00

Discussion ensued regarding the movement of machines within the fitness center that was not authorized by staff. This item was tabled to the following fiscal year.

F. Exhibit 20: Consideration of Estatic LLC's Proposal for Mailbox Painting for Phases I & II-- \$27,000 (Community and Amenity Repairs; Line 38) – From the 12/4/2025 Workshop

This item was tabled to the January workshop.

G. Consideration of Tamaya Hall Flooring—Approximately \$16,000 (Community and Amenity Repairs; Line 38) – From the 12/4/2025 Workshop

Supervisor Young provided a brief explanation of the proposal. Discussion ensued.

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Caprita, Mr. Szeszko, and Mr. Repak voting 'nay', the Board did not approve the Tamaya Hall Flooring proposal, in the amount of approximately \$16,000.00, for the Beach Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

A. Roving Patrol – Reduction of Hours – From the 12/4/2025 Workshop

Supervisor Szeszko provided a summary of the discussion that occurred at the December 4th workshop. Discussion ensued.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved reducing the roving patrol hours to 8 hours per week beginning on 01/15/2026, for the Beach Community Development District.

B. Breezeway Staff – Reduction of Hours – From the 12/4/2025 Workshop

Supervisor Kendig provided a brief explanation. Discussion ensued. The Board's direction was to keep the current hours of 6:00 p.m. to 10:00 p.m. and to readdress the matter in the spring/summer.

C. Exhibit 21: Proposed Instructor Agreement – Supervisor Young

Supervisor Young presented the proposed instructor agreement.

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the proposed Instructor agreement template, for the Beach Community Development District.

Supervisor Young presented her proposal for the window covers. Discussion ensued and Ms. Repak provided comments regarding the proposal.

On a MOTION by Ms. Young, SECONDED by Mr. Szeszko, WITH Mr. Kendig voting 'yay' and Mr. Caprita and Mr. Repak voting 'nay', the Board accepted the Bumble Bee's Tamaya Hall Window Treatments proposal, at a not-to-exceed of \$5,000.00 for the Beach Community Development District.

TENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Young requested that Mr. Zastrocky check the pedestrian gates and raised the need to come up with a solution for the movement of the gym equipment that was previously discussed. She also noted unnecessary expenses for events.

Supervisor Szeszko piggybacked off of Supervisor Young's last comment. He also discussed the amenity policies in relation to the pools. Discussion ensued.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH Mr. Caprita voting 'yay' and Mr. Kendig and Ms. Young voting 'nay', the Board approved the addition of "Swim at your own risk" language added to the Amenity Policies and the removal national weather service language, for the Beach Community Development District.

Supervisor Caprita noted the need for the tables at the pool to be replaced and discussed the irrigation clocks. Discussion ensued.

Supervisor Young noted that she had met with the designer of the amenity center for recommendations on additional storage.

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

Eric Womak discussed resale values of homes within the community in relation to how the community looked.

Lynn Cooney requested that a Bluetooth speaker be purchased for events without a DJ.

Tom Vess thanked the staff for their work around the community and added further comments regarding vendors working with the district.

Carole Repak recommended adding signage to notify residents to not move the exercise machines and asked if the construction entrance gate was locked as she had noted a truck going over the curb. Discussion ensued.

Dr. Renn asked what roving patrols could do to protect the community based on comments made at the workshop of what they could not do. Discussion ensued. Mr. Card and Mr. McInnes provided further clarification on the matter.

TWELFTH ORDER OF BUSINESS – Action Items Summary

District Manager – Obtain names, from Supervisor Szeszko, of the security officers whose license statuses were “under review”.

Amenity Manager

- Send out an E-blast to the community letting them know that if mailboxes needed to be oiled, they were allowed to so use caution as not to make a mess.
- Establish a chart with measurements showing locations of the tables and chairs in Tamaya Hall.

Field Operations Manager

- Obtain bids to replace the tables in the pool area.
- Check if the new pedestrian gates were operable.
- Verify if the new pedestrian gates were commercial grade.

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

- Workshop (Kendig): Fitness Center Layout
- Workshop: Chair and Benches around certain ponds

FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: January 1 at 6:00PM (Vesta Holiday; Office will be closed)

Confirmed and moved to 01/08/2026 at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 12 at 6:00 PM

All five Board members stated that they would be present at the next Board meeting on January 12 at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Young, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:28 p.m. for the Beach Community Development District.

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

231 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
232 **meeting held on January 12, 2025.**

233

234

235

236

Signature

Signature

Printed Name

Printed Name

237 **Title: ☐ Secretary ☐ Assistant Secretary**

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

Beach CDD Workshop
Thursday, 01/08/2026,
6:00 pm

Time	Topic	Flag	Description
	Meeting commenced; Roll Call		
06:00:00 PM	Audience Comments		<p>Pawel Szeszko; Walter Repak; Todd Caprita; Karen Young John Monaghan discussed Gate Access Control personnel and their duty to inform residents of visitors, even those that don't use Tek Control app. Carol Repak mentioned the QR Code scanning system issues the guard gate experienced, and the need for Gate Access Control personnel to activate both bar and swing gates upon guest entry</p> <p>Carol Repak mentioned the need for Gate Access Control personnel to activate both bar and swing gates upon guest entry Grieg Young discussed the difficulties tall trucks experience in entering the Tamaya community via the guest lane because of the overhang Grieg Young mentioned a desire for the Board to consider options for building out storage Michael Simon discussed considerations related to Virtual Guard vs Manned Security options; discussion ensued Neha Narula petitioned the Board to consider a non-profit volunteer mentorship project for her son, requiring 1 tennis court for an hour weekly; Board discussion TBD Robert Renn mentioned inconsistent performance of Roku sticks in the fitness center and requested alternate options; discussion ensued regarding removing TVs, restoring Xfinity cable service, or using FireTV/Chromecast etc David Putnam requested the Board consider privacy and local DB storage options when evaluating LPR technology David Putnam discussed the potential for HOA partnership in establishing a Neighborhood Watch program Grieg Young provided comments about the potential for Neighborhood Watch Carol Repak provided comments about the potential for Neighborhood Watch</p> <p>Tennis instructor Vlad mentioned the need for clarification of mandated Resident/Non-resident proportions in his contract Antti Hyytinen shared concerns about the confidentiality of resident names who report amenity policy violations Tennis instructor Vlad expressed interest in settling disagreements Supv Walter Repak expressed the desire for residents to focus on the issues rather than personal retaliation Swimming instructor Joani Maskell presented swimming instruction options for Summer 2026 by Swim Safari; Oliver Ingram will send email to gauge interest level Robert Renn and John Monaghan discussed amenity policies related to Non-resident use of amenities Leo inquired about the effect of an amenity Thunderstorm policy, or lack thereof, on GL insurance Andrea Lowe expressed interest in discussing the CDD budget items line-by-line; this will occur during a dedicated workshop in mid-2026</p>
	Upcoming Business Items	CONSENT AGENDA	<p>Vizpin Access control – Board is interested in obtaining more vendors, technologies, and quotes</p> <p>Window film for Fitness Center; Clear Impression \$3520 Tamaya Hall interior painting discussed</p>
	Supervisor Projects	BUSINESS ITEM	<p>Fitness Center drinking fountains discussed – Board is interested in photos of models, warranties, and Ron Zastrocky's opinion Building wall for storage; On Hold Walter Repak – gate access control and security Todd Caprita – Locations of irrigation controllers, sprinklers; landscape contractor reporting; potential water saving program rebates Todd Caprita – Additional lights in basketball court and parking lot</p>

	Resident Daron Frye inquired about viability of constructing Pickleball courts
BUSINESS ITEM	Karen Young – Tamaya Hall floor refinishing; additional quotes needed
CONSENT	
AGENDA	Karen Young – Phase I and II mailbox painting; 360 Painting \$23914.81
	Karen Young – Air fryer capable warming oven for Tamaya Hall kitchen
CONSENT	Karen Young – Ron Zastrocky to request Ruppert Landscape to trim cord grasses and shrubbery to improve visibility at Meritage
AGENDA	Blvd roundabout and Meritage/Cassia intersection ASAP
	Pawel Szeszko discussed engineering billable time for pedestrian crosswalk research
	Pawel Szeszko discussed updates to Security Gate Access Post Orders in general terms
CONSENT	
AGENDA	Pawel Szeszko – Janitorial Service; Quality Cleaning by Viktoriia w/ updated scope of work \$1760/\$2290 monthly
Discussion Topics	Remove construction gate conversion
	Phase IV Pergola replacement – Board is interested in PVC / Composite material for durability
	Discussion about tall trucks entering Tamaya community
09:16:00 PM	Meeting adjourned

EXHIBIT 12

Beach Community Development District

Financial Statements
(Unaudited)

December 31, 2025



Beach CDD
Balance Sheet
December 31, 2025

	General Fund	Reserve Fund	Debt Service 2015A	Debt Service 2024	Total
1 ASSETS					
2 VNB Operating Account	2,940,983	-	-	-	2,940,983
3 BU Clover Account	24,700	-	-	-	24,700
4 SS Checking Account	66,220	-	-	-	66,220
5 BU CRF Money Market Account	-	371,607	-	-	371,607
6 Debt Service Accounts:					
7 Debt Service	-	-	-	1	-
8 Sinking Fund	-	-	19	29	19
9 Interest Fund	-	-	2	60	2
10 Redemption Fund	-	-	1	1	1
11 Prepayment Fund	-	-	19,082	9	19,082
12 Revenue Fund	-	-	44,320	32,325	44,320
13 Reserve Fund	-	-	-	165,209	-
14 Op Redemption Fund	-	-	1	1	1
15 Acq & Cons	-	-	1	1	1
16 Cost Of Issuance	-	-	-	-	-
17 Rebate	-	-	1	1	1
18 Accounts Receivable	-	-	-	13,570	-
19 Assessments Receivable On-Roll	160,632	31,354	42,896	49,084	234,882
20 Assessments Receivable Off-Roll	-	-	-	-	-
21 Due From Other Funds	-	290,419	-	-	290,419
22 Undeposited Funds	-	-	533,097	610,001	533,097
23 Prepaid	22,303	-	-	-	22,303
24 TOTAL ASSETS	3,214,838	\$ 693,380	\$ 639,420	\$ 870,292	\$ 4,547,638.46
25 LIABILITIES					
26 Accounts Payable	22,316	\$ -	\$ -	\$ -	\$ 22,316
27 Accrued Expense	-	-	-	-	-
28 Deferred Revenue On-Roll	160,632	31,354	42,896	49,084	234,882
29 Deferred Revenue Off-Roll	-	-	-	-	-
30 Due To Other Funds	290,419	-	-	-	290,419
31 TOTAL LIABILITIES	473,367	31,354	42,896	49,084	547,617
32 FUND BALANCE					
33 Nonspendable	-	-	-	-	-
34 Prepaid & Deposits	22,303	-	-	-	22,303
35 Capital Reserves	-	-	-	-	-
36 Operating Capital	364,639	-	-	-	364,639
37 Unassigned	2,354,530	662,026	596,525	821,208	3,613,080
38 TOTAL FUND BALANCE	2,741,471	662,026	596,525	821,208	4,000,022
39 TOTAL LIABILITIES & FUND BALANCE	\$ 3,214,838	\$ 693,380	\$ 639,420	\$ 870,292	\$ 4,547,638.46

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

	FY 2026 Adopted Budget	FY 2026 Month of December	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	\$ 1,528,857	\$ 1,996,292	\$ (160,632)	93%
3 Interest Revenue	-	12,553	18,762	18,762	
4 Other Financing Sources	-	10,373	15,173	15,173	
5 TOTAL REVENUES	\$ 2,156,924	\$ 1,551,783	2,030,228	\$ (126,696)	94%
6 Fund Balance Forward	\$ 30,908				
7 TOTAL REVENUES & BALANCE FORWARD	\$ 2,187,832	\$ 1,551,783	2,030,228	\$ (157,604)	93%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 Trustee Fees	\$ 8,800	\$ -	\$ 4,033	\$ (4,767)	46%
11 Supervisor Fees-Regular Meetings	12,000	400	1,200	(10,800)	10%
12 Supervisor Fees-Workshops	12,000	400	1,200	(10,800)	10%
13 District Management	46,790	3,899	11,698	(35,092)	25%
14 Engineering	5,460	-	1,098	(4,363)	20%
15 Dissemination Agent	2,785	-	2,785	-	100%
16 District Counsel	28,350	-	-	(28,350)	0%
17 Assessment Administration	6,127	511	1,532	(4,595)	25%
18 Arbitrage Rebate Calculation	676	-	-	(676)	0%
19 Audit	3,650	-	-	(3,650)	0%
20 Website	2,800	440	3,118	318	111%
21 Legal Advertising	3,500	572	1,480	(2,021)	42%
22 Dues, Licenses & Fees	175	-	175	-	100%
23 General Liability Insurance	68,000	-	53,522	(14,478)	79%
24 Office Miscellaneous	3,822	-	519	(3,303)	14%
26 Bonus/Appreciation Gifts	1,000	-	-	(1,000)	0%
27 District Contingency	16,303	-	-	(16,303)	0%
28 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	222,238	6,221	82,358	(139,880)	37%
29 FIELD EXPENSES					
30 Field Management	178,310	-	28,459	(149,851)	16%
31 Lake Maintenance	30,000	2,369	7,107	(22,893)	24%
32 Landscaping (Including Materials)	400,000	33,069	100,396	(299,604)	25%
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	12,259	48,916	(256,634)	16%
38 Community and Amenity Repairs	90,000	1,121	12,847	(77,153)	14%
39 Sidewalk Repairs	7,000	-	-	(7,000)	0%
40 TOTAL FIELD EXPENSES	1,170,972	48,818	197,726	(973,246)	17%
41 AMENITY EXPENSES					
42 Amenity Management	156,655	-	27,791	(128,864)	18%
43 Lifeguard	28,028	-	-	(28,028)	0%
44 Amenity/Fitness Center Staffing	89,114	-	6,578	(82,536)	7%
45 Swimming Pool Chemicals	20,802	(60)	3,490	(17,312)	17%
46 Pool/Entry Water Feature Maintenance	32,725	-	914	(31,811)	3%
47 Swimming Pool Inspection	929	-	-	(929)	0%
48 Holiday Decorations	10,400	-	8,355	(2,045)	80%
49 Amenity Cleaning	41,200	-	7,224	(33,976)	18%
50 Amenity Gates/Control Access/Amenity Gate Repair	27,872	-	1,447	(26,425)	5%
51 Amenity Website/Computer Equipment	10,400	-	-	(10,400)	0%
52 Amenity Internet/Cable	14,560	873	2,563	(11,997)	18%

