



# BEACH COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Monday*

*March 16, 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, March 16, 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](mailto:dmcinnes@vestapropertyservices.com) . We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Beach Community Development District

Meeting Date: Monday, March 16, 2026 Call-in Number: +1 (929) 205-6099  
Time: 6:00 PM Meeting ID: 705 571 4830#  
Location: 12788 Meritage Blvd., (Listen Only)  
Jacksonville, FL 32246

## *Revised Agenda*

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – (limited to 3 minutes per individual for agenda items)
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)  
[Pg. 7](#)
- V. Vendor Reports – Questions from Board Members Only**
  - A. Vesta Property Services
    - 1. Lifestyle Management Report [Exhibit 2](#)  
[Pgs. 9-15](#)
    - 2. **Field Management Report** [Exhibit 3](#)  
[Pgs. 17-21](#)
- VI. Staff Reports – Questions from Board Members Only**
  - A. District Counsel
    - 1. **Review of Alliant Engineering, Inc. Proposed Contract and Rates** [Exhibit 4](#)  
[Pgs. 23-37](#)
  - B. District Engineer
  - C. District Manager
    - 1. Resident(s) Subject to Disciplinary Action
    - 2. Complaint & Incident Management Tracker
    - 3. **Action Item Report** [Exhibit 5](#)  
[Pgs. 39-42](#)
    - 4. Meeting Matrix [Exhibit 6](#)  
[Pgs. 44-50](#)
- VII. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 9, 2026 [Exhibit 7](#)  
[Pgs. 52-57](#)
  - B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on March 5, 2026 [Exhibit 8](#)  
[Pgs. 59-61](#)
  - C. Consideration for Acceptance – The January 2026 Unaudited Financial Statements [Exhibit 9](#)  
[Pgs. 63-134](#)

## VII. Consent Agenda – continued

- D. Consideration for Acceptance – The February 2026 Unaudited Financial Statements [Exhibit 10](#)  
[Pgs. 136-198](#)
- E. Ratification of Board’s Decision to Keep Resident’s Side of Exit Gate Opened from 7:00 AM-9:00 AM Monday-Friday—from the 3/5/2026 Workshop
- F. Ratification of The Greenery, Inc. Proposal for Phase IV Treatment from the 3/5/2026 Workshop - \$1,474.37 (Landscaping; GF; Line 32) [Exhibit 11](#)  
[Pgs. 200-204](#)
- G. Approval of the Prime Stone Restoration Proposal from the 3/5/2026 Workshop - \$1,490.00 (Community and Amenity Repairs; GF; Line 38) [Exhibit 12](#)  
[Pgs. 206-208](#)
- H. Approval of the 360 Painting Proposal for Prep and Repainting of Pool Spiral Staircase from the 3/5/2026 Workshop - \$10,772.96 (CIP-Future FY; CRF; Line 8) [Exhibit 13](#)  
[Pgs. 210-211](#)
- I. Approval of the 360 Painting Proposal for the Breezeway from the 3/5/2026 Workshop - \$2,519.27 (CIP-Future FY; CRF; Line 8) [Exhibit 14](#)  
[Pgs. 213-214](#)
- J. Approval of the 10-s Tennis Supply & Dinkshot Pickleball Clay for Tennis Courts Installation Proposal from the 3/5/2026 Workshop – 3 Pallets for \$3,049.24 (Tennis Court Maintenance; GF; Line 55) [Exhibit 15](#)  
[Pg. 216](#)
- K. Approval for Supervisor Young to Have a Spending Limit of \$500 tp Purchase Items for the Amenity Center

## VIII. Business Items

- A. Consideration of Acceptance of Parcel #7 from Tamaya Loan Acquisition LLC via Special Warranty Deed [Exhibit 16](#)  
[Pgs. 218-221](#)
- B. Consideration of RAMCO Protective Services Proposed Rates for Gate Access Control (Guard Service; GF; Line 62) [Exhibit 17](#)  
[Pgs. 223-224](#)
- C. Consideration of the Life Fitness Proposal for an Abduction/Adduction Machine for \$4,296.65 and the Proposal for a Back Extension for \$1,568.25 from the 3/5/2026 Workshop (Contingency; CRF; Line 9) [Exhibit 18](#)  
[Pgs. 226-230](#)
- D. Consideration to Reverse Board Decision Made on 2/9/2026 to Amend Current Agreement with Vlademyros Mavropoulos-Stoliarenko to Apply to Residents Only Effective 4/1/2026

**VIII. Business Items – continued**

- E. 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 19](#)  
[Pgs. 232-246](#)
- F. Consideration of AT&T Proposal for Amenity Center and Gate Guard House (Amenity Internet/Cable; GF; Line 52) [Exhibit 20](#)  
[Pgs. 248-259](#)
- G. Consideration of Lucas Tree Proposal for Cutting of 3 Trees - \$1,300.00 (Community and Amenity Repairs; GF; Line 38) [Exhibit 21](#)  
[Pg. 261](#)
- H. Consideration of Revised Tamaya Facility Rental Agreement [Exhibit 22](#)  
[Pgs. 263-275](#)

**IX. Discussion Topics**

- A. Water Slide Operating Hours from the 3/5/2026 Workshop – Chair Kendig
- B. TEKWave Solutions New Pricing—Effective 5/1/2026--\$7,279 per year

**X. Supervisors’ Requests**

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

**XII. Action Items Summary**

**XIII. Meeting Matrix Summary**

**XIV. Next Workshop Confirmation or Cancellation: April 2 at 6:00PM**

**XV. Next Meeting Quorum Check: April 20 at 6:00PM**

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

**XVI. Adjournment**

# EXHIBIT 1

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Beach Community Development District (the "**District**") will be held on Monday, March 16, 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

Mar. 5

00 (26-01256D)

## EXHIBIT 2



**TAMAYA**  
BETWEEN THE CITY AND THE SEA

# Amenity Manager's Report



Prepared For  
**BEACH CDD**  
for the month of  
**March 2026**

**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

- Due to recent changes and events, Emma has decided not to continue offering classes at this time. She will take some time to determine whether she plans to resume her summer classes. If she decides to return, an announcement will be made to the community.
- Zumba with Tangie B- every Thursday 6:30-7:30 PM in the group fitness room
- Starting in February, Basima Salameh's Anti-Stress Yoga and Chair Yoga classes will no longer be held at Tamaya's Amenity Center in the group fitness room. She will continue offering her classes from her home, and residents may contact her directly to inquire about scheduling and availability at (716) 479-1744.

# COMMUNITY CLUBS AND SOCIAL GROUPS

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

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

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

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



Social Group: Lunch Bunch  
Chili's  
Tuesday, February 10th  
11:30 AM – 1:30 PM

[SIGN UP HERE](#)

Please contact Paula Rodrigez  
for more information at:  
[ppesci@racsystems.com](mailto:ppesci@racsystems.com)



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

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



Social Group: Travel Social  
Club of Tamaya

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

## March Events:

- 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

## 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:

- Please be advised that The Greenery, Inc. will take over landscaping services from Rupert for the Tamaya / Beach CDD starting April 1, 2026. We appreciate Rupert's service to the community and look forward to working with The Greenery, Inc. moving forward.
- Spring Break for Duval County schools will be from March 16–22, 2026. During this time, there will be more children out and about using e-bikes and scooters, so please use extra caution while driving through the community. Riders are required to follow the same traffic laws as any motorized vehicle. As a reminder, e-bikes and scooters are not permitted in the pool areas or breezeways. Thank you for helping keep everyone safe.
- This is a reminder that the Tamaya Easter Event will take place on Saturday, March 28th, from 3:00–6:00 PM. Please be sure to arrive on time, as the Easter Egg Hunt will begin promptly at the scheduled start time. Unfortunately, we will not be able to accommodate late arrivals, and we will not be responsible if your child misses the hunt. We look forward to celebrating with you!
- I would like to give a big thank you to Dennis Polaski, a Tamaya resident and volunteer. Dennis has taken it upon himself to regularly pick up trash and debris throughout the community, including around the ponds and along the sidewalks on Tamaya Road. His dedication and willingness to help keep our neighborhood clean truly make a difference. Thank you, Dennis, for caring about our community and helping make Tamaya a wonderful place for all residents to enjoy.
- Please be advised that the rental rates for event spaces have increased. The updated rates are available on our website, and if you have any questions or need additional information, please feel free to contact our office. We appreciate your understanding and look forward to hosting your events.
- We continue to have incidents of vehicles hitting the gate arm in the resident lane and leaving without reporting it. If you witness this happening, please contact Security or the Amenity Office immediately. If possible, please provide a photo of the vehicle and its license plate, as this will help us identify the responsible party and recover repair costs. Thank you for your assistance in keeping our community safe and well-maintained.