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 Fitness Equipment Lease	18,500	1,540	4,620	(13,880)	25%
54 Lifestyles Programming	46,036	500	9,674	(36,362)	21%
55 Tennis Court Maintenance - 4 Clay Courts	3,770	-	-	(3,770)	0%
56 Pest Control	1,747	122	367	(1,380)	21%
57 Amenity Fire System Monitoring	1,556	-	300	(1,256)	19%
58 AED Lease	1,810	154	462	(1,348)	26%
59 Trash Collection	2,983	205	758	(2,225)	25%
60 TOTAL AMENITY EXPENSES	509,087	3,334	74,543	(434,544)	15%
61 ACCESS CONTROL /GATE HOUSE					
62 Guard Service (Gate Only)	192,172	28,071	47,871	(144,301)	25%
63 Roving Guard Service	37,123	2,849	5,621	(31,502)	15%
65 Security Contingency	50,000				
66 Bar Code Expense	6,240	-	452	(5,788)	7%
67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	285,535	30,920	53,944	(231,591)	19%
68 TOTAL EXPENDITURES	2,187,832	89,293	408,571	(1,779,261)	19%
69 REVENUE OVER (UNDER) EXPENDITURES	(30,908)	1,462,490	1,621,657	1,652,565	
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)	1,462,490	1,621,657	1,927,486	
75 Fund Balance - Beginning	476,519		1,119,815	643,296	
76 Fund Balance Forward	(30,908)				
77 FUND BALANCE - ENDING - PROJECTED	\$ 170,690		\$ 2,741,471	\$ 2,570,781	
78 ANALYSIS OF FUND BALANCE					
79 NONSPENDABLE					
80 PREPAID & DEPOSITS	886		22,303		
81 CAPITAL RESERVES	-		-		
82 OPERATING CAPITAL	364,639		364,639		
83 UNASSIGNED	(194,835)		2,354,530		
84 TOTAL FUND BALANCE	\$ 170,690		\$ 2,741,471		

Beach CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to December 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	\$ 389,662	\$ (31,354)
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	3,161	3,161
5 Reserve Balance	-	-	-
6 TOTAL REVENUES	421,016	392,823	(28,193)
7 EXPENDITURES			
8 Capital Improvement Plan (CIP) - Future FY	180,000	40,732	(139,268)
9 Contingency	150,000	4,999	(145,001)
10 Capital Reserve Fund Contribution	91,016	32,315	(58,701)
11 TOTAL EXPENDITURES	421,016	78,046	(342,970)
12 REVENUE OVER (UNDER) EXPENDITURES	-	314,777	314,777
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	314,777	39,856
18 Fund Balance - Beginning	157,892	347,249	189,357
19 FUND BALANCE - ENDING - PROJECTED	\$ 432,813	\$ 662,026	\$ 229,213

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to December 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	\$ 533,097	\$ (42,896)
3 Assessments Off-Roll	-	19,081	19,081
4 Interest Revenue	-	1,847	1,847
5 Misc. Revenue	-	-	-
6 <u>TOTAL REVENUES</u>	<u>575,993</u>	<u>554,025</u>	<u>(21,968)</u>
7 <u>EXPENDITURES</u>			
8 Interest Expense			
9 *November 1, 2025	198,683	196,618	(2,065)
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>196,618</u>	<u>375,438</u>
	-		
16 <u>REVENUE OVER (UNDER) EXPENDITURES</u>	<u>3,938</u>	<u>357,407</u>	<u>353,470</u>
17 <u>OTHER FINANCING SOURCES & USES</u>			
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>357,407</u>	<u>353,470</u>
22 Fund Balance - Beginning	-	239,116	239,116
23 <u>FUND BALANCE - ENDING - PROJECTED</u>	<u>\$ 3,938</u>	<u>\$ 596,525</u>	<u>\$ 592,587</u>

* Financed with prior year's revenue

Beach CDD
Debt Service 2024

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to December 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	\$ 610,001	\$ (49,084)
3 Assessments Off-Roll	-	13,569	13,569
4 Interest Revenue	-	3,645	3,645
5 Misc. Revenue	-	-	-
6 TOTAL REVENUES	659,084	627,214	(31,870)
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	-	15,000	15,000
15 TOTAL EXPENDITURES	659,084	209,534	449,550
16 REVENUE OVER (UNDER) EXPENDITURES	-	417,680	417,680
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	-	417,680	417,680
22 Fund Balance - Beginning	-	403,527	403,527
23 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 821,208	\$ 821,208

* 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
10/31/2025		End of Month		674,900.46	923,205.83	1,604.63
11/06/2025			Deposit	76,185.06		77,789.69
11/24/2025			Funds Transfer		77,777.69	12.00
11/24/2025			Funds Transfer		12.00	0.00
11/25/2025			Deposit	0.29		0.29
11/26/2025			Funds Transfer		0.29	0.00
12/31/2025		End of Month		76,185.35	77,789.98	0.00

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
11/03/2025	110325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	879,372.44
11/03/2025	400042	Jacksonville Daily Record	Invoice: 25-06524D (Reference: Legal Advertising.) Invoice: 25-06615D (Reference: Legal Adver...		406.50	878,965.94
11/04/2025	400043	Cintas Corporation	Invoice: 9344814494 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	878,811.94
11/04/2025	400044	The Lake Doctors, Inc.	Invoice: 320872B (Reference: Water Management Nov 25.)		2,369.00	876,442.94
11/04/2025	400045	VGlobel Tech	Invoice: 7849 (Reference: Email Hosting Nov 25.)		90.00	876,352.94
11/10/2025	2027	Pawel Szeszko	BOS Workshop 11/6/25		200.00	876,152.94
11/10/2025	2028	Todd Caprita	BOS Workshop 11/6/25		200.00	875,952.94
11/12/2025	400046	Vesta District Services	Invoice: 429492 (Reference: Management Fees Nov 25.)		4,409.75	871,543.19
11/12/2025	400047	All Weather Contractors, Inc.	Invoice: 202918 (Reference: Leak repair.)		315.00	871,228.19
11/12/2025	400048	Jacksonville Daily Record	Invoice: 25-06713D (Reference: Legal Advertising.)		100.00	871,128.19
11/12/2025	400049	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108294 ()		3,650.00	867,478.19
11/12/2025	400050	Premier Property Services Jax	Invoice: 1879 (Reference: Phase 4 Mowing.)		1,190.00	866,288.19
11/12/2025	400051	Advanced Security Specialist & Consulting	Invoice: BCDD110125 (Reference: Security 10/16/25 - 10/31/25.)		11,363.00	854,925.19
11/12/2025	400052	E.T.M.	Invoice: 222553 (Reference: ENGINEERING SERVICES thru 10/25/25.)		970.00	853,955.19
11/12/2025	400053	C Buss Enterprises, Inc.	Invoice: 4775 (Reference: Water Feature repair.) Invoice: 4776 (Reference: Fountain Repair.)		304.97	853,650.22
11/12/2025	400054	Sundancer Sign Graphics	Invoice: 15632 (Reference: Sign Installation.) Invoice: 15631 (Reference: Sign Installation.)		3,160.00	850,490.22
11/14/2025			Deposit	194,588.63		1,045,078.85
11/17/2025	111725ACH1	GFL Environmental	Trash Service		348.85	1,044,730.00
11/17/2025	111725ACH2	JEA	Service for the month of Oct 2025		21,243.58	1,023,486.42
11/17/2025	111725ACH3	TECO	12545 Beach Blvd - Sep 20, 2025 - Oct 20, 2025		51.85	1,023,434.57
11/17/2025			Deposit	56.17		1,023,490.74
11/17/2025	400055	Bob's Backflow & Plumbing Services	Invoice: 28496 (Reference: Backflow Testing.)		495.00	1,022,995.74
11/17/2025	400056	Integrated Access Solutions	Invoice: 5080 (Reference: Service Call.)		250.00	1,022,745.74
11/17/2025	400057	Screening One	Invoice: SC100395797 (Reference: Employment Screenings.)		38.00	1,022,707.74
11/18/2025	111825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Oct 28, 2025 to Nov 27, 2025		403.77	1,022,303.97
11/20/2025	112025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Oct 30, 2025 - Nov 29, 2025		412.86	1,021,891.11
11/20/2025	112025ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 9/19/25 - 10/20/25		12.67	1,021,878.44
11/20/2025	2029	Pawel Szeszko	BOS Meeting 11/17/25		200.00	1,021,678.44
11/20/2025	2030	Todd Caprita	BOS Meeting 11/17/25		200.00	1,021,478.44
11/20/2025	112025CC1	US BANK VISA CC	Oct Statement 9/25/25 - 10/23/25		5,880.98	1,015,597.46
11/20/2025			Deposit	255,597.77		1,271,195.23
11/21/2025	2031	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	1,271,020.23
11/21/2025	400058	Bling of Jacksonville	Invoice: 11013706 (Reference: Installation Light system. Check Stub Notes: \$3,000.00 Deposit.)		3,000.00	1,268,020.23
11/21/2025	400059	Hawkins Inc.	Invoice: 7259184 (Reference: Pool Chemicals.)		1,301.00	1,266,719.23
11/24/2025			Funds Transfer	77,777.69		1,344,496.92
11/24/2025			Funds Transfer	12.00		1,344,508.92
11/26/2025			Funds Transfer	0.29		1,344,509.21
11/26/2025			Deposit	299,960.98		1,644,470.19
11/28/2025	112825ACH1	Turner Pest Control	Pest Control		122.23	1,644,347.96
11/30/2025			Interest	3,532.86		1,647,880.82
11/30/2025		End of Month		831,526.39	64,557.96	1,647,880.82
12/01/2025	120125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	1,646,340.87
12/01/2025	120125ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Nov 10, 2025 to Dec 09, 2025		214.72	1,646,126.15
12/02/2025	400060	Integrated Access Solutions	Invoice: 5128 (Reference: Barcode Stickers.)		452.36	1,645,673.79
12/02/2025	400061	Vesta District Services	Invoice: 429431 (Reference: Billable Expenses - Oct 2025.)		42.61	1,645,631.18
12/02/2025	400062	Jacksonville Daily Record	Invoice: 25-06877D (Reference: Legal Advertising.)		96.50	1,645,534.68
12/02/2025	400063	Kutak Rock LLP	Invoice: 3657435 (Reference: General Counsel Aug 25.)		5,442.58	1,640,092.10
12/03/2025	400064	Vesta Property Services	Invoice: 429456 (Reference: Amenity Management.)		31,607.70	1,608,484.40