# YTD Special Events Budget

| FY Month | Event                    | type   | BUDGET    |        |                 | ACTUAL      |                              |          |        |                 | VARIANCE  |        |                 |
|----------|--------------------------|--------|-----------|--------|-----------------|-------------|------------------------------|----------|--------|-----------------|-----------|--------|-----------------|
|          |                          |        | net cost  | attend | cost per person | actual cost | Sponsors / total fee collect | net cost | attend | cost per 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 Jolly 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 | 180    | \$ (50)         | \$ 12,000 | -33    | \$ 64           |
| 20 - Dec | Christmas Storytime      | family | \$ 150    | 24     | \$ 6            | \$ 110      | \$ 0                         | \$110    | 24     | \$ 5            | \$ 40     | 0      | \$ 2            |
| 09 - Jan | New Years Happy Hour     | adult  | \$ 1,600  | 83     | \$ 19           | \$ 1,619    | \$ 0                         | \$1,619  | 73     | \$ 22           | \$ (19)   | -10    | \$ (3)          |
| 11 - Jan | Storytime                | family | \$ 150    | 21     | \$ 7            | \$ 76       | \$ 0                         | \$76     | 21     | \$ 4            | \$ 74     | 0      | \$ 4            |
| 23 - Jan | Trivia Night             | family | \$ 500    | 74     | \$ 7            | \$ 220      | \$ 0                         | \$220    | 64     | \$ 3            | \$ 280    | -10    | \$ 3            |
| 08 - Feb | Superbowl                | family | \$ 1,500  | 87     | \$ 17           | \$ 1,101    | \$250                        | \$851    | 70     | \$ 12           | \$ 649    | -17    | \$ 5            |
| 15 - Feb | Storytime                | family | \$ 150    | 30     | \$ 5            | \$ 106      | \$ 0                         | \$106    | 30     | \$ 4            | \$ 44     | 0      | \$ 1            |
| 28 - Feb | Movie Night at Tamaya    | family | \$ 500    | 59     | \$ 8            | \$ 668      | \$ 0                         | \$668    | 59     | \$ 11           | \$ (168)  | 0      | \$ (3)          |
|          |                          |        | \$ 18,250 | 1,566  | \$ 12           | \$ 14,567   | \$ 9,500                     | \$5,067  | 1,441  | \$ 4            | \$ 13,183 | -125   | \$ 8            |

|              | 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       | \$ 10,450        | 1,025        | \$ 10           | \$ 10,085        | \$ 500            | \$7,960        | 987          | \$ 8            | \$ 365          | -38         | \$ 2        |
| adults       | \$ 7,800         | 541          | \$ 14           | \$ 4,482         | \$ 9,000          | -\$4,518       | 454          | \$ (10)         | \$ 3,318        | -87         | \$ 24       |
| <b>TOTAL</b> | <b>\$ 18,250</b> | <b>1,566</b> | <b>\$ 12</b>    | <b>\$ 14,567</b> | <b>\$ 9,500</b>   | <b>\$3,442</b> | <b>1,441</b> | <b>\$ 2</b>     | <b>\$ 3,683</b> | <b>-125</b> | <b>\$ 9</b> |



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

# EXHIBIT 3



**TAMAYA**  
BETWEEN THE CITY AND THE SEA

**20  
26**

# **FIELD OPERATIONS REPORT**

## **FEBRUARY**



Prepared By :

**Ron Zastrocky**

Presented To :

**Beach CDD Supervisors**

 904.577.3075



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





**To Be Distributed**





---

**Event Name: Water Management - Zone 2 Thank you for Work Order Number: 2119047 your business! Service Date: 2/17/2026**  
**Target Pests (if applicable): Service Notes & Observations**  
**Treated ponds 1, 2 & 10 for minimal algae Added muckbiotics to ponds 6, 8 & 9 to assist with water clarity Ponds 3, 4, 5, 7 & 11 looked good The ponds are looking good overall Environmental Conditions Weather: Overcast Temperature: 56.84 Wind Direction: North Wind Speed: 2.22 Humidity: 90.0000 Inspected Pond(s), Treated for Algae**

**Event Name: Water Management - Zone 1 Thank you for Work Order Number: 2119763 your business! Service Date: 2/20/2026**  
**Target Pests (if applicable): Service Notes & Observations**  
**Inspected ponds 12 - 22 and outfalls, Treated ponds 13, 16, 17, 18, 20 & 22 for algae, Treated ponds 13, 16, 18, 19, & 22 for invasive aquatic weeds, Treated ponds 12, 14, 15 & 16 for shoreline weeds, Ponds 12 & 21 look good, Pollen is present on the surface of all ponds, Please allow 7-10 days for results, please contact me with any comments or concerns, Kindest regards, Shea Fenske Environmental Conditions Weather: Sunny Temperature: 76.89 Wind Direction: South-West Wind Speed: 4.66 Humidity: 73.0000 Treated for Algae & Invasive Aquatic Weeds, Inspected OutFall Area, Inspected Pond(s), Treated Shoreline Weeds**

---

## Facility Maintenance Report - September 2025

### High Priority:

- Refresh crosswalk painting – Scheduled to be completed by 4/15/2026
- Roundabout – ADA yellow mat – Need to be resecured. New mat has been ordered. Completion anticipated by 4/1.

### Medium Priority:

- Gate at entrance of breezeway conduit – Completed
- Tamaya hall paint completed
- Blinds complete in Tamaya hall
- Window tint complete in fitness room
- Mail box paint complete
- Decals for newly painted mailboxes installed – Completed

### Low Priority:

- Replaced 5 slings on lounge chairs at pool
- 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](mailto:rzastrocky@vestapropertyservices.com)

# EXHIBIT 4

## AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

**THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (“Agreement”)** is made and entered into this \_\_\_ day of \_\_\_\_\_ 2026, by and between:

**Beach Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Duval County, Florida, with a mailing address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**District**”); and

**Alliant Engineering, Incorporated**, a Minnesota corporation, with a mailing address of 733 Marquette Ave, Suite 700, Minneapolis, MN 55402 (“**Engineer**”).

### RECITALS

**WHEREAS**, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the City of Jacksonville Council, Florida; and

**WHEREAS**, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

**WHEREAS**, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

**WHEREAS**, Engineer submitted a proposal to serve in this capacity; and

**WHEREAS**, on December 15, 2025, the District's Board of Supervisors (“**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

**WHEREAS**, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

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

**ARTICLE 2. SCOPE OF SERVICES.**

- A. The Engineer will provide general engineering services for the District, including:
1. Preparation of any necessary reports and attendance at meetings of the Board.
  2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
  3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
  4. Any other items requested by the Board.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:
1. Periodic visits to the site, or full time construction management of District projects, as directed by District.
  2. Processing of contractors' pay estimates.
  3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
  4. Final inspection and requested certificates for construction, including the final certificate of construction.
  5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
  6. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

**ARTICLE 3. METHOD OF AUTHORIZATION.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set for in **Exhibit A** hereto (“**Work Authorization**”). Authorization of services or projects under this Agreement shall be at the sole option of the District.

**ARTICLE 4. COMPENSATION.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

**ARTICLE 5. REIMBURSABLE EXPENSES.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

**ARTICLE 6. TERM OF AGREEMENT.** It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

**ARTICLE 7. SPECIAL CONSULTANTS.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**ARTICLE 8. BOOKS AND RECORDS.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

**ARTICLE 9. OWNERSHIP OF DOCUMENTS.**

- A.** Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, the Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Notwithstanding the foregoing, the Engineer agrees that delivery of any Work Product necessary to proceed with the ongoing work of the District shall not be withheld or unreasonably delayed solely based upon the timing of the invoicing or payment. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District.
- C.** The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with

respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

**ARTICLE 10. REUSE OF DOCUMENTS.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

**ARTICLE 11. ESTIMATE OF COST.** Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**ARTICLE 12. INSURANCE.**

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
  3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars

and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B. All insurance policies, except for the Professional Liability Insurance, secured by Engineer pursuant to the terms of this Agreement shall be written on an “occurrence” basis to the extent permitted by law.
  - C. The District and the District’s officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and Professional Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. 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
  - D. If the Engineer 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 Engineer 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.

**ARTICLE 13. CONTINGENT FEE.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**ARTICLE 14. AUDIT.** Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure

of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

**ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In performing its obligations under this Agreement, the Engineer and each of its agents, employees, or anyone directly or indirectly employed by the Engineer, shall comply with applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer 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 applicable 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 Engineer or any of its agents, or employees, 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 upon the giving of notice of termination.

**ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS.** In performing its obligations under this Agreement, the Engineer and each of its agents, employees, or anyone directly or indirectly employed by Engineer, shall maintain the generally accepted professional standard of care, skill, diligence, and professional competency for such work and/or services consistent with industry standards used by members of the Engineer's profession practicing under similar circumstances. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

**ARTICLE 17. INDEMNIFICATION.**

- A.** The Engineer agrees, to the fullest extent permitted by law (except against professional liability claims), to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of One Million Dollars and No Cents (\$1,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents.
- B.** The Engineer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the

benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- C. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.
- D. Neither District nor Engineer shall be liable to the other party in any circumstances for any indirect, economic, special or consequential loss or damage, including but not limited to, loss of revenue, loss of production or loss of profit.

**ARTICLE 18. EMPLOYMENT VERIFICATION.** The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

**ARTICLE 19. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

**ARTICLE 20. CONTROLLING LAW.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Duval County, Florida.

**ARTICLE 21. NOTICE.** 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 Engineer:** Alliant Engineering, Inc.  
733 Marquette Ave, Suite 700  
Minneapolis, MN 55402  
Attn: \_\_\_\_\_

**B. If to District:** Beach Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208

Lake Mary, Florida 32746  
Attn: District Manager

**With a copy to:**

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. 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.

**ARTICLE 22. PUBLIC RECORDS.** Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer 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, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 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 Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEERS’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132 EXT. 193, DMCINNES@VESTAPROPERTYSERVICES.COM, OR C/O**

**VESTA DISTRICT SERVICES, 250 INTERNATIONAL PARKWAY,  
SUITE 208, LAKE MARY, FLORIDA 32746.**

**ARTICLE 23. NO THIRD PARTY BENEFITS.** Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

**ARTICLE 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**ARTICLE 25. ASSIGNMENT.** Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

**ARTICLE 26. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

**ARTICLE 27. ARM'S LENGTH TRANSACTION.** This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

**ARTICLE 28. INDIVIDUAL LIABILITY.** UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**ARTICLE 29. TERMINATION.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**ARTICLE 30. 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.

**ARTICLE 31. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

**ARTICLE 32. ACCEPTANCE.** Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

**ARTICLE 33. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**ARTICLE 34. E-VERIFY.** The Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer 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 Engineer has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**ARTICLE 35. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Engineer 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*.

[signatures on next page]

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**Attest:**

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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

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

**ALLIANT ENGINEERING, INCORPORATED**

\_\_\_\_\_  
Witness

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

**Exhibit A:** Form of Work Authorization

**Exhibit B:** Rate Schedule

**Exhibit A**  
**Form of Work Authorization**  
\_\_\_\_\_, 202\_

Beach Community Development District  
Duval County, Florida

Subject:       **Work Authorization Number \_\_\_\_\_**  
                  **Beach Community Development District**

Dear Chairperson, Board of Supervisors:

Alliant Engineering, Inc. (“Engineer”), is pleased to submit this work authorization to provide engineering services for the Beach Community Development District (“District”). We will provide these services pursuant to our current agreement dated \_\_\_\_\_, 202\_ (“Engineering Agreement”) as follows:

**I.     Scope of Work**

The District will engage Engineer to perform those services [INSERT SERVICES TO BE PROVIDED].

**II.    Fees**

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Alliant Engineering, Inc. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: \_\_\_\_\_  
Authorized Representative of  
Beach Community  
Development District

\_\_\_\_\_  
  
Date: \_\_\_\_\_

**Exhibit B**  
**Rate Schedule**



## 2026 Florida Community Development District Billing Rates by Classification

| Classification                      | Billing Rate  |
|-------------------------------------|---------------|
| Principal**                         | \$245 - \$295 |
| Senior Professional Surveyor**      | \$215         |
| Associate**                         | \$195 - \$250 |
| Survey Office Manager               | \$165 - \$180 |
| Senior Professional Engineer        | \$155 - \$195 |
| Professional Engineer               | \$145 - \$160 |
| Senior Survey Crew Chief            | \$130 - \$150 |
| Landscape Architect                 | \$125         |
| Survey Field Manager                | \$120         |
| Environmental Compliance Specialist | \$115 - \$145 |
| Survey Crew Chief                   | \$115         |
| Survey Office Technician            | \$110         |
| Senior CADD Technician              | \$105 - \$145 |
| Graduate Engineer                   | \$105 - \$130 |
| Construction Inspector              | \$105 - \$130 |
| Senior Administrative Staff         | \$105         |
| CADD Technician                     | \$95 - \$125  |
| Survey Field Technician             | \$70          |
| Graduate Landscape Architect        | \$95 - \$110  |
| Administrative Staff                | \$90          |

Note: Rates subject to change based on changes in staff

\*\*Use of Leadership staff will be discussed with client prior to work.

# EXHIBIT 5

| Date of Action Item | Action Item   | Status  |
|---------------------|---|---|
|                     | <b>Field Operations Manager Section</b>   |   |
| 8/7/2025            | <b>FOM</b> to research what needs to be done with pool pavers (repair needs if artificial turf is also to be installed)                   | On Hold <b>3.12.2026 Update:</b> in the process of acquiring quotes.  |
|                     |   |   |
| 9/15/2025           | <b>FOM</b> to inspect burned out lights around pool and remove mulch from around them   | Done  |
|                     |   |   |
| 12/4/2025           | <b>FOM</b> to obtain additional quotes for inside painting of Tamaya Hall   | Done  |
|                     |   |   |
| 12/4/2025           | <b>FOM</b> to obtain additional quotes for drainage on Costas Way   | 3.12.2026 Update: Greenery will start on 4/1  |
|                     |   |   |
| 12/4/2025           | <b>FOM and AM</b> obtain quotes for mirrors in group fitness/yoga rooms   | 3.12.2026 Update: Need direction from BOS in March Meeting on what size of mirrors are needed in order to acquire quote.                  |
|                     |   |   |
| 12/4/2025           | <b>FOM</b> obtain quote for construction of identified alternative storage area   | Underway following additional BOS Directive   |
|                     |   |   |
| 12/15/2025          | <b>FOM</b> to obtain bids to replace tables in pool area  | 3.12.2026 Update: Spoke with Sup. Young for discussion at March meeting. Looking at Southern Breeze.                                      |
|                     |   |   |
| 12/15/2025          | <b>FOM</b> to check operation ability of new pedestrian gates   | 3/5/2026 workshop: move to inside; add spring closer.<br>3.12.2026 Update: New hinges have been installed so that now it is self-closing. |
|                     |   |   |
| 1/8/2026            | <b>FOM</b> to request Ruppert Landscape trim cord grasses and shrubbery at Meritage Roundabout and intersection of Meritage & Cassia ASAP | 3.12.2026 Update: Core grasses have been trimmed back. Will look to trim back shrubbery when new vendor is in place 4/1.                  |
|                     |   |   |

|           |   |   |
|-----------|---|---|
| 2/5/2026  | <b>FOM</b> to check proximity of lights via JAX ordinance and obtain number of trees to remove and quote for removal                      | 3.12.2026 Update: Have reached out to city member with no results, will continue to follow up.  |
|           |   |   |
| 2/5/2026  | <b>FOM</b> to discuss with The Greenery, Inc. ideas about creating a “serpentine” area so that if needed residents can exit in this path. | 3.12.2026 Update: everything has been completed except for another way to exit for emergency purposes                                       |
|           |   |   |
| 2/9/2026  | <b>FOM</b> to place additional lighting on parking lot side of Tamaya Hall  | 3.12.2026 Update: Staff reviewing area to ensure the lighting that is installed is in the proper area.                                      |
|           |   |   |
| 2/9/2026  | <b>FOM</b> to speak with JEA about multiple locks on JEA gate   | Underway  |
|           |   |   |
| 2/9/2026  | <b>FOM</b> to show Supervisor Young paint color and stain colors being used in Tamaya Hall  | Done  |
|           |   |   |
| 3/5/2026  | <b>FOM</b> to contact district supervisors’ office regarding city contact for arborist  | 3.12.2026 Update: Have reached out to city member with no results, will continue to follow up. This is a duplicate with 2/5/2026 task above |
|           |   |   |
| 3/5/2026  | <b>FOM</b> to refresh pedestrian crossings  | 3.12.2026 Update: Underway to be completed by 3/15.   |
|           |   |   |
|           | <b>Amenity Manger Section</b>   |   |
|           |   |   |
| 6/16/2025 | <b>AM and FOM</b> to get a quote from AT&T for internet service   | 3.12.2026 Update: Working on contract now   |
|           |   |   |
| 8/18/2025 | <b>AM</b> to attempt to locate a swim school who do not rely on college students as instructors   | Done  |
|           |   |   |
| 12/4/2025 | <b>AM and FOM</b> obtain quotes for mirrors in group fitness/yoga rooms   | 3.12.2026 Update: Need direction from BOS in March Meeting on what size of mirrors are needed in order to acquire quote.                    |
|           |   |   |

|            |  |  |
|------------|--|--|
| 12/15/2025 | <b>AM</b> to establish a chart (including measurements) showing locations of table and chair locations in Tamaya Hall. | 3.12.2026: pending arrival of new furniture                              |
| 2/5/2026   | <b>AM</b> to send out survey regarding pickleball courts and have results for the March workshop                       | 3.12.2026: Pending to go out by closing of week                          |
| 2/5/2025   | <b>AM</b> to send out an E-Blast and Post Flyer in Breezeway regarding Summer Severe Weather Suggestions               | Done   |
| 2/5/2025   | <b>AM</b> to obtain updated quotes from the British Swim School  | Done   |
| 3/5/2026   | <b>AM</b> to provide information to Supervisor Young on Air Fryer  | 3.12.2026 Update: Underway   |
|            | <b>District Manager Section</b>  |  |
| 3/17/2025  | <b>DM</b> to send Mike V. email on pending projects after each meeting   | Done   |
| 7/21/2025  | <b>DM</b> to contact DE and obtain a proposal for work to be done on Bastia Court for drainage problem                 | 7/22: Email to Scott; 8/23: Follow up email sent                         |
| 2/5/2026   | <b>DM</b> to discuss with DE the feasibility of a truck entrance lane at Gate House                                    |  |
| 2/9/2026   | <b>DM</b> to speak with Mike V. regarding Parcel #7  | Underway—waiting for Sun State to install 2 <sup>nd</sup> row of grasses |
| 2/9/2026   | <b>DM</b> to send DC the C&D letter sent to the recent resident  | Done   |
| 2/9/2026   | <b>DM</b> to send Vice Chair and Supervisor Repak the excel budget document handed out at meeting                      | Done   |
|            | <b>District Engineer Section</b>   |  |

|            |  |  |
|------------|--|--|
| 2/19/2024  | <b>DE</b> to inquiry as to COJ maintaining west side of Tamaya Boulevard   | 2/26/2024: Initial internal response from DE   |
| 5/20/2024  | <b>DE</b> to determine and report back to Board what needs to be done with respect to turning landscape maintenance of Tamaya Boulevard over to COJ (e.g. does landscape and irrigation need to be removed before COJ will take over the maintenance of the roadway) | Needs to be returned to sod and possibly trees |
| 2/5/2026   | <b>DE</b> to evaluate gate entrance for a Truck Gate   |  |
|            | <b>District Counsel Section</b>  |  |
| 10/20/2025 | <b>DC</b> to write letter to Holland   | Underway                                       |
| 2/9/2026   | <b>DC</b> to send letter to resident who expanded into District property   |  |
|            | <b>Board of Supervisors Section</b>  |  |
| 7/3/2025   | <b>Supervisor Young</b> to email DC to check if it is possible to limit TekControl contact to adults only (so children cannot have access)   | Underway                                       |
| 7/3/2025   | <b>Supervisor Young</b> to check with TekControl to see if access to the app could be limited to adults only   | Underway                                       |
| 7/3/2025   | <b>Vice Chair Szeszko</b> to email DM the quote on the night lighting assessment for the pool  |  |
| 10/2/2025  | <b>Supervisor Repak</b> to contact COJ CC regarding speed bumps, speed device and JSO  |  |
| 2/5/2026   | <b>Vice Chair Szeszko</b> to revise current janitorial contract to include guard house cleaning  |  |
|            |  |  |
|            |  |  |

# EXHIBIT 6





# BEACH CDD MEETING AGENDA MATRIX

April 2026

**Regular Meeting:  
4/20**

***Vendor Reports***

***Presentations***

***Consent Agenda Items***

- 1. Minutes
  - 1a. Workshop—4/2/2026
  - 1b. Regular Meeting—3/16/2026
- 2. Unaudited Financials
  - 2a. March 2026