Date	Number	Name	Memo	Deposits	Payments	Balance
12/03/2025	400065	Ruppert Landscape, LLC	Invoice: 780488 (Reference: Landscape Management Nov 25.)		33,068.80	1,575,415.60
12/03/2025	400066	Jacksonville Daily Record	Invoice: 25-07088D (Reference: Legal Advertising.)		205.00	1,575,210.60
12/03/2025	400067	Southeastern Paper Group	Invoice: 06564869 (Reference: Janitorial Supplies.)		389.99	1,574,820.61
12/03/2025	400068	Cintas Corporation	Invoice: 9348787802 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	1,574,666.61
12/04/2025	400069	The Lake Doctors, Inc.	Invoice: 328682B (Reference: Water Management Dec 25.)		2,369.00	1,572,297.61
12/04/2025	400070	VGlobal Tech	Invoice: 7935 (Reference: Email Hosting.)		90.00	1,572,207.61
12/04/2025	400071	Blingie of Jacksonville	Invoice: 11101003 (Reference: Holiday Lighting.)		5,355.00	1,566,852.61
12/04/2025	400072	Bob's Backflow & Plumbing Services	Invoice: 28828 (Reference: Backflow Testing.) Invoice: 28829 (Reference: Backflow Repairs.)		195.00	1,566,657.61
12/04/2025	400073	Sundancer Sign Graphics	Invoice: 15662 (Reference: Fitness Center Sign.)		345.00	1,566,312.61
12/04/2025			Deposit	2,351,941.85		3,918,254.46
12/05/2025	400074	Advanced Security Specialist & Consulting	Invoice: BCDD111525 (Reference: Security Monitoring 11/1/25 - 11/15/25.) Invoice: BCDD120125 ...		23,309.00	3,894,945.46
12/05/2025	400075	E.T.M.	Invoice: 223068 (Reference: Engineering Services thru Nov 22, 2025.)		127.50	3,894,817.96
12/05/2025	400076	TEKWave Solutions LLC	Invoice: 7702 (Reference: Website Hosting Dec 25.)		350.00	3,894,467.96
12/09/2025	2032	BNY Mellon Payment/Trustee Fees	Trustee Fees 2025 Series 15A Nov 1, 2025 - Oct 31, 2026		4,400.00	3,890,067.96
12/10/2025	2033	Shannon Brooke Thomas	Reference: Christmas Ornaments 12/13/25.		500.00	3,889,567.96
12/10/2025			Deposit	334,573.14		4,224,141.10
12/12/2025	400077	Integrated Access Solutions	Invoice: 4743 (Reference: Service Call.) Invoice: 4993 (Reference: Service Call on Gate.)		2,434.89	4,221,706.21
12/12/2025	400078	Jacksonville Daily Record	Invoice: 25-07148D (Reference: Legal Advertising.) Invoice: 25-07149D (Reference: Legal Adver...		207.00	4,221,499.21
12/12/2025	400079	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1254584 (Reference: Annual Sprinkler Inspection.)		300.00	4,221,199.21
12/12/2025	400080	Buehler Air Conditioning	Invoice: 252699 (Reference: Maintenance & Repairs.)		734.00	4,220,465.21
12/15/2025	121525ACH1	JEA	Service for the month of Nov 2025		14,856.26	4,205,608.95
12/15/2025	400081	Vesta Property Services	Invoice: 429851 (Reference: Amenity Management.)		31,502.52	4,174,106.43
12/16/2025	2034	Pawel Szeszko	BOS Workshop 12/4/25		200.00	4,173,906.43
12/16/2025	2035	Todd Caprita	BOS Workshop 12/4/25		200.00	4,173,706.43
12/16/2025	2036	Pawel Szeszko	BOS Meeting 12/15/25		200.00	4,173,506.43
12/16/2025	2037	Todd Caprita	BOS Meeting 12/15/25		200.00	4,173,306.43
12/16/2025			Deposit	56.17		4,173,362.60
12/16/2025	121625ACH1	GFL Environmental	Trash Service		204.75	4,173,157.85
12/17/2025	121725ACH1	TECO	12545 Beach Blvd - Oct 21, 2025 - Nov 19, 2025		51.13	4,173,106.72
12/17/2025			Deposit	16,203.90		4,189,310.62
12/18/2025	121825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Nov 28, 2025 to Dec 27, 2025		454.16	4,188,856.46
12/19/2025	2039	Reynaldo Espino Jr.	Refund for outdoor space not used		200.00	4,188,656.46
12/22/2025	400082	Quality Cleaning by Viktorii LLC	Invoice: 623 _US (Reference: Cleaning Services Aug 25.)		2,184.00	4,186,472.46
12/22/2025	400083	Vesta District Services	Invoice: 429980 (Reference: Management Fees Dec 25.)		4,409.75	4,182,062.71
12/22/2025	400084	Jacksonville Daily Record	Invoice: 25-07379D (Reference: Legal Advertising.)		268.00	4,181,794.71
12/22/2025	122225ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Nov 30, 2025 - Dec 29, 2025		419.13	4,181,375.58
12/22/2025	122225ACH3	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/25 - 11/19/25		12.20	4,181,363.38
12/22/2025	122225ACH2	US BANK VISA CC	Nov Statement 10/24/25 - 11/24/25		5,169.86	4,176,193.52
12/23/2025	2040	Baer's Furniture Co., Inc.	Furniture & Tables		40,732.00	4,135,461.52
12/26/2025	400085	TEKWave Solutions LLC	Invoice: 7771 (Reference: VMS Jan.)		350.00	4,135,111.52
12/26/2025	400086	Big Jerry's Fencing	Invoice: CR 3855e2 (Reference: Fence Repair.)		2,925.00	4,132,186.52
12/29/2025	400087	Ramco Protective	Invoice: 73190 (Reference: Security Officer 12/22/25 - 1/31/26.)		25,585.40	4,106,601.12
12/30/2025	2041	BNY Mellon Tax Distributions			1,143,097.41	2,963,503.71
12/30/2025	400088	Quality Cleaning by Viktorii LLC	Invoice: 926 (Reference: Cleaning Services Nov 25.)		1,680.00	2,961,823.71
12/30/2025	400089	Ruppert Landscape, LLC	Invoice: 791471 (Reference: Landscape Management Dec 25.)		33,068.80	2,928,754.91
12/30/2025	400090	Jacksonville Daily Record	Invoice: 25-07668D (Reference: Legal Advertising.)		96.50	2,928,658.41
12/30/2025	123025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Dec 10, 2025 to Jan 9, 2026		222.95	2,928,435.46
12/31/2025			Interest	12,548.00		2,940,983.46
12/31/2025		End of Month		2,715,323.06	1,422,220.42	2,940,983.46

Beach CDD
Other Financing Sources Income
December 31, 2025

Other Financing Sources Breakdown

	Year To Date Actual	Explanation
Room Rentals	11,975	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	1,430	Newsletter & Casino Night & Event
Access Cards	179	Access Cards Purchased & Sold by District
Barcode Decals	2,073	Barcodes Sold
Other Misc.	(484)	Clover Fees & OFFI Island Wing Deposits
	\$ 15,173	

Ron's Receipts

November 2025

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
22-Oct	Home depot	1560110	\$ 149.84	Utility knife, blades, tapcons, carpet glue, cleaning supplies
23-Oct	Amazon	1560110	\$ 227.69	power board for keyscan system
23-Oct	Amazon	1560110	\$ 36.41	jack for speed sign
23-Oct	Amazon	1463013	\$ 321.95	keyscan cards
23-Oct	Amazon	1560110	\$ 29.99	jack stands for speed sign
24-Oct	Amazon	1560110	\$ 13.39	tp link network switch
24-Oct	Amazon	1560110	\$ 187.64	pool net and sump pump for fountain pool pumps
24-Oct	Bj's	1560110	\$ 20.83	No Receipt - gas for pressure washer
30-Oct	Amazon	1560110	\$ 11.63	push to exit sign
30-Oct	Amazon	1560110	\$ 43.07	spray bottles for fitness room
31-Oct	Home depot	1560110	\$ 35.26	fitting for sump pump, pump sprayer and bleach for umbrellas
31-Oct	Home depot	1560110	\$ 19.98	hoe for tennis courts
3-Nov	Amazon	1560110	\$ 38.00	tennis net center strap
4-Nov	Amazon	1560110	\$ 51.37	soap dispenser and 2 sided tape
5-Nov	Home depot	1560110	\$ 32.66	bleach and toilet bowl cleaner
6-Nov	Control 4	1510120	\$ 120.00	control 4 yearly subscription
7-Nov	Amazon	1580015	\$ 209.00	actuator for splash pad
14-Nov	Amazon	1560110	\$ 48.81	light contactor
14-Nov	Home depot	1560110	\$ 63.84	photo cell, tape and meter
21-Nov	wipes.com	1560110	\$ 949.97	wipes for fitness room
24-Nov	Amazon	1560110	\$ 77.16	reagents, tamper, oring kit for diverter valves
Total on Report			2688.49	

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904)2200822

6365 00061 44745 10/22/25 10:57 AM
SALE CASHIER ADELINA

045242546251 5/16 IN. X 4 <A> 7.97N
MKE SHOCKWAVE 5/16" X 6" CARBIDE BIT
092097501133 SLEEVE ANCHR <A>
SLEEVE ANCHOR 5/16X2-1/2 HEX, SGL CT
4@1.95 7.80N
045242534425 FLIPUKF2PC <A> 20.97N
MKE FASTBACK FLIP UTL KNIFE 2PK
045242344444 GNUTLBD50 <A> 10.97N
MKE GEN PURPOSE UTILITY BLADE 50PK
075378670001 OUTDRADHSV <A> 8.97N
ROBERTS 6700 INDOOR OUTDOOR ADH(1QT)
019200828901 LY CT TBC2PK <A> 5.78N
LYSOL TBC CLEAN&FRESH 24OZ 2PK
044600311227 CLEANUP GAL <A> 17.48N
CLX APC BLEACH REFILL 128OZ
827854010340 FABLAV169OZ <A> 10.98N
FABULOSO 2X APC LAVENDER 169OZ
078477942161 4PK 20A GFCI <A> 58.92N
4-PACK 20A GFCI, WHITE

SUBTOTAL 149.84
SALES TAX 0.00

TAX EXEMPT

TOTAL \$149.84

XXXXXXXXXXXX8047 VISA

USD\$ 149.84

AUTH CODE 902295/6611886 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 10/21: \$8,956.70

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.
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6365 10/22/25 10:57 AM

6365 61 44745 10/22/2025 3205

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/20/2026



Final Details for Order #112-0246885-8131442

Order Placed: October 14, 2025

PO number : ron

Amazon.com order number: 112-0246885-8131442

Order Total: \$227.69

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 23, 2025	
Items Ordered 1 of: <i>Keyscan Dps-15 Dual Power Supply Board</i> Sold by: JMAC Supply (seller profile) Condition: New	Price \$227.69
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$227.69 Shipping & Handling: \$0.00 ----- Total before tax: \$227.69 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$227.69 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$227.69 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$227.69 Estimated Tax: \$0.00 ----- Grand Total: \$227.69
Credit Card transactions	Visa ending in 8047: October 23, 2025: \$227.69

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



Final Details for Order #112-9761566-8780236

Order Placed: October 22, 2025

PO number : ron

Amazon.com order number: 112-9761566-8780236

Order Total: \$36.41

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 23, 2025	
Items Ordered 1 of: <i>Torin 1000 lbs Trailer Jack with Wheel, Heavy Duty Swivel Boat Trailer Jack Single Whee, 10" Lift, Bolt-on Trailer Tongue Jack for RV Boat ATR39001B, Silver</i> Sold by: Amazon (seller profile) Business Price Condition: New	Price \$36.41
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$36.41 Shipping & Handling: \$0.00 ----- Total before tax: \$36.41 Sales Tax: \$0.00 ----- Total for This Shipment: \$36.41 -----
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$36.41 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$36.41 Estimated Tax: \$0.00 ----- Grand Total: \$36.41
Credit Card transactions	Visa ending in 8047: October 23, 2025: \$36.41

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



Final Details for Order #112-9037980-9257817

Order Placed: October 23, 2025

PO number : ron

Amazon.com order number: 112-9037980-9257817

Order Total: \$321.95

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 23, 2025	
Items Ordered 1 of: KEYSKAN HID-C1325-50 HID Standard Proximity Card 36-bit Format (Pack of 50) Sold by: JMAC Supply (seller profile) Condition: New	Price \$315.00
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$315.00 Shipping & Handling: \$6.95 ----- Total before tax: \$321.95 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$321.95 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$315.00 Shipping & Handling: \$6.95 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$321.95 Estimated Tax: \$0.00 ----- Grand Total: \$321.95
Credit Card transactions	Visa ending in 8047: October 23, 2025: \$321.95

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



Final Details for Order #112-9816963-5929825

Order Placed: October 22, 2025

PO number : ron

Amazon.com order number: 112-9816963-5929825

Order Total: \$29.99

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 23, 2025	
Items Ordered 1 of: Dom Home Jack Stands 3 Ton, Heavy Duty Car Jack Stand, 10.08-17.0 inch Adjustable Height for Lifted Truck, SUV, MPV and UTV/ATV, 6600 lb Capacity, 1 Pair Black & Red (Automotive Stands Set of 2) Sold by: Jd calabria imports, inc (seller profile) Condition: New	Price \$29.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 ----- Total before tax: \$29.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$29.99 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$29.99 Estimated Tax: \$0.00 ----- Grand Total: \$29.99
Credit Card transactions	Visa ending in 8047: October 23, 2025: \$29.99

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



Final Details for Order #112-5396597-3034658

Order Placed: October 23, 2025

PO number : ron

Amazon.com order number: 112-5396597-3034658

Order Total: \$13.39

Business order information

Location: DSD - Tamaya

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on October 23, 2025

Items Ordered

1 of: TP-Link TL-SG105, 5 Port Gigabit Unmanaged Ethernet Switch, Network Hub, Ethernet Splitter, Plug & Play, Fanless Metal Design, Shielded Ports, Traffic Optimization
Sold by: Amazon.com
Condition: New

Price

\$17.99

Shipping Address:

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

Item(s) Subtotal: \$17.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$4.60

Total before tax: \$13.39

Sales Tax: \$0.00

Total for This Shipment: \$13.39

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$17.99

Shipping & Handling: \$0.00

Promotion applied: -\$4.60

Total before tax: \$13.39

Estimated Tax: \$0.00

Grand Total: \$13.39

Credit Card transactions

Visa ending in 8047: October 23, 2025: \$13.39

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



Final Details for Order #112-7406342-1881026

Order Placed: October 23, 2025

PO number : ron

Amazon.com order number: 112-7406342-1881026

Order Total: \$187.64

Business order information

Location: DSD - Tamaya

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on October 23, 2025

Items Ordered

1 of: WAYNE CDU800 1/2 HP Submersible Cast Iron and Steel Sump Pump With Integrated Vertical Float Switch , Wayne