***Business Items***

***Discussions***

***Staff Reports***

- District Manager
  - 1. Resident(s) Subject to Disciplinary Action
  - 2. Incident Report Tracker
  - 3. Action Item Report
  - 4. Meeting Matrix
- District Counsel
- District Engineer

# BEACH CDD MEETING AGENDA MATRIX

|                          |  |   |  |
|--------------------------|--|---|--|
| <i>Unscheduled Items</i> |  | <p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions (Workshop)</i></p> <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p> <p><i>Closed Session</i></p> <ul style="list-style-type: none"><li>• Gate Access Control Post Orders</li></ul> |  |
|--------------------------|--|---|--|



## 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 7

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, February 2, 2026 at 6:02 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

7 Mr. Kendig 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 ( <i>joined in progress</i> ) | 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 Lisa Paxton                    | The Greenery, Inc.                                |
| 20 Jasleen Raina                  | Resident  |
| 21 Neha Narvla                    | Resident  |
| 22 Coach Vlad                     | Resident  |
| 23 Basema Salameh                 | Resident  |
| 24 Andrea Barnwell Brownlee       | Resident  |
| 25 Olena Korlin                   | Resident  |

26 *The following is a summary of the discussions and actions taken at the February 9, 2026 Beach CDD Board*  
27 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
28 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

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

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

33 There being no audience comments, the next item followed.

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

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

36 A. Ruppert Landscape LLC/Tree Amigos Outdoor Services

37 With no representative present, the next item followed.

38 B. Exhibit 2: The Greenery, Inc. – Client Communication Report

39 A representative from the company provided general comments and introductions.

40

41 C. Vesta Property Services

42 Discussion ensued regarding the trimming of the trees and plans to take care of that project.

43 Discussion ensued regarding a resident encroaching on CDD property.

44 An update was provided on the status of the mailbox painting, as well as updates on other  
45 projects.

46 1. Exhibit 3: Lifestyle Management Report

47 2. Exhibit 4: Field Management Report

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

49 A. District Counsel

50 Mr. Haber had nothing to report.

51 B. District Engineer

52 The District Engineer was not present.

53 C. District Manager

54 1. Resident(s) Subject to Disciplinary Action

55 2. Complaint & Incident Management Tracker

56 3. Exhibit 5: Action Item Report

57 4. Exhibit 6: Meeting Matrix

58 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

59 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
60 Held on January 12, 2026

61 B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held  
62 on February 5, 2026

63 C. Exhibit 9: Ratification of Tekwave Solutions LLC – Purchase of Scanner for Guard House -  
64 \$1,650.00

65 D. Exhibit 10: Approval of the Painting of Tamaya Hall Interior Proposal--360 Painting - \$2,993.90  
66 (CIP-Future Year; Line 8; CRF--from the 2/5/2026 workshop)

67 E. Exhibit 11: Approval of the Fitness Room Drinking Fountain Proposal--Ideal Conditions Heating  
68 & Air Conditioning, Inc. - \$4,525.00 (Contingency; Line 9; CRF--from the 2/5/2026 workshop)

69 F. Exhibit 12: Approval of the Preventative Maintenance on AC Units Proposal-- Buehler AC &  
70 Plumbing - \$1,794.00 (Community and Amenity Repairs; Line 38; GF--from the 2/5/2026  
71 workshop)

72 G. Exhibit 13: Approval of the Exterior Window Cleaning for Tamaya Hall & Palm Court Proposal--  
73 Squeegee Squad - \$2,000.00 (Community and Amenity Repairs; Line 38; GF--from the 2/5/2026  
74 workshop)

75 H. Approval of the Purchase of an Ice Machine Not to Exceed \$2000.00 (Contingency; Line 9; CRF-  
76 --from the 2/5/2026 workshop)

77 I. Approval to Begin Landscape Maintenance Contract with The Greenery, Inc. on 4/1/2026 (from  
78 the 2/5/2026 workshop)

79 J. Approval for Purchase of Tamaya Hall Furniture & Disposal of Current Furniture at Annual Garage  
80 Sale --\$18,500 (CIP-Future Year; Line 8; CRF--from the 2/5/2026 workshop)

81 Supervisor Szeszko requested that Items D, G, and J be removed from the Consent Agenda and  
82 considered on their own.

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

85

86 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
87 Item D – Exhibit 10, 360 Painting proposal, in the amount of \$2,993.90, with the contingency that there  
88 would be two coats of paint, for the Beach Community Development District.

89

90 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
91 Item G – Exhibit 13, Squeegee Squad proposal, in the amount of \$2,000.00, with the start date to be  
92 04/01/2026 or later, for the Beach Community Development District.

93

94 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
95 Item J – for purchase of furniture only, excluding rugs and the bench, for the Beach Community  
96 Development District.

97

98 On a MOTION by Mr. Szeszko, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved  
99 the sale of the furniture at the community garage sale to be priced at \$500.00 total, for the Beach Community  
100 Development District.

101 **EIGHTH ORDER OF BUSINESS – Business Items**

102 A. Exhibit 14: Consideration & Approval of Terminating Landscape Maintenance Contract with Tree  
103 Amigos/Ruppert on 3/31/2026 (from the 2/5/2026 workshop)

104 On a MOTION by Ms. Young, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved  
105 the termination of the landscape maintenance contract with Tree Amigos/Ruppert Landscape LLC effective  
106 as of 03/31/2026 and directed staff to notify the vendor accordingly, for the Beach Community  
107 Development District.

108 **This item was not originally on the agenda.**

109 The Greenery, Inc. River Rock Installation Behind Homes on Costas Way proposal - \$26,943.10

110 Supervisor Szeszko presented the proposal.

111 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
112 The Greenery, Inc. river rock installation behind homes on Costas Way proposal, in the amount of  
113 \$26,943.10, for the Beach Community Development District.

- 114 B. Exhibit 15: Approval to Amend Current Agreement with Vlademyros Mavropoulos-Stoliarenko to  
115 Apply to Residents Only Effective 4/1/2026 (from the 2/5/2026 workshop)  
116 Discussion ensued regarding clarifying language in the amended agreement.

117 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
118 amending the contract with Coach Vlad to restrict lessons/clinics and camps to residents of Tamaya only  
119 and annual fee users, for the Beach Community Development District.

120

121 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
122 the cancellation of the previously approved volunteer school project from the 01/12/2026 meeting, for the  
123 Beach Community Development District.

- 124 C. Exhibit 16: Consideration & Approval of Accepting Parcels from Tamaya Loan Acquisition LLC  
125 via Special Warranty Deeds

126 Supervisor Kendig provided a brief update on what was expected of the developer before accepting  
127 the following parcels. Mr. McInnes added further historical information on the matter as well as  
128 specifics of where each parcel was located. Discussion ensued.

- 129 1. Exhibit 16A: Parcel #4

130 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board accepted  
131 Parcel #4 via a Special Warranty Deed, for the Beach Community Development District.

- 132 2. Exhibit 16B: Parcel #6

133 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board accepted  
134 Parcel #6 via a Special Warranty Deed, for the Beach Community Development District.

- 135 3. Exhibit 16C: Parcel #7

136 This item was tabled to the next Board meeting to see if the developer would address several  
137 issues, which included, additional landscape at old entry, removal of wood pile debris, and  
138 removal of concrete pole.

139 Discussion ensued regarding a secondary entrance for emergency purposes.

140 **NINTH ORDER OF BUSINESS – Discussion Topics**

- 141 A. Selection of Gate Access Control Services Vendors

142 Mr. McInnes provided a brief explanation of the item.

143 On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved  
144 the District Manager to extend the current contract with RAMCO to 03/31/2026, for the Beach Community  
145 Development District.

146 **TENTH ORDER OF BUSINESS – Supervisors’ Requests**

147 Supervisor Szeszko asked the Board’s opinion on keeping the exit gate open from 8:00 a.m. to 8:00  
148 p.m. Discussion ensued with Board members and residents as this was not a publicly noticed topic  
149 of discussion.

150 On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH Mr. Caprita, Ms. Young, and Mr.  
151 Kendig voting ‘nay’, the Board did not approve keeping the exit gate opened from 6:30 a.m. to 7:00 p.m.,  
152 for the Beach Community Development District.

153 Supervisor Young requested the purchase of area rugs. Discussion ensued with Board members  
154 and residents as this was not a publicly noticed topic of discussion.

155 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Szeszko voting ‘yay’ and Mr.  
156 Repak and Mr. Caprita voting ‘nay’, the Board approved the purchase of area rugs, at a not-to-exceed of  
157 \$2,709.00, for the Beach Community Development District.

158 Supervisor Repak noted that he had done research on installing a speed hump at Cassia and  
159 Meritage.

160 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*  
161 *3 minutes per individual)*

162 Jasleen Raina lodged a complaint regarding the destruction of conservation areas by the CDD due to  
163 construction done by a homeowner. Supervisor Kendig advised the resident that a demand letter had  
164 been sent out to the resident, but that the CDD was letting the HOA take their next steps before moving  
165 forward with any possible legal action. Mr. Haber provided his legal counsel on the matter. Discussion  
166 ensued.

167  
168 Neha Narvla requested clarification on the updated rules regarding tennis clinics, and whether friends of  
169 residents were allowed to play tennis with residents. Clarification was provided that guests of residents  
170 over 18 were permitted to play on the courts with the resident present. She also commented on the current  
171 gates procedure.

172  
173 Coach Vlad asked the Board why the vote regarding non-residents attending tennis clinics was reversed.  
174 Discussion ensued.

175  
176 Basema Salameh expressed her concerns regarding contracting with the district to hold voluntary yoga  
177 classes. Discussion ensued.

178  
179 Andrea Barnwell-Brownlee commented on the accessibility of the tennis courts now that phase IV of  
180 the community was completed and asked about the review of the policies. Discussion ensued.

181  
182 Olena Korlin asked about changing the hours of the water slide.

183  
184 Neha Narvla asked for confirmation that her son’s project was rejected by the Board. The Board agreed  
185 to allow the volunteer project to move forward with the requirement that a resident must be present and  
186 that no instruction was allowed, only play.