Price
\$165.65

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: \$165.65

Shipping & Handling: \$0.00

Total before tax: \$165.65

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$165.65

Shipped on October 23, 2025

Items Ordered

1 of: Sepetrel Pool Net,Professional Swimming Pool Leaf Skimmer Nets for Cleaning with Double-Layer Deep Big Bag,Heavy Duty

Price
\$21.99

Al

uminum Frame & Handle Rake(Pole Not Included)

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

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$21.99

Shipping & Handling: \$0.00

Total before tax: \$21.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$21.99

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$187.64

Shipping & Handling: \$0.00

Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$187.64

Estimated Tax: \$0.00

Grand Total: \$187.64**Credit Card transactions**

Visa ending in 8047: October 23, 2025: \$187.64

To view the status of your order, return to [Order Summary](#) .[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Final Details for Order #112-6244716-1713844

Order Placed: October 30, 2025

PO number : ron

Amazon.com order number: 112-6244716-1713844

Order Total: \$11.63

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 30, 2025	
Items Ordered 1 of: <i>Signs ByLITA Circle Push Button To Exit Sign (Red) - Medium</i> Sold by: All Quality Services (seller profile) Business Price Condition: New	Price \$11.63
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$11.63 Shipping & Handling: \$0.00 ----- Total before tax: \$11.63 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$11.63 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$11.63 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$11.63 Estimated Tax: \$0.00 ----- Grand Total: \$11.63
Credit Card transactions	Visa ending in 8047: October 30, 2025: \$11.63

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



Final Details for Order #112-5389128-6811402

Order Placed: October 30, 2025

PO number : ron

Amazon.com order number: 112-5389128-6811402

Order Total: \$43.07

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on October 30, 2025	
Items Ordered 1 of: <i>Pinnacle Mercantile Plastic Spray Bottles Leak Proof Technology Empty 32 oz Pack of 10 Made in USA</i> Sold by: Pinnacle Mercantile (seller profile) Business Price Condition: New	Price \$43.07
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$43.07 Shipping & Handling: \$0.00 ----- Total before tax: \$43.07 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$43.07 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$43.07 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$43.07 Estimated Tax: \$0.00 ----- Grand Total: \$43.07
Credit Card transactions	Visa ending in 8047: October 30, 2025: \$43.07

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



BEACH CDD

Receipt # 6365-61-6324

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

10/31/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1-1/4 in. PVC Schedule 40 Female S x FPT Adapter SKU 294004	1	\$2.24	\$0.00	\$2.24	\$2.24
1-1/4 in. x 2 ft. PVC DWV Sch. 40 Pipe SKU 987414	1	\$6.21	\$0.00	\$6.21	\$6.21
1-1/2 in. x 1-1/4 in. PVC Schedule 40 MPT x S Reducer Male Adapter SKU 294055	1	\$5.38	\$0.00	\$5.38	\$5.38

Disinfecting Liquid Laundry Bleach, 81 fl. oz.	2	\$4.48	\$0.00	\$4.48	\$8.96
SKU 1005023406					

1 Gallon Multi-Purpose Lawn and Garden Pump Sprayer	1	\$12.47	\$0.00	\$12.47	\$12.47
SKU 1003931615					

Subtotal	\$35.26
Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
Order Total	\$35.26



BEACH CDD

Receipt # 6365-61-6365

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered
10/31/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
51 in. L Wood Handle Garden Hoe SKU 1005903391	1	\$19.98	\$0.00	\$19.98	\$19.98
Subtotal					\$19.98
Discount					\$0.00
Shipping					\$0
Delivery Charge					\$0
Sales Tax					\$0.00
Order Total					\$19.98



Final Details for Order #112-2998142-5588262

Order Placed: November 3, 2025

PO number : ron

Amazon.com order number: 112-2998142-5588262

Order Total: \$38.00

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on November 3, 2025	
Items Ordered 2 of: <i>Heavy Duty Premium Tennis Net Center Straps</i> Sold by: Jinlun Sports (seller profile) Business Price Condition: New	Price \$19.00
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$38.00 Shipping & Handling: \$0.00 ----- Total before tax: \$38.00 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$38.00 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$38.00 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$38.00 Estimated Tax: \$0.00 ----- Grand Total: \$38.00
Credit Card transactions	Visa ending in 8047: November 3, 2025: \$38.00

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



Final Details for Order #112-3739332-2304212

Order Placed: October 31, 2025

PO number : ron

Amazon.com order number: 112-3739332-2304212

Order Total: \$51.37

Business order information

Location: DSD - Tamaya

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on November 3, 2025

Items Ordered

Price

1 of: AIKE 37oz Surface Mount Stainless Steel Soap Dispenser for Commercial, Brushed Stainless Steel Finish Model AK1003

\$30.38

Sold by: AIKE Direct ([seller profile](#))

Business Price

Condition: New

1 of: Double Side Tape Heavy Duty, 2in x 10ft Mounting Tape Strong Adhesive Double Sided Tape Waterproof Foam Tape for LED Strips

\$20.99

Light, Picture Hanging Strips for Wall

Sold by: Hasaky LLC ([seller profile](#))

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$51.37

Shipping & Handling: \$0.00

Total before tax: \$51.37

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$51.37

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$51.37

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$51.37

Estimated Tax: \$0.00

Grand Total: \$51.37

Credit Card transactions

Visa ending in 8047: November 3, 2025: \$51.37

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



BEACH CDD

Receipt # 6342-52-274

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6342, World Commerce Center

Ordered

11/5/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Low Splash Liquid Laundry Bleach, 81 fl. oz. SKU 1005026504	3	\$4.48	\$0.00	\$4.48	\$13.44
Disinfecting Liquid Laundry Bleach, 81 fl. oz. SKU 1005023406	3	\$4.48	\$0.00	\$4.48	\$13.44
Power Atlantic Fresh Scent Toilet Bowl Cleaner Gel, for Cleaning and Disinfecting, Stain Removal, 24 oz. (2-Pack) SKU 1000966853	1	\$5.78	\$0.00	\$5.78	\$5.78
Subtotal					\$32.66

Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
Order Total	\$32.66

Receipt



Invoice number 6852E183-0003
Date paid November 6, 2025

Control4
United States
+1 888-223-1073
Customers@Control4.com

Bill to
emyers@vestapropertyservices.com

\$120.00 paid on November 6, 2025

Description	Qty	Unit price	Amount
4Sight Recurring License Nov 3, 2025 – Nov 3, 2026	1	\$120.00	\$120.00
Subtotal			\$120.00
Total excluding tax			\$120.00
Tax (0% on \$120.00)			\$0.00
Total			\$120.00
Amount paid			\$120.00

Payment history

Payment method	Date	Amount paid	Receipt number
Visa - 8047	November 6, 2025	\$120.00	2659-0246



Final Details for Order #112-7741719-2343402

Order Placed: November 7, 2025

PO number : ron

Amazon.com order number: 112-7741719-2343402

Order Total: \$209.00

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on November 7, 2025	
Items Ordered 1 of: Jandy JVA2444 Valve Actuator 4424 New Revision Replaces 2440 JVA24400. Zodiac Jandy JVA 4424 2444 Valve Actuator 24 Volt 180 Degree JVA2440 JVA4424. Sold by: Appaetech Pool Supply L.A. (seller profile) Condition: New	Price \$209.00
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$209.00 Shipping & Handling: \$0.00 ----- Total before tax: \$209.00 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$209.00 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$209.00 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$209.00 Estimated Tax: \$0.00 ----- Grand Total: \$209.00
Credit Card transactions	Visa ending in 8047: November 7, 2025: \$209.00

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



Final Details for Order #112-0193250-7119432

Order Placed: November 14, 2025

PO number : ron

Amazon.com order number: 112-0193250-7119432

Order Total: \$48.81

Business order information	
Location: DSD - Tamaya GL code: 14000 Prepaid Expense Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on November 14, 2025	
Items Ordered 1 of: MARS - Motors & Armatures 61431 3P 30A 120V Screw Term Contactor Sold by: ControlsCentral (seller profile) Business Price Condition: New	Price \$39.12
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$39.12 Shipping & Handling: \$9.69 ----- Total before tax: \$48.81 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$48.81 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$39.12 Shipping & Handling: \$9.69 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$48.81 Estimated Tax: \$0.00 ----- Grand Total: \$48.81
Credit Card transactions	Visa ending in 8047: November 14, 2025: \$48.81

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



BEACH CDD

Receipt # 6365-61-9157

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

11/14/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
NIGHTFOX 1,000-Watt LED/Incandescent Stem Mount Electronic Photocontrol, Gray SKU 1004087569	1	\$21.98	\$0.00	\$21.98	\$21.98
3/4 in. x 66 ft. x 0.008 in. Super 88 Vinyl Electrical Tape, Black SKU 676618	1	\$6.98	\$0.00	\$6.98	\$6.98
Digital Multimeter and Non-Contact Voltage Tester Set SKU 1014215866	1	\$34.88	\$0.00	\$34.88	\$34.88

Subtotal	\$63.84
Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
Order Total	\$63.84



Your Wipes.com Order Confirmation (#54317)

From Wipes.com <sales@wipes.com>

Date Fri 11/21/2025 12:36 PM

To Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>



Thanks for your order - PAID

Order #54317

Items shipped to 12788 meritage Blvd, Jacksonville, Florida, 32246, US



**10 Cases - Wipes.com Disinfectant
Wipes**

DIS10

Qty: 1

\$949.97

Residential Address? No

\$949.97

Subtotal: **\$949.97**

Shipping: **\$0.00**

Tax: **\$0.00**

Grand total: **\$949.97**

Payment method: **Credit Card**

Shipping method: **UPS® (UPS® Ground)**

Shipping address

Billing Address

Ron Zastrocky

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

Ron Zastrocky

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

Check order status



Wipes.com

wipes.com

Go shopping



Final Details for Order #112-6551777-1036211

Order Placed: November 20, 2025

PO number : ron

Amazon.com order number: 112-6551777-1036211

Order Total: \$77.16

Business order information

Location: DSD - Tamaya

GL code: 14000 Prepaid Expense

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on November 20, 2025

Items Ordered	Price
1 of: ATIE Neverlube Valve Cover & Shaft O-Rings Replacement Fits for Jandy/Pentair Compool 2-Way/3-Way Valves (Parts Numb ers: R0487100, 1132, 192039Z, 51016200Z, O-158, O-515-KIT-9) (5 Sets) Sold by: Pool Supply Town (seller profile) Condition: New	\$5.29
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$5.29 Shipping & Handling: \$0.00 ----- Total before tax: \$5.29 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$5.29 -----

Shipped on November 23, 2025

Items Ordered	Price
1 of: taylor Replacement Reagent Refill Kits - Basic Refill Kit - 2 oz. Sold by: Jamlyn-Supply (seller profile) Condition: New	\$21.88
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$21.88 Shipping & Handling: \$0.00 ----- Total before tax: \$21.88 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$21.88 -----

Shipped on November 23, 2025

Items Ordered

Price

1 of: ZOOKASEA Fully Welded Tamper Tool, 8"x8" Steel Landscaping Ground Leveler for Yard with 48" Rubber Grip Handle, Heavy Duty Tool for Landscape Construction, Flattening and Smoothing Soil, Gravel
Sold by: ZOOKASEA ([seller profile](#))
Condition: New

\$49.99

Shipping Address:

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

Item(s) Subtotal: \$49.99

Shipping & Handling: \$0.00

Total before tax: \$49.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$49.99

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$77.16

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$77.16

Estimated Tax: \$0.00

Grand Total: \$77.16

Credit Card transactions

Visa ending in 8047: November 23, 2025: \$77.16

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

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Oliver's Receipts

November 2025

Credit Card Expense Tracker

District: Beach CDD Tamaya

Cardholder: Oliver Ingram

Month: Nov-25

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
23-Oct	PAW Maximum Entertainment	1580120	\$ 300.00	Toy Story Halloween
24-Oct	Mr.Barrtender	1580120	\$ 175.53	Veterans Night Out Deposit
25-Oct	Amazon	1580120	\$ 46.67	Veterans Night Out
28-Oct	Amazon	1580120	\$ 47.09	Veterans Night Out
28-Oct	Amazon	1580120	\$ 28.88	Thanksgiving Storytime & Craft Hour
4-Nov	Amazon	1580120	\$ 29.84	Friendsgiving Happy Hour
4-Nov	Amazon	1580120	\$ 46.68	Community of Heroes
5-Nov	BJ's	1580120	\$ 84.94	Town Hall Meeting
5-Nov	Wal-Mart	1580120	\$ 80.06	Town Hall Meeting & Veterans Day Event
5-Nov	Mr.Barrtender	1580120	\$ 175.52	Veterans Night Out Remaining Balance Due on Day of Event
7-Nov	Total Wine & More	1580120	\$ 181.86	Veterans Night Out
7-Nov	Teachers Pay Teachers	1580120	\$ 2.60	Story Time and Craft Hour
8-Nov	Publix	1580120	\$ 70.75	Veterans Night Out & Storytime and Craft Hour
8-Nov	Costco	1580120	\$ 357.84	Community of Heroes
8-Nov	Rowes	1580120	\$ 142.63	Veterans Night Out
8-Nov	Wal-Mart	1580120	\$ 134.09	Veterans Night Out and Storytime
11-Nov	Wal-Mart	1510120	\$ 8.84	Office Supplies
12-Nov	Amazon	1580120	\$ (8.89)	Amazon Return
12-Nov	Amazon	1580120	\$ (39.99)	Amazon Return
14-Nov	Wal-Mart	1580120	\$ 175.57	Friendsgiving Happy Hour
14-Nov	Publix	1580120	\$ 44.89	friendsgiving Happy Hour
16-Nov	Constant Contact	1510120	\$ 86.38	Email Service
19-Nov	Screening One	1510120	\$ 39.14	Security Background Screening
21-Nov	Wal-Mart	1580120	\$ 27.45	Chilli Cook-Off

22-Nov	TLC	1580120	\$ 218.00	Holly Joy Christmas Event
22-Nov	Nothing Bundt CAK	1580120	\$ 25.00	Chilli Cook-Off
Total on Report			\$ 2,481.37	

Maximum Entertainment

Invoice 318996029

Sold by Mack W.

Created: 10/23/2025 at 02:14 pm ET

Express Item	\$300.00
---------------------	-----------------

Sub-total	\$300.00
-----------	----------

Tax	\$0.00
-----	--------

Tip	\$0.00
-----	--------

Total	\$300.00
--------------	-----------------



Visa *1058 (Keyed)

\$300.00

Auth Code: 313241

Maximum Entertainment

15808 Spotted Saddle Circle



Final Details for Order #111-4859167-5984261

Order Placed: October 23, 2025

Amazon.com order number: 111-4859167-5984261

Order Total: \$46.67

Business order information
Location: DSD - Tamaya GL code: 53206 Special Events Cost Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on October 25, 2025	
Items Ordered	Price
1 of: ASmileIndeep 42 Pcs Military Challenge Coins - Thank You for Your Service Military Coins - Bulk Military Appreciation Co ins Veterans Gifts for Men Women Army Veterans Presents Sold by: Indeep (seller profile) Business Price Condition: New	\$49.65
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$49.65 Shipping & Handling: \$0.00 Promotion Applied: -\$2.98 ----- Total before tax: \$46.67 Sales Tax: \$0.00 ----- Total for This Shipment: \$46.67 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$49.65 Shipping & Handling: \$0.00 Promotion applied: -\$2.98 ----- Total before tax: \$46.67 Estimated Tax: \$0.00 ----- Grand Total: \$46.67
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 1058: October 25, 2025: \$46.67

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



Final Details for Order #111-7991781-3452248

Order Placed: October 25, 2025

Amazon.com order number: 111-7991781-3452248

Order Total: \$47.09

Business order information

Location: DSD - Tamaya

GL code: 53206 Special Events Cost

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on October 27, 2025

Items Ordered	Price
1 of: <i>Childom 3 Pack Patriotic Tablecloth, Disposable Plastic Tablecloth 54"x108" Patriotic Decorations, Birthday Party Table Cloth for Kids, Patriotic Themed Party Supplies for Outside, Picnic, Camping, Memorial</i> Sold by: Happy Buy (seller profile) Business Price Condition: New	\$9.11
1 of: <i>Furbeko 60 Pcs Artificial Poppy Red and Orange Fake Flower Poppy Heads with Branch for Memorial Day Veterans Day Home Ki</i> <i>tchen Wedding Party Decorations (Orange + Sunset Red + Autumn Rose)</i> Sold by: YueChenUS (seller profile) Condition: New	\$16.99
1 of: <i>HOOSUN 12 Pcs Small American Flags On Stick, Patriotic Decorations Small USA Flags On Stick, Mini American 4"x6"</i> <i>" Flag, Veterans Day Decorations for Outside Patriotic Holiday Yard Patio Decor</i> Sold by: Inoble (seller profile) Business Price Condition: New	\$5.69
1 of: <i>4th of July Decorations Patriotic Decor Pre-assembled Hanging Banners Memorial Day Flag Labor Veterans Armed Forces</i> <i>Mili</i> <i>tary Homecoming Red White Blue Decorations</i> Sold by: Labrostar Direct (seller profile) Business Price Condition: New	\$9.95

Shipping Address:

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

Item(s) Subtotal:	\$41.74
Shipping & Handling:	\$0.00

Total before tax:	\$41.74
Sales Tax:	\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$41.74

Shipped on October 28, 2025



Final Details for Order #111-0765224-1198613

Order Placed: October 23, 2025

Amazon.com order number: 111-0765224-1198613

Order Total: \$28.88

Business order information
Location: DSD - Tamaya GL code: 53206 Special Events Cost Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on October 23, 2025	
Items Ordered	Price
1 of: <i>I Know an Old Lady Who Swallowed a Pie (Picture Puffins)</i> , Jackson, Alison Sold by: Amazon.com Condition: New	\$6.40
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$6.40 Shipping & Handling: \$0.00 ----- Total before tax: \$6.40 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$6.40 -----

Shipped on October 28, 2025	
Items Ordered	Price
1 of: <i>KatchOn, Thanksgiving Pie Banner - Pack of 2, No DIY Pumpkin Pie Garland for Thanksgiving Decorations Indoor Pumpkin</i> <i>Pie Decorations, Fall Mantel Decor Harvest Decoration, Party Supplies</i> Sold by: KatchOn™ Store (seller profile) Business Price Condition: New	\$9.49
1 of: <i>DAZONGE 40PCS Thanksgiving Decorations Set, Pre-Assembled Thanksgiving Banner & Garland, Hanging Decorations for</i> <i>Home, Office, Fall Harvest Home Party Décor</i> Sold by: Dazonge US (seller profile) Condition: New	\$12.99
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$22.48 Shipping & Handling: \$0.00 ----- Total before tax: \$22.48 Sales Tax: \$0.00



Final Details for Order #111-7295913-8597027

Order Placed: October 31, 2025

Amazon.com order number: 111-7295913-8597027

Order Total: \$29.84

Business order information

Location: DSD - Tamaya

GL code: 53206 Special Events Cost

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on November 2, 2025

Items Ordered

Price

1 Of: 1000 Tactical Raffle Tickets, Orange (1 of 8 Colors), Double Roll, Ticket for Events, Entry, Class Reward, Fundraiser & Prizes

\$8.89

Sold by: Tactical (seller profile)

Business Price

Condition: New

Shipping Address:

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$8.89

Shipping & Handling: \$0.00

Total before tax: \$8.89

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$8.89

Shipped on November 4, 2025

Items Ordered

Price

1 Of: Ahoper Right Left Center Dice Only 12 Dices Prime Dice Game? six Sided ?16mm Standard Size, Easy to Grip?

\$4.99

Sold by: Ahoper (seller profile)

Condition: New

1 Of: JOYIN 48 Pcs Thanksgiving Turkey Glasses, Turkey Eyewear Frame Pumpkin Maple Leaves Photo Props, Thanksgiving Eyeglasses

\$15.96

for kids, Party Favors, Accessories(One Size Fits All)

Sold by: JoyinDirect (seller profile)

Business Price

Condition: New

Shipping Address:

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$20.95

Shipping & Handling: \$0.00

Total before tax: \$20.95

Sales Tax: \$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$20.95

Payment information

Payment Method:
Visa | Last digits: 1058

Item(s) Subtotal: \$29.84
Shipping & Handling: \$0.00

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

Total before tax: \$29.84
Estimated Tax: \$0.00

Grand Total: \$29.84

Credit Card transactions

Visa ending in 1058: November 4, 2025: \$29.84

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

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Final Details for Order #111-6462643-4907434

Order Placed: October 31, 2025

Amazon.com order number: 111-6462643-4907434

Order Total: \$46.68

Business order information

Location: DSD - Tamaya

GL code: 53206 Special Events Cost

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on November 2, 2025

Items Ordered

Price

1 of: *RimCereal Set of 3 Patriot Day Arch Cover Theme Decoration, Veterans Day Blue and Red Print Arch Cover Stretch Spandex*

\$39.99

F

itted for Birthday Party, 4ft, 5ft, 6ft(Stripe)

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

Condition: New

Shipping Address:

Oliver Ingram

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

Shipped on November 4, 2025

Items Ordered

Price

1 of: *Patriotic Photo Booth Props Kit - Veterans Day Decorations & Festival Party Supply*

\$6.69

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

Condition: New

Shipping Address:

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$6.69

Shipping & Handling: \$0.00

Total before tax: \$6.69

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$6.69

Payment information

Town Hall



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

Club:108 Reg:5 Trans:2674
Cashier:568360 11/05/25 04:03pm

*** MEMBERSHIP ID. *****6285 ***
*** MEMBERSHIP EXPIRES ON 10/26 ***

BEACH COD
3501 QUADRANGLE BLVD STE 270
ORLANDO, FL 32817-8329
R 0858013855552 FL 05/31/27
4900005848 SPRITE 35/12 18.99 R
4900008145 COKE 30/7.5 16.99 R
4900005847 DCOKE 35/12 18.99 R
20101600000 DAT COOKIE 9.99 R
20110300000 COMBOCOOKIES 9.99 R
20107400000 CHUNK COOKIE 9.99 R
**** SUBTOTAL 84.94
**** TOTAL 84.94

*****1058 ENTRY: H
Purchase 00 APPROVED
AUTH 515050
TERMINAL NUMBER 7807301085
11/05/25 04:05pm 108 5 2674 568360
VISA CREDIT
AID: A0000000031010

Visa 84.94
CHANGE 0.00
TOTAL ITEMS= 6

As a BJ's Member I JUST SAVED: \$16.99
BJ's Member Savings 16.99
Coupons Redeemed 0.00
Rewards Redeemed 0.00

Current BJ's Gas Savings
FuelSaver earned thru 11/04/25 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJs.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 572 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



1105108052674

Town Hall Meeting & Veterans Day Event

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRB3QDPFN9

Walmart

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 DP# 005240 TE# 21 TR# 00985

ITEMS SOLD 25

TC# 5682 0846 1400 5974 2242



SM BAG ICE	000000032070KF	
4 AT 1 FOR	2.33	9.32 N
FG COOKIE	194346268570 F	4.48 N
FG COOKIE	194346267520 F	3.47 N
BLACKBERRY	812092030020 F	5.24 N
RASPBERRIES	812092030130 F	5.44 N
BLUEBERRIES	813187010000 F	4.48 N
PREMIUM TOM	751666771550 F	2.73 N
25.3Z CA O	044000054810 F	5.98 N
RITZ	044000031130 F	3.97 N
72/12 WHITE	750106047098	4.32 N
WHITE TC 3CT	011179998470	2.77 N
REC TBLCVRS	011179705560	2.77 N
3CT RED TC	011179995530	2.77 N
GV NS MOZZ 8	078742065910 F	1.84 N
GV NS MNST 8	078742127330 F	1.84 N
GV NS MLD BZ	078742085290 F	1.84 N
ORG CARROTS	198306025320 F	2.16 N
72/12 GOLD	750106047097	4.32 N
72/12 RED	750106047101	4.32 N
15/12 NAVY	750106047090	
6 AT 1 FOR	1.00	6.00 0

SUBTOTAL 80.06

TOTAL 80.06

VISA TEND 80.06

CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#315092

From:
Kaylah Barry
Mr.Bartenderr
Food & Drinks
kaylah.barry@yahoo.com



Bill To:	Kaylie
	kfitzhugh@vestapropertyservices.com
Project:	Kaylie's Event
Type	Event
Date	Nov 08, 2025
Time	6:00 pm - 9:00 pm
Location	12788 Meritage BLVD Jacksonville FL 32246

PAYMENT CONFIRMATION

You've completed 1 of 2 payments / Retainer for "Kaylie's Event Smart File"

INVOICE	#000939-001
TOTAL	\$175.53
CHARGE DATE	05:41 pm Oct 24, 2025
DUE DATE	Oct 24, 2025
PAYMENT METHOD	visa (XXXX-1058)

From:
Kaylah Barry
Mr.Bartenderr
Food & Drinks
kaylah.barry@yahoo.com



Bill To:	Kaylie
	kfitzhugh@vestapropertyservices.com
Project:	Kaylie's Event
Type	Event
Date	Nov 08, 2025
Time	6:00 pm - 9:00 pm
Location	12788 Meritage BLVD Jacksonville FL 32246

PAYMENT CONFIRMATION

You've completed 2 of 2 payments for "Kaylie's Event Smart File"

INVOICE	#000939-002
TOTAL	\$175.52
CHARGE DATE	11:19 am Nov 05, 2025
DUE DATE	Nov 05, 2025
PAYMENT METHOD	visa (XXXX-1058)

Total Wine® & MORE

907-Total Wine-Jacksonville
4413 Town Center Parkway 300
Jacksonville, FL 32246
904-998-1740

Ticket: 893526 4:39 PM 11/07/2025
Store: 907 Register: 4
Cashier: 108293 (Lindsie)

Item	Qty	Price	Amount
Fuente Cuban Corona Natural-TBCO			
84318210100	3	6.99	20.97
Fuente Conquistador-TBCO			
84318210090	1	5.99	5.99
Fuente Emperador-TBCO			
84318210142	2	5.79	11.58
Iron Man Cutter-gift			
89423601701	1	11.99	11.99
Romeo Y Julieta Res. Real Corona-TBCO			
7645235164	3	7.99	23.97
Oliva Serie O Churchill-TBCO			
81453901187	1	7.79	7.79
Oliva Serie V Churchill Extra-TBCO			
81453901146	1	12.99	12.99
La Aroma de Cuba EE #2-TBCO			
81957701004	1	5.99	5.99
La Aroma de Cuba EE #2-TBCO			
81957701004	5	5.99	29.95
CAO Brazilia Gol!-TBCO			
65212500641	2	9.99	19.98
TWM Reserve Maduro Toro-TBCO			
7662222171	3	5.99	17.97

Subtotal 169.17
Tax1 12.69

Total 181.86

11/07/2025 16:39:34
VISA CREDIT Entry Method:Cntctless
CARD #: XXXXXXXXXXXX1058
PURCHASE - APPROVED
AUTH CODE:517004
Mode: Issuer
MID: 590703 TID: 001 SEQ: 046936
Total: USD\$ 181.86

I agree to pay the above amount according
to my card holder agreement.