187  
188 Mr. McInnes provided preliminary comments regarding the FY 2027 budget. Discussion ensued.

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

- 190 • FOM to place additional lighting on parking lot side of Tamaya Hall
- 191 • FOM to speak with JEA about multiple locks on JEA gate
- 192 • FOM to show Supervisor Young paint color and stain colors being used in Tamaya Hall
- 193 • DM to speak with Mike V. regarding Parcel #7

- 194 • DM to send DC the C&D letter sent to the recent resident
- 195 • DM to send Vice Chair and Supervisor Repak the excel budget document handed out at meeting
- 196 • DC to send letter to resident who expanded into District property

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

- 198 • Keeping the Exit Gates Opened for a Certain Period of Time Daily
- 199 • Tennis clinics and camps for non-residents
- 200 • Waterslide operating hours

201 **FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: March 5**  
202 **at 6:00PM**

203 Confirmed

204 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 16 at 6:00 PM**

205 All five Board members present stated that they would be attending the next Board meeting on  
206 March 16 at 6:00 p.m.

207 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

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

210 On a MOTION by Mr. Szeszko, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board adjourned  
211 the meeting at 7:56 p.m. for the Beach Community Development District.

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

215 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
216 **meeting held on March 16, 2026.**

217  
218  
219  
220

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

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

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

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

221 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 8

Workshop Thursday March 5, 2026 1800-2130

#### Roll Call

- All Supvs present

#### Audience Comments

- None

#### Presentation

- Att presentation
  - o Att 1138.76                      Current 1156.24
  - o 36 month contract – lease equipment – 4-6 access points

#### Upcoming Items

- Consent agenda – Slide Tower 360 Painting \$10,772.96

#### Consideration of RAMCO Equipment

- Create a separate workshop to review and discuss options.

360 Painting Proposal – Breezeway – Consent agenda - \$2,519.27

#### 10-s Tennis Supply

- 3 pallets at \$3,049.24 – Consent agenda

#### Life Fitness

- Purchase of:
  - o Abduction/Adduction Machine - \$4,296.65
  - o Back Extension - \$1,568.25
- Add to business discussion – vote 4 – 1

#### Pool area Table Options

- Tabled so board members can evaluate

The Greenery – Phase 4 treatment - \$1,474.37 – ratified at meeting – David please engage asap.

#### Kendig

#### ~~Pickleball Stripping~~————

Summer Swim Lessons – approved last mtg and contract signed with British Swim School – check minutes to confirm.

Arborist – pending city contact – Ron asked to contact district supervisors office vs waiting for return call.

Mirrors in Yogo Room – pending proposal from 360 painting.

Truck entrance – waiting for new district engineer to start.

~~Construction entrance~~ – Ron noted a new line of tall grass and 20' pole removed.

Refresh pedestrian crossings – Ron/Tammy to complete

Szesko

2027 Budget – Supervisors reviewed top cost items on budget – recommendations made.

~~Janitorial Service~~

Landscape Rock vs Mulch – board prefers rock as it is most likely a one-time application vs annual maintenance

Facility Rental Agreement – Karen Young...reviewed and asked for feedback – Oliver to add staff comments.

Electronic Billboard – Kendig Pending with Oliver

~~Automated entry gate~~ – Kendig – see above re security

~~CCTV Upgrade~~ – Kendig – see above.

Young

Capital – pools 2027

Air Fryer – waiting on Oliver

~~Tamaya Renovation~~ – Remove all consider wall near bathrooms – ongoing discussion.

Roving Patrol – Karen to follow up with on call options.

~~Fitness Room TVs~~ – this is supv Szesko – 10 days to make reliable or staff to go back to comcast for reliability (today 2 TVs off and 2 with menu showing this am)

Flooring – end of April – goal was to have this done before furniture arrived – why the delay in scheduling – Ron/David/Jason?

Sidewalk gates – move to inside – Ron and vendor pending. Add spring closer.

Board ratified spending limit of \$500 for Supv Young to purchase items for the amenity center.

Repak

No comments

Supv Caprita

Working on reducing irrigation costs – ongoing.

Exit gates – have RAMCO open EXIT only 0700-0900 Monday through Friday.  
Ron/David

RAMCO – board asked for extended proposal – pending RAMCO.

Tennis w/Vlad – returned to existing process.

Water slide operating hours – much discussion – tabled to next meeting under Kendig.

Repak asked if CDD could impose liens – David or Wes to answer.

Outstanding issues.

# EXHIBIT 9

# Beach Community Development District

Financial Statements  
(Unaudited)

January 31, 2026



**Beach CDD**  
**Balance Sheet**  
**January 31, 2026**

|  | General<br>Fund     | Reserve<br>Fund   | Debt Service<br>2015A | Debt Service<br>2024 | Total                  |
|--|---------------------|-------------------|-----------------------|----------------------|------------------------|
| <b>1 ASSETS</b>                                |                     |                   |                       |                      |                        |
| 2 VNB Operating Account                        | 2,955,111           | -                 | -                     | -                    | 2,955,111              |
| 3 BU Clover Account                            | 27,931              | -                 | -                     | -                    | 27,931                 |
| 4 SS Checking Account                          | 66,354              | -                 | -                     | -                    | 66,354                 |
| 5 BU CRF Money Market Account                  | -                   | 372,370           | -                     | -                    | 372,370                |
| 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                | 13,579               | 19,082                 |
| 12 Revenue Fund                                | -                   | -                 | 577,631               | 643,040              | 577,631                |
| 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                         | -                   | -                 | -                     | -                    | -                      |
| 19 Assessments Receivable On-Roll              | 107,585             | 21,000            | 28,730                | 32,874               | 157,315                |
| 20 Assessments Receivable Off-Roll             | -                   | -                 | -                     | -                    | -                      |
| 21 Due From Other Funds                        | -                   | 300,773           | 14,166                | 16,209               | 331,148                |
| 22 Undeposited Funds                           | -                   | -                 | -                     | -                    | -                      |
| 23 Prepaid                                     | 4,328               | -                 | -                     | -                    | 4,328                  |
| <b>24 TOTAL ASSETS</b>                         | <b>3,161,310</b>    | <b>\$ 694,143</b> | <b>\$ 639,635</b>     | <b>\$ 871,007</b>    | <b>\$ 4,511,296.52</b> |
| <b>25 LIABILITIES</b>                          |                     |                   |                       |                      |                        |
| 26 Accounts Payable                            | 23,036              | \$ 36,237         | \$ -                  | \$ -                 | \$ 59,273              |
| 27 Accrued Expense                             | -                   | -                 | -                     | -                    | -                      |
| 28 Deferred Revenue On-Roll                    | 107,585             | 21,000            | 28,730                | 32,874               | 157,315                |
| 29 Deferred Revenue Off-Roll                   | -                   | -                 | -                     | -                    | -                      |
| 30 Due To Other Funds                          | 331,148             | -                 | -                     | -                    | 331,148                |
| <b>31 TOTAL LIABILITIES</b>                    | <b>461,770</b>      | <b>57,237</b>     | <b>28,730</b>         | <b>32,874</b>        | <b>547,736</b>         |
| <b>32 FUND BALANCE</b>                         |                     |                   |                       |                      |                        |
| 33 Nonspendable                                | -                   | -                 | -                     | -                    | -                      |
| 34 Prepaid & Deposits                          | 4,328               | -                 | -                     | -                    | 4,328                  |
| 35 Capital Reserves                            | -                   | -                 | -                     | -                    | -                      |
| 36 Operating Capital                           | 364,639             | -                 | -                     | -                    | 364,639                |
| 37 Unassigned                                  | 2,330,573           | 636,906           | 610,905               | 838,132              | 3,578,384              |
| <b>38 TOTAL FUND BALANCE</b>                   | <b>2,699,540</b>    | <b>636,906</b>    | <b>610,905</b>        | <b>838,132</b>       | <b>3,947,351</b>       |
| <b>39 TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 3,161,310</b> | <b>\$ 694,143</b> | <b>\$ 639,635</b>     | <b>\$ 871,007</b>    | <b>\$ 4,495,087.19</b> |