Change 0.00

Not a Member of & More rewards? Sign up at
www.totalwine.com/rewards

Thank you for shopping with us today!
We value your feedback.
Please take our survey to let us know how
we're doing:
www.tellttotalwine.com

Sold Item Count = 23



■ T1133DW1173XRQF4C17WH ■

Customer Copy



Resource #6188551

1

Thanksgiving Table Game for
Preschoolers Through Older
Kids

License

at

\$2.60

Total:

Teaching Littles Shop

\$2.60

[Get Resource](#)

Order #318274349

Subtotal: \$2.60

Sales Tax: \$0.00

Total: \$2.60

Publix

Kernar Square Shopping Center
2620 Beach Boulevard
Jacksonville, FL 32246
Store Manager: Saneathia McIntyre
904-564-3580



0644 B8Q 038 243

STELLA ARTOIS 18PK	27.99	T
YNGL LGR 24PK LNNR	23.99	T
You Saved	3.00	
LIMES PERSIAN	3.99	F
You Saved	2.00	
P/APPLE JCE	4.89	F
MEYER LEMONS	5.99	F
Order Total	66.85	
Sales Tax	3.90	
Grand Total	70.75	
Credit	Payment	70.75
Change	0.00	

Savings Summary

Special Price Savings	5.00

* Your Savings at Publix *	
* 5.00 *	

Receipt ID: 0644 B8Q 038 243

PRESTO!
Trace #: 032214
Reference #: 1409957474
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: \$70.75
Auth #: 618043

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

Cashier Confirmed - Age Over 21

Your cashier was Caitlin R.

11/08/2025 17:34 S0644 R103 8243 C0225

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

Publix Super Markets, Inc.



W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32214

2Q Member 111982179290

RESALE ON

E	1983303	FRITO FLVMIX	20.39
		BUS RENEWAL	130.00
E	447180	KS HOT DOGS	19.99
E	447180	KS HOT DOGS	19.99
E	1174811	SUNNY D	14.29
E	838343	BUSH'S BEANS	10.99
E	2990	ORG HONEST K	12.99
E	782796	***KSWTR40PK	3.99
E	438842	CAPRI SUN	9.99
	1585373	KS NAPKIN	11.89
E	1199479	M&M PNUT JAR	16.49
E	0000363441	/1199479	4.20-
E	1423350	SARA LEE HB	3.59
E	1423350	SARA LEE HB	3.59
E	1160122	HAMBRGR BUNS	3.59
E	1160114	HOT DOG BUNS	3.59
E	1160114	HOT DOG BUNS	3.59
E	1160114	HOT DOG BUNS	3.59
E	1160114	HOT DOG BUNS	3.59
E	1160114	HOT DOG BUNS	3.59
E	28251	ORZO PASTA	12.16
E	28251	ORZO PASTA	11.98
E	28251	ORZO PASTA	12.04
E	47492	CELERY SALAD	13.07
E	47492	CELERY SALAD	13.07

G:85801385552C3

EXP:

RESALE TOTAL	357.84
NON RESALE TOTAL	0.00

SUBTOTAL	357.84
TAX	0.00
**** TOTAL	357.84

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 8668 App#: 218002
Visa Resp: APPROVED
Tran ID#: 531200008668....

APPROVED - Purchase
AMOUNT: \$357.84
11/08/2025 13:20 1294 8 95 1

Visa	357.84
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 23
INSTANT SAVINGS \$ 4.20
11/08/2025 13:20 1294 8 95 1



21129400800952511081320

OP#: 1 Name: Jazmine

Thank You!

Please Come Again

Whse:1294 Trm:8 Trn:95 OP:1

Items Sold: 23
2Q 11/08/2025 13:20

Veterans Night
Out



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

Cashier: 107 Alexis

11/08/25

12:16:11

SMOKED CHICKEN DRUMS	5.63 T
8-PIECE MIXED SMOKED	8.99 T
8-PIECE MIXED SMOKED	8.99 T
8-PIECE MIXED SMOKED	8.99 T
SMOKED PORK BUTTS	22.02 T
Hot Deli	38.40 T
Hot Deli	39.65 T
SUBTOTAL	132.67
TOTAL TAX	9.96

TOTAL 142.63

Visa TENDER 142.63

Acct:xxxxxxxxxxxx1058

APPRVL CODE 118022

CASH CHANGE .00

NUMBER OF ITEMS 7

Trx:90 Term:2 Store:4 12:18:20

Thank you for shopping at
Rowes Supermarket Wells Road

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRBFFDPF5N



WM Supercenter
904-223-0772 Mgr. JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 004512 TE# 22 TR# 00531

ITEMS SOLD 23
TC# 8869 4648 0476 6093 7682 8



SM BAG ICE	000000032070 F	
2 AT 1 FOR	2.33	4.66 N
RASPBERRIES	812092030130 F	5.44 N
GRAPES	854957001740 F	5.97 N
CHOC CAKE	194346404180 F	13.22 N
BANANA PUDD	818611010100 F	10.88 N
CHEESECAKE	078742085430 F	12.98 N
FL COLE SL	194346020570 F	4.47 N
FL COLE SL	194346020570 F	4.47 N
FG ORI MACAR	078742026700 F	5.97 N
ASHTRAY	849434035450	
4 AT 1 FOR	0.97	3.88 O
KNDRHHBBQ15	755795700070 F	3.98 N
KNDRGLDBBQ15	755795700050 F	3.98 N
KNDRGLDBBQ15	755795700050 F	3.98 N
KNDR BG BBQ	755795700140 F	5.98 N
BLACKBERRY	812092030020 F	5.24 N
GRAPES	854957001740 F	5.97 N
STRAWBERRIES	715756200060 F	9.14 N
ORG B.BERRY	769197300170 F	4.56 N
ORG B.BERRY	769197300170 F	4.56 N
HMLPPSLMICH	037600330670 F	14.76 N

SUBTOTAL 134.09

TOTAL 134.09

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRBR1DPFZW



WM Supercenter
904-223-0772 Mgr. JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 DP# 000105 TE# 20 TR# 01313

ITEMS SOLD 2
TC# 5704 3115 5133 7964 0141



UTILITY CLOT 034441944070
2 AT 1 FOR 4.42 8.84 0

SUBTOTAL 8.84
TOTAL 8.84

VISA TEND 8.84
CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#701125
8.84 TOTAL PURCHASE

REF # U7661M683959

TRANS ID - 305315499704303

VALIDATION - PM98

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 56062850

*No Signature Required

11/11/25 08:52:50

Tax ID: 85-8013855552c-3

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption

Consumer's Certificate of Exemption

DR-14

Issued Pursuant to Chapter 212,

Florida Statute

Certificate Number: 85-8013855552c-3

Expiration Date: 2027-05-31

This Certifies that:

BEACH COMMUNITY DEVELOPMENT DISTRICT

3501 QUADRANGLE BLVD STE 270

ORLANDO FL 32817

is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



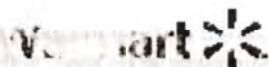
Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
11/11/25 08:52:52

STARBUCKSMP 40.00
CARD # 6058120057795703021

Give us feedback at survey.walmart.com
Thank you! ID #: 7VRC1WDPH1Z



WM Supercenter
904 230 2 Hgt. JERIMANE
13490 BLVD
JACKSONVILLE 32224
0000 OP# 00656 TEL 25 R# 02339

ITEMS SOLD 27
TC# 8959 3648 4466 0023 0080 8



HH FEATHERS	810096231140	2.37 N
HH FEATHERS	810096231140	2.37 N
HH FEATHERS	810096231140	2.37 N
CKN NDLE SUP	681131155660 F	2.97 N
CKN NDLE SUP	681131155660 F	2.97 N
CKN NDLE SUP	681131155660 F	2.97 N
CKN NDLE SUP	681131155660 F	2.97 N
BROC CHS SUP	077958690910 F	4.97 0
BROC CHS SUP	077958690910 F	4.97 0
BROC CHS SUP	077958690910 F	4.97 0
BROC CHS SUP	077958690910 F	4.97 0
LY WAVY REG	028400043800 F	2.50 N
MKS PIE	194346003780 F	7.63 N
DBLTIXRED	854281008110	11.44 N
COKE	049000042550 F	7.92 N
DR PEPPER	078000082160 F	6.97 N
ITAL SLE	200166000000 F	1.47 N
ITAL ICE	200166000000 F	1.47 N
FG PIE	194346458630 F	5.23 N
GV SHF FIESI	078742122770 F	3.48 N
STARBUCKSMP	799366875780	40.00 0
FG AST CKE	078742322260 F	11.94 0
LYS FRQ DIP	028400070940 F	4.74 N
HMLPPSLMICH	037600330670 F	14.76 N
FG PIE	078742065030 F	7.34 N
APPLE CIDER	022198008140 F	3.97 N
FALL COOKIES	078742041110 F	5.84 N

SUBTOTAL 175.57
TOTAL 175.57

Friends giving Happy Hour

Publix

Kernan Square
12620 Beach Blvd Ste 12
Jacksonville, FL 32246-7130
(904) 564-3580
Store Manager: Saneathia McIntyre

Fruit Salad Large	F	16.92
You saved: \$4.24		
Vegetable Dip Tray Large	F	15.99
16 Lb. Ice	FT	
\$5.99 x 2		11.98
Subtotal		44.89
Sales Tax 7.5% - T		0.00
Total Tax		0.00
Total		44.89
Credit		44.89
Change		0.00
Tax Exempt		0.90

SAVINGS: \$4.24

Visa: *1058 \$44.89
Credit Card Purchase
Auth/Trace: 614181/047810 Ctl's
Reference: 000575169840
A0000000031010
VISA CREDIT

11/14/2025 05:18PM
Thank you for shopping at store 0644
Your cashier today was Caitlin R.
6184, 0104, 225

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0644 BEQ 046 184


[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: 12/04/2025

User Name: tamayalifestyles1@gmail.com

Invoices from 10/05/2025 to 12/04/2025

Date	Description	Charge Amount	Credit Amount
11/16/2025	Invoice #1763279242	\$86.38	
	Email message overage fee		
	Total Send Count: 48190		
	Email Overage Count: 12190	\$24.38	
	From 10/16/2025 to 11/16/2025		
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 1214	\$62.00	
	From 10/16/2025 to 11/16/2025		
10/16/2025	Invoice #1760602934	\$76.66	
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 1210	\$62.00	
	From 09/16/2025 to 10/16/2025		
	Email message overage fee		
	Total Send Count: 43329		
	Email Overage Count: 7329	\$14.66	
	From 09/16/2025 to 10/16/2025		

Billing questions? [Contact Support](#)

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



Invoice

#SC100395797
10/31/2025

[Click Here to Pay Now](#)

Please note that invoicing reflects all products and services ordered

Bill To

Beach Community
Development District
250 International Pkwy, Suite
208
Lake Mary FL 32746
United States

Amount Due

\$38.00

Customer Number	Sales Rep	Terms	Due Date
SC1-S1_06854 Beach Community Development District		Net 30	11/30/2025

Item/Description	Qty	Rate	Amount	Taxable
Employment Screening 2025-10-09 - 4494399 - FITZHUGH, PEMBROKE THOM - Oliver Ingram - VOLUNTEER	1	\$6.00	\$6.00	NT
Employment Screening 2025-10-10 - 4494399 - FITZHUGH, PEMBROKE THOM - Oliver Ingram - VOLUNTEER	1	\$30.00	\$30.00	NT
Employment Screening 2025-10-09 - 4494399 - FITZHUGH, PEMBROKE THOM - Oliver Ingram - VOLUNTEER	1	\$2.00	\$2.00	NT
Employment Screening 2025-10-09 - 4494399 - FITZHUGH, PEMBROKE THOM - Oliver Ingram - VOLUNTEER	1	\$30.00	\$30.00	NT

Subtotal \$68.00

Tax Total \$0.00

Invoice Total \$68.00

Less Payments and Credits (\$30.00)

Invoice Amount Due \$38.00

Account Balance Due \$38.00

Please include your invoice number when remitting payment to ensure payment is applied properly.