**Beach CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to January 31, 2026**

|   | FY 2026<br>Adopted<br>Budget | FY 2026<br>Month of<br>January | FY 2026<br>Total Actual<br>Year-to-Date | VARIANCE<br>Over (Under)<br>to Budget | % Actual<br>YTD /<br>FY Budget |
|---|------------------------------|--------------------------------|---|---------------------------------------|--------------------------------|
| <b>1 REVENUES</b>                                     |                              |                                |   |                                       |                                |
| 2 Assessments On-Roll                                 | \$ 2,156,924                 | \$ 53,047                      | \$ 2,049,339                            | \$ (107,585)                          | 95%                            |
| 3 Interest Revenue                                    | -                            | 9,512                          | 28,275                                  | 28,275                                |                                |
| 4 Other Financing Sources                             | -                            | 3,955                          | 19,128                                  | 19,128                                |                                |
| <b>5 TOTAL REVENUES</b>                               | <b>\$ 2,156,924</b>          | <b>\$ 66,514</b>               | <b>2,096,742</b>                        | <b>\$ (60,182)</b>                    | <b>97%</b>                     |
| 6 Fund Balance Forward                                | \$ 30,908                    |                                |   |                                       |                                |
| <b>7 TOTAL REVENUES &amp; BALANCE FORWARD</b>         | <b>\$ 2,187,832</b>          | <b>\$ 66,514</b>               | <b>2,096,742</b>                        | <b>\$ (91,090)</b>                    | <b>96%</b>                     |
| <b>8 EXPENDITURES</b>                                 |                              |                                |   |                                       |                                |
| <b>9 GENERAL &amp; ADMINISTRATIVE EXPENSES</b>        |                              |                                |   |                                       |                                |
| 10 Trustee Fees                                       | \$ 8,800                     | \$ -                           | \$ 4,033                                | \$ (4,767)                            | 46%                            |
| 11 Supervisor Fees-Regular Meetings                   | 12,000                       | 400                            | 1,600                                   | (10,400)                              | 13%                            |
| 12 Supervisor Fees-Workshops                          | 12,000                       | 400                            | 1,600                                   | (10,400)                              | 13%                            |
| 13 District Management                                | 46,790                       | 3,899                          | 15,597                                  | (31,193)                              | 33%                            |
| 14 Engineering  | 5,460                        | 100                            | 1,197                                   | (4,263)                               | 22%                            |
| 15 Dissemination Agent                                | 2,785                        | -                              | 2,785                                   | -                                     | 100%                           |
| 16 District Counsel                                   | 28,350                       | -                              | -                                       | (28,350)                              | 0%                             |
| 17 Assessment Administration                          | 6,127                        | 511                            | 2,042                                   | (4,085)                               | 33%                            |
| 18 Arbitrage Rebate Calculation                       | 676                          | -                              | -                                       | (676)                                 | 0%                             |
| 19 Audit  | 3,650                        | -                              | -                                       | (3,650)                               | 0%                             |
| 20 Website  | 2,800                        | 90                             | 2,299                                   | (501)                                 | 82%                            |
| 21 Legal Advertising                                  | 3,500                        | (7)                            | 1,473                                   | (2,028)                               | 42%                            |
| 22 Dues, Licenses & Fees                              | 175                          | -                              | 175                                     | -                                     | 100%                           |
| 23 General Liability Insurance                        | 68,000                       | -                              | 53,522                                  | (14,478)                              | 79%                            |
| 24 Office Miscellaneous                               | 3,822                        | 141                            | 828                                     | (2,994)                               | 22%                            |
| 26 Bonus/Appreciation Gifts                           | 1,000                        | -                              | -                                       | (1,000)                               | 0%                             |
| 27 District Contingency                               | 16,303                       | -                              | -                                       | (16,303)                              | 0%                             |
| <b>28 TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b> | <b>222,238</b>               | <b>5,534</b>                   | <b>87,151</b>                           | <b>(135,087)</b>                      | <b>39%</b>                     |
| <b>29 FIELD EXPENSES</b>                              |                              |                                |   |                                       |                                |
| 30 Field Management                                   | 178,310                      | -                              | 45,364                                  | (132,946)                             | 25%                            |
| 31 Lake Maintenance                                   | 30,000                       | 2,369                          | 9,476                                   | (20,524)                              | 32%                            |
| 32 Landscaping (Including Materials)                  | 400,000                      | -                              | 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                      | 16,001                         | 64,916                                  | (240,634)                             | 21%                            |
| 38 Community and Amenity Repairs                      | 90,000                       | 2,708                          | 16,598                                  | (73,402)                              | 18%                            |
| 39 Sidewalk Repairs                                   | 7,000                        | -                              | -                                       | (7,000)                               | 0%                             |
| <b>40 TOTAL FIELD EXPENSES</b>                        | <b>1,170,972</b>             | <b>21,078</b>                  | <b>236,751</b>                          | <b>(934,221)</b>                      | <b>20%</b>                     |
| <b>41 AMENITY EXPENSES</b>                            |                              |                                |   |                                       |                                |
| 42 Amenity Management                                 | 156,655                      | -                              | 41,964                                  | (114,691)                             | 27%                            |
| 43 Lifeguard  | 28,028                       | -                              | -                                       | (28,028)                              | 0%                             |
| 44 Amenity/Fitness Center Staffing                    | 89,114                       | -                              | 10,276                                  | (78,838)                              | 12%                            |
| 45 Swimming Pool Chemicals                            | 20,802                       | 1,305                          | 4,950                                   | (15,852)                              | 24%                            |
| 46 Pool/Entry Water Feature Maintenance               | 32,725                       | -                              | 914                                     | (31,811)                              | 3%                             |
| 47 Swimming Pool Inspection                           | 929                          | -                              | -                                       | (929)                                 | 0%                             |
| 48 Holiday Decorations                                | 10,400                       | -                              | 8,465                                   | (1,935)                               | 81%                            |
| 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                       | 350                            | 1,800                                   | (8,600)                               | 17%                            |
| 52 Amenity Internet/Cable                             | 14,560                       | 873                            | 3,436                                   | (11,124)                              | 24%                            |

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Month of<br/>January</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> | <b>% Actual<br/>YTD /<br/>FY Budget</b> |
|--|---------------------------------------|---|--|--|---|
| 53 Fitness Equipment Lease                         | 18,500                                | -                                       | 4,620  | (13,880)                                       | 25%                                     |
| 54 Lifestyles Programming                          | 46,036                                | 4,235                                   | 16,382   | (29,654)                                       | 36%                                     |
| 55 Tennis Court Maintenance - 4 Clay Courts        | 3,770                                 | -                                       | 29   | (3,741)  | 1%                                      |
| 56 Pest Control                                    | 1,747                                 | 127                                     | 494  | (1,253)  | 28%                                     |
| 57 Amenity Fire System Monitoring                  | 1,556                                 | 750                                     | 1,050  | (506)  | 67%                                     |
| 58 AED Lease                                       | 1,810                                 | 154                                     | 616  | (1,194)  | 34%                                     |
| 59 Trash Collection                                | 2,983                                 | 205                                     | 963  | (2,020)  | 32%                                     |
| <b>60 TOTAL AMENITY EXPENSES</b>                   | <b>509,087</b>                        | <b>7,999</b>                            | <b>104,630</b>                                   | <b>(404,457)</b>                               | <b>21%</b>                              |
| <b>61 ACCESS CONTROL /GATE HOUSE</b>               |                                       |   |  |  |   |
| 62 Guard Service (Gate Only)                       | 192,172                               | 33,155                                  | 81,025   | (111,147)                                      | 42%                                     |
| 63 Roving Guard Service                            | 37,123                                | 1,386                                   | 7,007  | (30,116)                                       | 19%                                     |
| 65 Security Contingency                            | 50,000                                | -                                       | -  | -  | -                                       |
| 66 Bar Code Expense                                | 6,240                                 | -                                       | 452  | (5,788)  | 7%                                      |
| <b>67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b> | <b>285,535</b>                        | <b>34,541</b>                           | <b>88,485</b>                                    | <b>(197,050)</b>                               | <b>31%</b>                              |
| <b>68 TOTAL EXPENDITURES</b>                       | <b>2,187,832</b>                      | <b>69,150</b>                           | <b>517,017</b>                                   | <b>(1,670,815)</b>                             | <b>24%</b>                              |
| <b>69 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>(30,908)</b>                       | <b>(2,636)</b>                          | <b>1,579,725</b>                                 | <b>1,610,633</b>                               |   |
| <b>70 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |   |  |  |   |
| 71 Transfers In                                    | -                                     | -                                       | -  | -  | -                                       |
| 72 Transfers Out                                   | (274,921)                             | -                                       | -  | 274,921  |   |
| <b>73 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>(274,921)</b>                      | <b>-</b>                                | <b>-</b>   | <b>274,921</b>                                 |   |
| <b>74 NET CHANGE IN FUND BALANCE</b>               | <b>(305,829)</b>                      | <b>(2,636)</b>                          | <b>1,579,725</b>                                 | <b>1,885,554</b>                               |   |
| 75 Fund Balance - Beginning                        | 476,519                               |   | 1,119,815  | 643,296  |   |
| 76 Fund Balance Forward                            | (30,908)                              |   |  |  |   |
| <b>77 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 170,690</b>                     |   | <b>\$ 2,699,540</b>                              | <b>\$ 2,528,850</b>                            |   |
| <b>78 ANALYSIS OF FUND BALANCE</b>                 |                                       |   |  |  |   |
| 79 NONSPENDABLE                                    |                                       |   |  |  |   |
| 80 PREPAID & DEPOSITS                              | 886                                   |   | 4,328  |  |   |
| 81 CAPITAL RESERVES                                | -                                     |   | -  |  |   |
| 82 OPERATING CAPITAL                               | 364,639                               |   | 364,639  |  |   |
| 83 UNASSIGNED                                      | (194,835)                             |   | 2,330,573  |  |   |
| <b>84 TOTAL FUND BALANCE</b>                       | <b>\$ 170,690</b>                     |   | <b>\$ 2,699,540</b>                              |  |   |

**Beach CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to January 31, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 421,016                            | \$ 400,016                                       | \$ (21,000)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest & Miscellaneous                         | -                                     | 4,187  | 4,187  |
| 5 Reserve Balance                                  | -                                     | -  | -  |
| <b>6 TOTAL REVENUES</b>                            | <b>421,016</b>                        | <b>404,203</b>                                   | <b>(16,813)</b>                                |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 8 Capital Improvement Plan (CIP) - Future FY       | 180,000                               | 76,969   | (103,031)                                      |
| 9 Contingency                                      | 150,000                               | 5,262  | (144,738)                                      |
| 10 Capital Reserve Fund Contribution               | 91,016                                | 32,315   | (58,701)                                       |
| <b>11 TOTAL EXPENDITURES</b>                       | <b>421,016</b>                        | <b>114,546</b>                                   | <b>(306,470)</b>                               |
| <b>12 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>-</b>                              | <b>289,657</b>                                   | <b>289,657</b>                                 |
| <b>13 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 14 Transfers In                                    | 274,921                               | -  | (274,921)                                      |
| 15 Transfers Out                                   | -                                     | -  | -  |
| <b>16 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>274,921</b>                        | <b>-</b>   | <b>(274,921)</b>                               |
| <b>17 NET CHANGE IN FUND BALANCE</b>               | <b>274,921</b>                        | <b>289,657</b>                                   | <b>14,736</b>                                  |
| 18 Fund Balance - Beginning                        | 157,892                               | 347,249  | 189,357  |
| <b>19 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 432,813</b>                     | <b>\$ 636,906</b>                                | <b>\$ 204,093</b>                              |