ACH Details:

Bank: JP Morgan Chase, INC
Account: Screening One, Inc.
Account Routing: 072000326
Account Number: 521005085

Lockbox remittance address:

P.O. Box 738078
Dallas, TX 75373-7945

[Click Here to Pay Now](#)

Credit card

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



WM Supercenter
904-223-0772 Mgr. JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 003393 TE# 19 TR# 03783

ITEMS SOLD 10
TC# 1502 0807 1120 5573 6272



ITAL SLCE	200166000000 F	1.47 N
GV FM BWL 20	078742331320	2.32 N
FOAM BOWLS	078742124350	2.38 N
FOAM BOWLS	078742124350	2.38 N
FOAM BOWLS	078742124350	2.38 N
PREMIUM	044000024770 F	3.68 N
PREMIUM	044000024770 F	3.68 N
SOUR CREAM	073420016140 F	2.84 N
SOUR CREAM	073420016140 F	2.84 N
GV CLK SH16	078742044840 F	3.48 N

SUBTOTAL 27.45
TOTAL 27.45

VISA TEND 27.45
CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#211271

27.45 TOTAL PURCHASE

REF # 532539233562

TRANS ID - 465325658641688

VALIDATION - 36TJ

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 55982398

*No Signature Required

11/21/25 13:17:43

Tax ID: 85-801385552c-3

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption

Consumer's Certificate of Exemption

DR-14

Issued Pursuant to Chapter 212,

Florida Statute

Certificate Number: 85-801385552c-3

Expiration Date: 2027-05-31

This Certifies that:

BEACH COMMUNITY DEVELOPMENT DISTRICT

3501 QUADRANGLE BLVD STE 270

ORLANDO FL 32817

is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial

Low prices You Can Trust. Every Day.

11/21/25 13:17:47

VISA TEND 175.57
CHANGE DUE 0.00

DECLINED TRANSACTION
US DEBIT- 0734 0
AID A0000000980840
CUSTOMER CANCELLED BANKCARD
11/14/25 16:42:14

VISA CREDIT- 1058 I 2 APPR#514124
175.57 TOTAL PURCHASE
REF # 531817605787
TRANS ID - 355318781451965
VALIDATION - 5WW9
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 56034501
*No Signature Required
11/14/25 16:42:23

Tax ID: 85-801385552c-3
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-801385552c-3
Expiration Date: 2027-05-31
This Certifies that:
REACH COMMUNITY DEVELOPMENT DISTRICT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
11/14/25 16:42:28

Walmart de \$1000 o una de las 750 tarjetas de
podría ganar una de las 5 tarjetas de regalo de
Díganos acerca de su visita a Walmart hoy y usted
gift cards.
\$1000 Walmart gift cards or 1 of 750 \$100 Walmart

Order details

PRODUCT	TOTAL
Tim Allen Santa Claus Costume × 1	
Size:	
XL	
Trouser:	\$188
For Waist 36	
Hat:	
With Hat	
Subtotal:	\$188
Shipping:	\$30 via Expedited (8-10 Days Shipping)
Payment method:	Credit Card
Total:	\$218

Chilli Cook-off



Nothing Bundt Cakes
13470-3 Beach Blvd
Jacksonville, FL 32224
904-677-4112

Ready To Go

Server: Sofia W
Check #85
Ordered: 11/21/25 1:26 PM

Gift Card \$25.00
Gift Card Number: **** 0572

Subtotal \$25.00
Total \$25.00

Input Type C (EMV Chip Read)
VISA CREDIT xxxxxxxx1058

Transaction Type	Sale
Authorization	Approved
Approval Code	211262
Payment ID	KMYwdtMfnMLC
Application ID	A0000000031010
Application Label	VISA CREDIT
Terminal ID	
Card Reader	BBPOS

Amount \$25.00

Balance for **** 0572: \$25.00

Tell us about your experience and get a
BUY ONE BUNDTLET, GET ONE FREE
coupon for your next in-bakery purchase!
Limited to one use per week in bakery.
Visit <https://NbCvisit.smg.com> in the
next 3 days and enter survey code below.
Coupon will be emailed within 24 hours.

Survey Code
539811000113211

Sign up for our eClub at
<https://www.nothingbundtcakes.com/eclub>

Receive special offers, bakery news
AND a Free Bundtlet for your birthday!

US BANK STATEMENTS

November 2025

**November 2025 Statement**

Open Date: 10/24/2025 Closing Date: 11/24/2025

Page 1 of 4

Account Ending in: ##### 8538

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

New Balance	\$5,169.86
Minimum Payment Due	\$5,169.86
Payment Due Date	12/22/2025

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	\$51.69
Rewards Center Balance	\$581.56

as of 11/24/2025
For details, see your rewards summary.

Activity Summary

Previous Balance	+	\$5,880.98
Payments	-	\$5,880.98 ^{CR}
Other Credits	-	\$48.88 ^{CR}
Purchases	+	\$5,218.74
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00

New Balance = **\$5,169.86****Past Due** **\$0.00****Minimum Payment Due** **\$5,169.86**

Credit Line \$20,000.00

Available Credit \$14,830.14

Days in Billing Period 32

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



0047985319214485380005169860005169869

Automatic Payment

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

☎ . to pay by phone
☎ . to change your address

106481619404932 E

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

Account Ending in: ##### 8538

Your new full balance of \$5,169.86 will be automatically deducted from your account on 12/22/25.

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.



November 2025 Statement 10/24/2025 - 11/24/2025
BEACH CDD (CPN 002750410)

Cardmember Service



Page 2 of 4
1-866-485-4545

Visa Company Rewards

Rewards Center Activity as of 11/24/2025

Rewards Center Activity*	\$0.00
Rewards Center Balance	\$581.56

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	\$51.69	\$209.35
Transfer Points	\$0.00	\$423.90
Total Earned	\$51.69	\$633.25

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 \$5169.86 will be automatically deducted from your bank account on 12/22/2025. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

***IMPORTANT NOTICE:** Please see the enclosed insert for changes being made to your cardmember agreement.

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

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Other Credits					
11/12	11/12	2021	AMAZON MKTPLACE PMTS Amzn.com/bill WA MERCHANDISE/SERVICE RETURN	\$8.89CR	_____
11/12	11/12	4222	AMAZON MKTPLACE PMTS Amzn.com/bill WA MERCHANDISE/SERVICE RETURN	\$39.99CR	_____
Purchases and Other Debits					
10/24	10/23	4758	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	\$300.00	_____
10/27	10/24	8055	MR.BARRTEN* (1 OF 2 PA MRBARRTENDERR FL	\$175.53	_____
10/27	10/25	4254	AMAZON MKTPL*NU44A9QS2 Amzn.com/bill WA	\$46.67	_____
10/29	10/28	9144	AMAZON MKTPL*N46OF97G0 Amzn.com/bill WA	\$47.09	_____
10/29	10/28	2242	AMAZON MKTPL*N42762ZE2 Amzn.com/bill WA	\$28.88	_____
11/05	11/04	0206	AMAZON MKTPL*NK6AI8PI2 Amzn.com/bill WA	\$29.84	_____
11/05	11/04	5802	AMAZON MKTPL*NK8N70PI2 Amzn.com/bill WA	\$46.68	_____
11/06	11/05	0430	BJS WHOLESALE #0108 JACKSONVILLE FL	\$84.94	_____
11/06	11/05	1018	WAL-MART #1172 JACKSONVILLE FL	\$80.06	_____
11/06	11/05	4447	MR.BARRTEN* (2 OF 2 PA MRBARRTENDERR FL	\$175.52	_____
11/10	11/07	9526	TOTAL WINE & MORE 9 JACKSONVILLE FL	\$181.86	_____
11/10	11/07	8201	TEACHERSPAYTEACHERS.CO 646-588-0910 CA	\$2.60	_____

Continued on Next Page



November 2025 Statement 10/24/2025 - 11/24/2025

BEACH CDD (CPN 002750410)

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Cardmember Service



1-866-485-4545

Transactions		INGRAM,OLIVER E			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
11/10	11/08	4119	PUBLIX #644 JACKSONVILLE FL	\$70.75	_____	
11/10	11/08	8249	COSTCO WHSE#1294 JACKSONVILLE FL	\$357.84	_____	
11/10	11/08	1673	ROWES IGA 4 WELLS ORANGE PARK FL	\$142.63	_____	
11/10	11/08	4417	WAL-MART #1172 JACKSONVILLE FL	\$134.09	_____	
11/12	11/11	3901	WM SUPERCENTER #1172 JACKSONVILLE FL	\$8.84	_____	
11/17	11/14	5475	WAL-MART #1172 JACKSONVILLE FL	\$175.57	_____	
11/17	11/14	1805	PUBLIX #644 JACKSONVILLE FL	\$44.89	_____	
11/17	11/16	8302	CCI*CONSTANT-CONTACT 855-2295506 MA	\$86.38	_____	
11/20	11/19	1926	PST*Screening One 888-3276511 TN	\$39.14	_____	
11/24	11/21	0860	WAL-MART #1172 JACKSONVILLE FL	\$27.45	_____	
11/24	11/22	3467	TLC 778-769-4686 BC	\$218.00	_____	
11/24	11/22	1295	TST* NOTHING BUNDT CAK JACKSONVILLE FL	\$25.00	_____	
Total for Account ##### 1058				\$2,481.37		

Transactions		ZASTROCKY,RONALD W			Credit Limit \$5000	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
10/24	10/22	7178	THE HOME DEPOT #6365 JACKSONVILLE FL	\$149.84	_____	
10/24	10/23	6112	AMAZON MKTPL*N43AR1OJ0 Amzn.com/bill WA	\$227.69	_____	
10/24	10/23	3639	Amazon.com*NU8HG0R41 Amzn.com/bill WA	\$36.41	_____	
10/24	10/23	3945	AMAZON MKTPL*NU9CU7JL2 Amzn.com/bill WA	\$321.95	_____	
10/24	10/23	1694	AMAZON MKTPL*NU4PO0YE0 Amzn.com/bill WA	\$29.99	_____	
10/24	10/24	9192	Amazon.com*N48528OD1 Amzn.com/bill WA	\$13.39	_____	
10/24	10/24	4116	AMAZON MKTPL*N43VG94Z0 Amzn.com/bill WA	\$187.64	_____	
10/27	10/24	1036	BJS FUEL #9108 JACKSONVILLE FL	\$20.83	_____	
10/31	10/30	7225	AMAZON MKTPL*NK2255AY0 Amzn.com/bill WA	\$11.63	_____	
10/31	10/30	4385	AMAZON MKTPL*NK4392AL0 Amzn.com/bill WA	\$43.07	_____	
11/03	10/31	8710	THE HOME DEPOT #6365 JACKSONVILLE FL	\$35.26	_____	
11/03	10/31	8918	THE HOME DEPOT #6365 JACKSONVILLE FL	\$19.98	_____	
11/04	11/03	5671	AMAZON MKTPL*NK9C030J2 Amzn.com/bill WA	\$38.00	_____	
11/04	11/04	0824	AMAZON MKTPL*NK3MF79G1 Amzn.com/bill WA	\$51.37	_____	
11/07	11/05	4099	THE HOME DEPOT #6342 ST. AUGUSTINE FL	\$32.66	_____	
11/07	11/06	7010	CTRL4 4SIGHT LIC (REC) CONTROL4.COM UT	\$120.00	_____	
11/10	11/07	2150	AMAZON MKTPL*NK7D89Y32 Amzn.com/bill WA	\$209.00	_____	
11/17	11/14	5082	AMAZON MKTPL*B82U683B2 Amzn.com/bill WA	\$48.81	_____	
11/17	11/14	7483	THE HOME DEPOT #6365 JACKSONVILLE FL	\$63.84	_____	
11/24	11/21	0842	WIPES.COM 877-348-9473 MI	\$949.97	_____	
11/24	11/24	2760	AMAZON MKTPL*B21E23JA1 Amzn.com/bill WA	\$77.16	_____	
Total for Account ##### 8047				\$2,688.49		

Continued on Next Page



November 2025 Statement 10/24/2025 - 11/24/2025
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
Payments and Other Credits					
11/20	11/20	MTC	PAYMENT THANK YOU	\$5,880.98CR	
Total for Account ##### 8538				\$5,880.98CR	

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	\$5,169.86	\$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 13

Tamaya Ammenity Center 12788 Meritage Blvd Jacksonville, FL 32246-0705		 <p>(904) 730-3400 Clearimpressionsfla.com</p>	Sales Rep: Christie Page Phone # (904) 813-0227 Email clearimpressions@me.com
Contact Person	OLIVER		Date of Bid: 11/5/25 Date of Install:
Subdivision / Side of Town	Tamaya		
How did you hear about us?	Prev. Customer		

Linear Feet	2214	Cost of Adhesive		Total SqFt W/ Waste 785.00 Total Cost of Job 3520.00 Adhesive 0.00 Adjustments Adjustments	
Notes					
REMOVAL OF HOURS STICKERS ON INSIDE & INSTALLATION OF NEW HOURS NO CHARGE & INSTALLED ON EXTERIOR -BRING DOUBLE SIDED TAPE FOR REAPPLICATON OF USE THIS DOOR SIGN					
Window Types:	Silicon / Wood / Paint / Ladder			Grand Total 3520.00	
A 3% processing fee will be applied to all credit card transactions. Cash, Checks, Bank Transfers, & debit transactions are not subject to a surcharge.				Credit 3% Fee	Credit Total 3626.00
				106.00	

EXHIBIT 14

TIP Use the ← and → arrows below to turn the page and learn more. ×



Turn Page

Proposal

Phase 1 & 2 Mailboxes



#32391896

Beach - 32391896

**- Phase 1&2
Mailboxes**

**360 Painting of
Jacksonville**

Welcome

About Us

Insurance

Proposal

Agreement

Certificate of
Completion

NEW COLOR

#COATS

Pressure
Wash Pads

N/A

1

Wash/sand
post/boxes

N/A

1

Wire Brush Surface Rust

Apply Ospho on Penetrating Rust, (24 hour Cure)

Paint
Mailboxes

3

Materials:
Extreme Bond Primer: Plastic only,
Kor-Bond US Metal Primer:

REINFORCED METAL FINISH : ,
Sher-Cryl HPA : Tri Corn Black

Set
Up/Prep/Clean
Up

N/A

1

Remove &
Replace Box
Numbers

N/A

1

PHASE 1 & 2 MAILBOXES SUBTOTAL \$23,914.81

LABOR \$15,172.90

LABOR SUBTOTAL \$15,172.90

MATERIALS \$8,741.91

MATERIALS SUBTOTAL \$8,741.91

GRAND TOTAL \$23,914.81

EXHIBIT 15

Quality cleaning by Viktoriia LLC

5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

Dear Tamaya Beach CDD Management Team,

Thank you for considering Quality Cleaning by Viktoriia LLC for your janitorial service needs. We appreciate the opportunity to present this professional cleaning proposal and look forward to the possibility of working together.

Enclosed is a comprehensive cleaning program that includes:

Full scope of work
Nightly service schedule
Monthly deep-cleaning plan
Service frequency and pricing details

Your monthly service fee is fully inclusive and covers:

All labor
All supervision
All cleaning supplies
All equipment

Payroll taxes, insurance, and administrative costs

Since your facility is already being serviced by our team, the building does not require an Initial Cleaning that other companies would typically charge for when onboarding a new client. Our continued partnership eliminates this cost and gives you the advantage of a fully familiar and trained team already in place.

A Certificate of Insurance will be provided upon approval.

If you have any questions or need clarification, please feel free to contact us at +1 (904) 356-3619.

Warm regards,
Viktoriia Osypchuk
Quality Cleaning by Viktoriia LLC

Quality cleaning by Viktoriia LLC

Quality Cleaning by Viktoriia LLC is a professional janitorial company with more than four years of experience delivering consistent, high-quality service. Our team of over ten trained professionals is equipped to handle routine, deep, and post-construction cleaning for large commercial facilities.

We have provided services for well-known brands such as:

- Tamaya Beach CDD
- Five Below
- Party City
- Tory Burch
- Marshalls
- DXL
- Dick's Sporting Goods
- HomeSense
- Lululemon

We maintain strict quality standards and ensure clean, safe, and well-organized environments for all clients.

Our Services:

- Regular commercial cleaning
- Deep cleaning and post-construction cleaning
- Flexible scheduling tailored to client needs

Our Advantages:

High Quality Standards — consistency, precision, and attention to detail.

Professional Staff — each employee undergoes structured training.

Insurance & Guarantees — fully insured for client security and peace of mind.

Insurance and Guarantees: We are fully insured, providing our clients with confidence in our reliable and safe service.

Maintenance Agreement (“Agreement”) is made as of the Effective Date below, between Quality cleaning by Viktoriia LLC from Jacksonville (Quality cleaning by Viktoriia LLC) and Tamaya Beach CDD (Client). In consideration of the mutual obligations set forth in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. The performance of the scheduled services shall commence on the _ day of _____, 2025.
- b. The services shall be provided at the following location: Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, Florida, 32246.
- c. The premises included in the work area under this Agreement shall hereinafter be referred to as the “Named Areas,” which include: Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall.
- d. Quality cleaning by Viktoriia LLC agrees to service the Named Areas according to the following schedule: **From the 1st of September to the 30th of April — three (3) days per week (Monday, Tuesday, and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day. From the 1st of May to the 31st of August— five (5) days per week (Monday, Wednesday, Thursday, Friday and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day.**
- e. **Ad-hoc daytime shift (upon request):** With a 10-day notice, the Amenity Manager may request moving one scheduled night shift to a daytime cleaning shift at no additional cost. This daytime shift will replace the corresponding night service for that week and will not count as an extra visit.
- f. **Ad-hoc day substitution (weekly schedule adjustment):** With a 10-day notice, the Amenity Manager may request shifting one scheduled cleaning day to another day of the same week to accommodate an ad-hoc cleaning need. This adjustment will replace the originally scheduled day and will not count as an additional visit.
- g. Quality cleaning by Viktoriia LLC agrees to furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, as outlined in the attached Cleaning Schedule, which is an integral part of this Agreement.

2. PAYMENT FOR SERVICES

- a. Client agrees to pay Quality cleaning by Viktoriia LLC a monthly minimum amount stated in the attached Pricing Schedule, by check sent to 5632 Jeremy Ln, Jacksonville, FL 32257, or by Zelle transfer to phone number 904-302-0025, no later than the last day of each month in which services are rendered. Additionally, the Client agrees to pay any sales or use tax imposed by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due to Quality cleaning by Viktoriia LLC will be deemed received only upon the delivery of the check to the specified address or upon receipt of the Zelle transfer.
- b. Credits for holidays recognized by the Client have been predetermined as part of the monthly charge. No other adjustments will be made for holidays.

Customer Initials_____



Maintenance Agreement

- c. The amount payable by the Client may be increased or decreased to reflect an increase or decrease in the area of space serviced, the type, volume, or frequency of service rendered. Such modifications will only be binding if in writing and signed by both parties.
- d. In the event that payment for services is not received within fifteen (15) days from the due date, Quality cleaning by Viktoriia LLC may suspend services until payment is received. Suspension of services by Quality cleaning by Viktoriia LLC under this section does not deprive Quality cleaning by Viktoriia LLC of any rights to collect payment for services or other remedies.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. Quality cleaning by Viktoriia LLC will select and assign all personnel to perform its obligations under this Agreement.
- b. Quality cleaning by Viktoriia LLC and its contractors are not, and shall not be considered, employees of the Client. They are independent contractors. In this regard, contractors of Quality cleaning by Viktoriia LLC will not be covered under the Client's Workers' Compensation Insurance, and no deductions for Social Security, Federal or State Income Taxes, or other withholdings will be made from the amounts agreed to be paid to Quality cleaning by Viktoriia LLC under this Agreement, as these are contract payments and not wages.
- c. The Client agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any contractors, agents, representatives, or franchisees of Quality cleaning by Viktoriia LLC without the express written consent of Quality cleaning by Viktoriia LLC. Quality cleaning by Viktoriia LLC agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any employees, agents, or representatives of the Client without the express written consent of the Client.

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for one year from the date services are scheduled to begin, as stated in Section 1a, and shall automatically renew each year on the same terms and conditions, unless either party provides written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given, the Agreement shall expire at midnight on the anniversary date. Otherwise, the Agreement may only be terminated for non-performance, as set forth below.

Customer Initials_____



Maintenance Agreement

b. Non-performance is defined as the failure, refusal, or neglect to perform any act specified in the attached Cleaning Schedule. Before any termination for non-performance becomes effective, the terminating party must provide written notice to the other party specifying in detail the nature of any deficiency or failure in performance. Upon receipt of the notice, Quality cleaning by Viktoriia LLC will have fifteen (15) days to remedy the deficiencies to the reasonable satisfaction of the Client. If the deficiencies are not satisfactorily resolved by the end of the fifteen-day period, the terminating party shall provide a second written notice of the failure to remedy. The Agreement shall terminate thirty (30) days after the second notice.

c. All notices between the Client and Quality cleaning by Viktoriia LLC must be in writing and sent prepaid and certified through the U.S. Postal Service or a recognized courier service with express, receipted delivery to the address specified in this Agreement. Any other notices, including those personally delivered to individuals performing services under this Agreement, will be ineffective.

d. Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

a. If it becomes necessary for either party to bring suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to recover all costs associated with the suit, including reasonable attorney's fees, administrative fees, court costs, and damages as part of any judgment entered in its favor.

b. The terms of this Agreement shall be binding upon and inure to the benefit of Quality cleaning by Viktoriia LLC and the Client and their respective heirs, representatives, successors, and assigns, except as otherwise provided herein.

c. Any waiver by either party of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

Customer Initials_____

Room-by-Room Cleaning Checklist

(Nightly Services vs. Monthly Deep-Cleaning Services)

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 insid cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside 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	Wine 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

Additional Services (Not Included in Monthly Contract)

Exterior window cleaning — \$180.00

- Performed by a specialized team
- Scheduled separately during daylight hours
- Can be performed less frequently upon request

Restroom Consumables Management (Optional Monthly Add-On)

If requested, we can take full responsibility for monitoring, purchasing, and delivering all restroom consumables, including toilet tissue, paper towels, hand soap, urinal blocks, and similar products.

Monthly pricing structure:

Service fee for consumables management - \$100.00 per month
 (covers inventory checks, purchasing, quality control, delivery, and restocking)

Cost of consumables:
 Billed separately based on actual receipts.

Proof of purchase:
 Photos of all receipts will be provided each month.

If this service is added, the following two items will appear each month in both documents:

- **Consumables management service — \$100 per month**
- **Reimbursement for purchased supplies (based on receipts)**

These charges will be reflected in **both the monthly invoice and the monthly service report**.

This add-on is available upon request and is **not included in the standard monthly janitorial contract**.
This service is optional and provided only if requested by the Client.

Customer Initials_____



Agreement

CUSTOMER NAME & ADDRESS

Tamaya Beach CDD
12788 Merita ge Blvd
Jacksonville, FL 32246

NAME & ADDRESS

Quality Cleaning by Viktoriia LLC
5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
From May 1st - August 31st: 5 days per Week: (Mon, Wed, Thur, Fri, Sat) between the hours of 10:00pm and 6:00am of the following day	2290.00 (plus tax per month)
From September 1st - April 30th 3 days per Week: (Mon, Thu, Sat) between the hours of 10:00pm and 6:00am of the following day	1 760.00 (plus tax per month)

CUSTOMER

Signature of Authorized Representative

Print Name, Title

Date

Account Payable Contact

Billing Address

City, State ZIP

Quality Cleaning by Viktoriia LLC

DocuSigned by:
Viktoriia Osypchuk
E56D7FF4145E458...

Signature of Authorized Representative

Viktoriia Osypchuk

Print Name, Title

11/25/2025

Date

904-302-0025

Account Payable Phone Number

victoryosipchuk@gmail.com

Account Payable Email Address

EXHIBIT 16

Driskell's Flooring, LLC

driskells.flooring.llc@gmail.com



Estimate

ADDRESS

Residence of Tamaya
Tamaya Country Club

SHIP TO

Residence of Tamaya
Tamaya Country Club

ESTIMATE # 1696

DATE 12/03/2025

ACTIVITY	QTY	RATE	AMOUNT
Sand and Finish Sand and finish the entire floor, we will make samples for you to choose from. This will include 3 coats of Bona Traffic. This does not include the office with carpet, we are waiting for a price on the wood.	2,747	6.00	16,482.00

TOTAL **\$16,482.00**

Accepted By

Accepted Date

EXHIBIT 17

Classy Estate Remodeling


Flooring Proposal & Estimate

Classy Estate Remodeling

Phone: 412-508-1346

Email: 

Website: _____

Alex Semenenko


✓

Classy Estate Remodeling

Flooring Proposal & Estimate

Estimate

Refinishing Labor (Rooms 1 & 2)	2,170 sq. ft.	\$1.90	\$4,123.00
Corner Detail Labor (Refinishing)	62 corners	\$7.00	\$434.00
Sander Machine Rental (Incl. Edger)	4 Machines (Flat Rate) -		\$500.00
Material - Sandpaper & Poly Finish	3-pass & 2-coat minimum		\$3,200.00
Removal of Old Floor (Room 3)	364 sq. ft.	\$1.50	\$546.00
Engineered Wood (w/ 10% waste)	400 sq. ft.	\$5.50	\$2,200.00
Underlayment (Moisture Barrier)	364 sq. ft.	\$0.75	\$273.00
Installation Labor (Room 3)	364 sq. ft.	\$3.50	\$1,274.00
Corner Detail Labor (Installation)	16 corners	\$8.00	\$128.00
Transitions & Moldings	Lump Sum	-	\$200.00
Site Cleanup & Waste Disposal	Lump Sum	-	\$250.00

Subtotal \$13,128.00

Sales Tax (6%) \$787.68

Total Estimated Cost \$13,915.68

Terms & Notes

- Estimate valid for 30 days
- 50% deposit due upon scheduling
- Client responsible for moving furniture unless otherwise arranged
- Estimated project timeline: 4-6 business days
- Includes 1-year warranty on installation and workmanship

Thank you for considering Classy Estate Remodeling for your flooring project.

We look forward to transforming your space with care and craftsmanship.

Sincerely,

Andrey Semenenko

Classy Estate Remodeling

Flooring Proposal & Estimate

Date: _____

Prepared for: _____

Project Address: _____

Project Overview

- Room 1: 55 ft x 37 ft = 2,035 sq. ft. (54 corners) - Refinish
- Room 2: 9 ft x 15 ft = 135 sq. ft. (8 corners) - Refinish
- Room 3: 26 ft x 14 ft = 364 sq. ft. (16 corners) - Demo & Install

Total Area: 2,534 sq. ft.

Refinishing Area: 2,170 sq. ft.

New Install Area: 364 sq. ft.

Scope of Work

For Rooms 1 & 2 (Refinishing):

- Sanding to bare wood (3-pass system: coarse, medium, fine)
- Vacuum and prep between sanding passes
- Apply minimum of 2 separate coats of premium polyurethane finish (oil- or water-based)
- Detailed corner sanding and blending in 62 corners
- Final walk-through inspection with client

For Room 3 (Installation):

- Removal and disposal of old flooring
- Subfloor prep and leveling
- Install moisture barrier underlayment
- Install engineered hardwood flooring
- Precision cuts around 16 corners
- Install transitions and base molding
- Clean-up and haul-away