**Beach CDD**  
**Debt Service 2015A**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to January 31, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 575,993                            | \$ 547,263                                       | \$ (28,730)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest Revenue                                 | -                                     | 2,062  | 2,062  |
| 5 Misc. Revenue                                    | -                                     | 19,081   | 19,081   |
| <b>6 TOTAL REVENUES</b>                            | <b>575,993</b>                        | <b>568,405</b>                                   | <b>(7,587)</b>                                 |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 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                            | -                                     | -  | -  |
| <b>15 TOTAL EXPENDITURES</b>                       | <b>572,055</b>                        | <b>196,618</b>                                   | <b>375,438</b>                                 |
| <b>16 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>3,938</b>                          | <b>371,788</b>                                   | <b>367,850</b>                                 |
| <b>17 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 18 Transfers In                                    | -                                     | -  | -  |
| 19 Transfers Out                                   | -                                     | -  | -  |
| <b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| <b>21 NET CHANGE IN FUND BALANCE</b>               | <b>3,938</b>                          | <b>371,788</b>                                   | <b>367,850</b>                                 |
| 22 Fund Balance - Beginning                        | -                                     | 239,116  | 239,116  |
| <b>23 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 3,938</b>                       | <b>\$ 610,905</b>                                | <b>\$ 606,968</b>                              |

\* 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 January 31, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 659,084                            | \$ 626,210                                       | \$ (32,874)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest Revenue                                 | -                                     | 4,360  | 4,360  |
| 5 Misc. Revenue                                    | -                                     | 13,569   | 13,569   |
| <b>6 TOTAL REVENUES</b>                            | <b>659,084</b>                        | <b>644,138</b>                                   | <b>(14,946)</b>                                |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 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   |
| <b>15 TOTAL EXPENDITURES</b>                       | <b>659,084</b>                        | <b>209,534</b>                                   | <b>449,550</b>                                 |
| <b>16 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>-</b>                              | <b>434,604</b>                                   | <b>434,604</b>                                 |
| <b>17 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 18 Transfers In                                    | -                                     | -  | -  |
| 19 Transfers Out                                   | -                                     | -  | -  |
| <b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| <b>21 NET CHANGE IN FUND BALANCE</b>               | <b>-</b>                              | <b>434,604</b>                                   | <b>434,604</b>                                 |
| 22 Fund Balance - Beginning                        | -                                     | 403,527  | 403,527  |
| <b>23 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ -</b>                           | <b>\$ 838,132</b>                                | <b>\$ 838,132</b>                              |

\* Financed with prior year's revenue

**Beach CDD**  
**Bank United Check Register - FY2026**

| <b>Date</b>       | <b>Number</b> | <b>Name</b>              | <b>Memo</b>    | <b>Deposits</b>   | <b>Payments</b>   | <b>Balance</b>    |
|-------------------|---------------|--------------------------|----------------|-------------------|-------------------|-------------------|
| <b>09/30/2025</b> |               | <b>Beginning of Year</b> |                |                   |                   | <b>249,910.00</b> |
| 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          |
| <b>10/31/2025</b> |               | <b>End of Month</b>      |                | <b>674,900.46</b> | <b>923,205.83</b> | <b>1,604.63</b>   |
| 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              |
| <b>01/31/2026</b> |               | <b>End of Month</b>      |                | <b>76,185.35</b>  | <b>77,789.98</b>  | <b>0.00</b>       |

**Beach CDD**  
**Valley Check Register - FY2026**

| Date              | Number     | Name                                      | Memo  | Deposits   | Payments  | Balance           |
|-------------------|------------|---|---|------------|-----------|-------------------|
| <b>09/30/2025</b> |            | <b>Beginning of Year</b>                  |   |            |           | <b>179,975.46</b> |
| 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: S1129661 (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 Meritace 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        |

| Date              | Number     | Name                                      | Memo  | Deposits          | Payments          | Balance             |
|-------------------|------------|---|---|-------------------|-------------------|---------------------|
| 10/30/2025        | 400036     | Big Jerry's Fencing                       | Invoice: 3810e (Reference: Fence Replacement. )   |                   | 1,650.00          | 917,483.55          |
| 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          |
| <b>10/31/2025</b> |            | <b>End of Month</b>                       |   | <b>927,386.51</b> | <b>226,449.58</b> | <b>880,912.39</b>   |
| 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     | VGlobal 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 Meritace 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     | Blinge 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        |
| <b>11/30/2025</b> |            | <b>End of Month</b>                       |   | <b>831,526.39</b> | <b>64,557.96</b>  | <b>1,647,880.82</b> |
| 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        |

| Date              | Number     | Name                                      | Memo  | Deposits            | Payments            | Balance             |
|-------------------|------------|---|---|---------------------|---------------------|---------------------|
| 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        |
| 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     | Blinge 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 Viktoriia 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 Meritace 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 Viktoriia 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        |
| <b>12/31/2025</b> |            | <b>End of Month</b>                       |   | <b>2,715,323.06</b> | <b>1,422,220.42</b> | <b>2,940,983.46</b> |
| 01/02/2026        | 010226ACH1 | KS State Bank                             | Fitness Equipment Financing   |                     | 1,539.95            | 2,939,443.51        |
| 01/05/2026        | 400091     | US Water Services Corporation             | Invoice: S1136263 (Reference: Lift Station Inspection. )  |                     | 300.00              | 2,939,143.51        |
| 01/05/2026        | 400092     | The Lake Doctors, Inc.                    | Invoice: 336368B (Reference: Water Management Jan 26. )   |                     | 2,369.00            | 2,936,774.51        |
| 01/05/2026        | 400093     | Bumble Bee Blinds of Ponte Vedra Beach    | Invoice: 2484555 (Reference: Roller Shades. )   |                     | 4,999.00            | 2,931,775.51        |

| Date              | Number     | Name                                      | Memo  | Deposits          | Payments         | Balance             |
|-------------------|------------|---|---|-------------------|------------------|---------------------|
| 01/05/2026        | 010526ACH1 | Turner Pest Control                       | Pest Control  |                   | 122.23           | 2,931,653.28        |
| 01/07/2026        | 2042       | Shannon Brooke Thomas                     | Christmas Ornaments 12/13/25.   |                   | 460.00           | 2,931,193.28        |
| 01/07/2026        | 400094     | Cintas Corporation                        | Invoice: 9353376500 (Reference: AED AUTOMATIC AGREEMENT. )  |                   | 154.00           | 2,931,039.28        |
| 01/07/2026        | 400095     | Advanced Security Specialist & Consulting | Invoice: BCDDFINAL (Reference: Guard Services 12/1/25 - 12/23/25. )                               |                   | 16,566.00        | 2,914,473.28        |
| 01/07/2026        | 400096     | Jacksonville Daily Record                 | Invoice: 26-00040D (Reference: Legal Advertising. )   |                   | 100.00           | 2,914,373.28        |
| 01/07/2026        | 400097     | Southeastern Paper Group                  | Invoice: 06590804 (Reference: Janitorial Supplies. )  |                   | 386.52           | 2,913,986.76        |
| 01/07/2026        | 400098     | VGlobal Tech                              | Invoice: 8072 (Reference: Email Hosting. )  |                   | 90.00            | 2,913,896.76        |
| 01/09/2026        | 400099     | Vesta District Services                   | Invoice: 430296 (Reference: Management Fees Jan 26. )   |                   | 4,409.75         | 2,909,487.01        |
| 01/12/2026        | 400100     | Vesta Property Services                   | Invoice: 430470 (Reference: Amenity Management Dec 25. )  |                   | 34,917.82        | 2,874,569.19        |
| 01/12/2026        |            |   | Deposit   | 72,869.26         |                  | 2,947,438.45        |
| 01/13/2026        | 011326ACH1 | JEA                                       | Service for the month of Dec 2025   |                   | 11,969.19        | 2,935,469.26        |
| 01/14/2026        | 011426ACH1 | GFL Environmental                         | Trash Service   |                   | 204.75           | 2,935,264.51        |
| 01/15/2026        |            |   | Deposit   | 56.17             |                  | 2,935,320.68        |
| 01/20/2026        | 2043       | Pawel Szeszko                             | BOS Workshop 1/08/26  |                   | 200.00           | 2,935,120.68        |
| 01/20/2026        | 2044       | Todd Caprita                              | BOS Workshop 1/08/26  |                   | 200.00           | 2,934,920.68        |
| 01/20/2026        | 2045       | Pawel Szeszko                             | BOS Meeting 1/12/26   |                   | 200.00           | 2,934,720.68        |
| 01/20/2026        | 2046       | Todd Caprita                              | BOS Meeting 1/12/26   |                   | 200.00           | 2,934,520.68        |
| 01/20/2026        | 400101     | Screening One                             | Invoice: SC100399958 (Reference: Employment Screening. )  |                   | 39.90            | 2,934,480.78        |
| 01/20/2026        | 400102     | Wayne Automatic Fire Sprinklers Inc.      | Invoice: 1278080 (Reference: Alarm Monitoring. )  |                   | 750.00           | 2,933,730.78        |
| 01/20/2026        | 400103     | Integrated Access Solutions               | Invoice: 5347 (Reference: BAI Barcode Stickers. )   |                   | 372.64           | 2,933,358.14        |
| 01/20/2026        | 400104     | Sundancer Sign Graphics                   | Invoice: 15715 (Reference: Sign Installation. )   |                   | 260.00           | 2,933,098.14        |
| 01/20/2026        | 400105     | E.T.M.                                    | Invoice: 223658 (Reference: Engineering Services Dec 25. )  |                   | 99.50            | 2,932,998.64        |
| 01/20/2026        | 400106     | Vesta District Services                   | Invoice: 430372 (Reference: Billable Expenses - Dec 2025. )                                       |                   | 28.90            | 2,932,969.74        |
| 01/20/2026        | 400107     | Hawkins Inc.                              | Invoice: 7300664 (Reference: Pool Chemicals. )  |                   | 1,305.00         | 2,931,664.74        |
| 01/20/2026        | 012026CC1  | US BANK VISA CC                           | Nov Statement 11/24/25 - 12/24/25   |                   | 4,296.48         | 2,927,368.25        |
| 01/20/2026        | 012026ACH1 | Comcast                                   | 12750 Meritage Blvd. GATEHOUSE Dec 30, 2025 - Jan 29, 2025  |                   | 419.13           | 2,926,949.12        |
| 01/20/2026        | 012026ACH2 | Comcast                                   | 12788 Meritace Blvd MINI MDTA Dec 28, 2025 to Jan 27, 2025  |                   | 454.16           | 2,926,494.96        |
| 01/21/2026        | 012126ACH1 | TECO                                      | 12545 Beach Blvd - Nov 20, 2025 - Dec 18, 2025  |                   | 50.88            | 2,926,444.08        |
| 01/21/2026        | 012126ACH2 | Turner Pest Control                       | Pest Control  |                   | 127.18           | 2,926,316.90        |
| 01/21/2026        |            |   | Deposit   | 20,906.98         |                  | 2,947,223.88        |
| 01/23/2026        |            |   | Deposit   | 920.35            |                  | 2,948,144.23        |
| 01/23/2026        | 012326ACH1 | Florida Natural Gas                       | Fuel and Inside FGT Z3 11/19/25 - 12/18/25  |                   | 14.44            | 2,948,129.79        |
| 01/27/2026        | 400108     | Vesta District Services                   | Invoice: 429877 (Reference: Billable Expenses - Nov 2025. )                                       |                   | 13.61            | 2,948,116.18        |
| 01/27/2026        | 400109     | Beaches Electrical Service, Inc.          | Invoice: 15768 (Reference: Light Installation. )  |                   | 497.50           | 2,947,618.68        |
| 01/27/2026        | 400110     | TEKWave Solutions LLC                     | Invoice: 7873 (Reference: VMS - Feb 26. ) Invoice: 7834 (Reference: Installation of Barcode Sc... |                   | 2,000.00         | 2,945,618.68        |
| 01/29/2026        |            |   | Deposit   | 207.00            |                  | 2,945,825.68        |
| 01/30/2026        | 013026ACH1 | Comcast                                   | 13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2026 to Feb 09, 2026                                    |                   | 222.95           | 2,945,602.73        |
| 01/31/2026        |            |   | Interest  | 9,507.91          |                  | 2,955,110.64        |
| <b>01/31/2026</b> |            | <b>End of Month</b>                       |   | <b>104,467.67</b> | <b>90,340.49</b> | <b>2,955,110.64</b> |

**Beach CDD**  
**Other Financing Sources Income**  
**January 31, 2026**

**Other Financing Sources Breakdown**

|                                | <b>Year To Date Actual</b> | <b>Explanation</b>                                 |
|--------------------------------|----------------------------|--|
| Room Rentals                   | 15,774                     | Clubhouse, Cabana, Hall and Table & Chairs Rentals |
| Event Sponsorship & Entry Fees | 1,440                      | Sponsorship, Newsletter & Casino Night & Event     |
| Access Cards                   | 439                        | Access Cards Purchased & Sold by District          |
| Barcode Decals                 | 2,155                      | Barcodes Sold                                      |
| Other Misc.                    | (679)                      | Clover Fees & OFFI Island Wing Deposits            |
|                                | \$ 19,128                  |  |

# Oliver's Receipts

December 2025





REF # 533854312077  
TRANS ID - 585338628681110  
VALIDATION - 57BM  
PAYMENT SERVICE - E  
AID A0000000031010  
TERMINAL # 56062850  
\*No Signature Required  
12/04/25 12:27:48

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:

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.  
12/04/25 12:27:51

Tell us about your visit today and you could win 1 of 5  
\$1000 Walmart gift cards or 1 of 750 \$100 Walmart

How was your experience?

THANK YOU

VISA CREDIT - 1058 I 2 APPR#114072

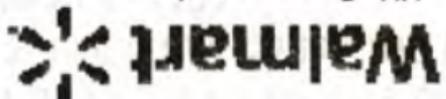
73.73 VISA TEND  
0.00 CHANGE DUE  
73.73 TOTAL  
73.73 SUBTOTAL

|                          |              |                |
|--------------------------|--------------|----------------|
| 5.44 N                   | RASPBERRIES  | 812092030130 F |
| 5.44 N                   | RASPBERRIES  | 812092030130 F |
| 4.17 N                   | LAC BPK GRAN | 012993221320 F |
| 3.46 N                   | ORG BELL ZCT | 057836920920 F |
| 4.84 N                   | BLACKBERRY   | 812092030020 F |
| 4.84 N                   | BLACKBERRY   | 812092030020 F |
| 4.84 N                   | BLACKBERRY   | 812092030020 F |
| 2.77 N                   | BLUEBERRIES  | 769197300070 F |
| 2.77 N                   | BLUEBERRIES  | 769197300070 F |
| 2.94 N                   | BROCCOLI     | 027918040600 F |
| 3.84 N                   | CELERY HEART | 681131090990 F |
| 1.14 N                   | CUCUMBERS    | 033383671010 F |
| 2.32 N                   | ORG CARROTS  | 681131091240 F |
| 2.06 N                   | BANANAS      | 000000040110KF |
| 4.110 lb. @ 1 lb. / 0.50 |              |                |
| 12.94 0                  | FG COOKIE    | 078742361420 F |
| 12.94 0                  | 2 AT 1 FOR   | 6.47           |
| 14.76 N                  | HMLPPLMICHS  | 037600330670 F |



TC# 6318 8967 6688 2611 9767  
# ITEMS SOLD 16

ST# 01172 OP# 000054 TE# 20 TR# 03103  
JACKSONVILLE FL 32224  
13490 BEACH BLVD  
904-223-0772 Mgr. JERIMANE  
WM Supercenter



Give us feedback @ survey.walmart.com  
Thank you! ID #: ZVRNF1DPHVM

*Happy Hour*

BEACH COMMUNITY DEVELOPMENT DISTRICT  
3501 QUADRANGLE BLVD STE 270

ORLANDO FL 32817  
Tax ID: 858013855552c3  
Members Cig. ID:  
RESALE  
RETAIL STORES - MISC.  
Single Purchase Exemption

Florida Annual Resale Certificate for  
Sales Tax

DR-13

This Certificate Expires on:  
2027-05-31

BEACH COMMUNITY DEVELOPMENT DISTRICT  
3501 QUADRANGLE BLVD STE 270  
ORLANDO FL 32817

Certificate Number: 858013855552c3

This is to certify that all tangible  
personal property purchased or rented,  
real property rented, or services  
purchased on or after the above  
Registration Effective Date by the  
above business are being purchased or  
rented for one of the following  
purposes:

Resale as Tangible Personal Property

Re-Rental as Tangible Personal  
Property

Resale of Services

Re-Rental as Real Property

Incorporation into and sale as part of  
the repair of Tangible Personal

Property by a repair Dealer

Re-Rental as transient rental property

Incorporation as a material,  
ingredient, or component part of  
tangible personal property that is  
being produced for sale by  
manufacturing, compounding, or  
processing.

This certificate cannot be reassigned  
or transferred. This certificate can  
only be used by the active registered  
dealer or its authorized employees.

Misuse of this Annual Resale  
Certificate will subject the user to  
penalties as provided by law.

Presented to: 1172

Presented by:



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

12/05/25 15:02:14

White elephant  
Tomaya Happy  
Holv.

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

**Walmart** \*

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 004512 TE# 23 TR# 00339

# ITEMS SOLD 33

TC# 0005 5999 9155 8643 9373



|              |                |         |
|--------------|----------------|---------|
| GV 40PK      | 078742279090 F | 5.47 N  |
| GV 40PK      | 078742279090 F | 5.47 N  |
| GV 40PK      | 078742279090 F | 5.47 N  |
| GV 40PK      | 078742279090 F | 5.47 N  |
| DECOR BOW    | 887718610170   | 6.47 N  |
| NTCKR GRN    | 013286600170   | 1.44 N  |
| VNTG SNTA    | 013286600080   | 1.44 N  |
| TISSUE PAPER | 758834943690   | 3.34 N  |
| JUMBO WHT SN | 888733117020   |         |
| 5 AT 1 FOR   | 2.87           | 14.35 0 |
| SLV GLIT POI | 888733073520   |         |
| 10 AT 1 FOR  | 1.68           | 16.80 0 |
| RD TINSEL BA | 888733074210   |         |
| 7 AT 1 FOR   | 2.46           | 17.22 0 |
| BERRY CLIP   | 196610219870   | 3.74 N  |
| DLX SLV SEQ  | 888733115410   |         |
| 2 AT 1 FOR   | 3.74           | 7.48 0  |

SUBTOTAL 94.16

TOTAL 94.16

VISA TEND 94.16

CHANGE DUE 0.00

VISA CREDIT- 1058 1 2 APPR#415020

94.16 TOTAL PURCHASE

REF # 0222H6601681

TRANS ID - 465339721327515

VALIDATION - VKLV

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 56058174

\*No Signature Required

12/05/25 15:02:11

1172

JACKSONVILLE FL 32224-0290



**Final Details for Order #111-2647187-7916223**

**Order Placed:** December 3, 2025  
**Amazon.com order number:** 111-2647187-7916223  
**Order Total:** \$25.91

| Business order information  |
|---|
| <b>Location:</b> DSD - Tamaya<br><b>GL code:</b> 53206 Special Events Cost<br><b>Billable / Non-Billable:</b> Non-Billable<br><b>Cost center:</b> Northeast |

| Shipped on December 5, 2025   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: 600+ PCS Christmas Stickers, 200+ Designs Stickers Winter Holiday Decoration Santa Claus Candy, Gingerbread Labels for X<br>mas Display Envelope Seal Christmas Party Supplies Reward Gifts (15 Sheets)<br>Sold by: Hebayy ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$7.99   |
| 1 of: Ceiba Tree Ornament Stickers for Party Supply Classroom Decoration Envelopes Sealing Stickers 500pcs Classic<br>Sold by: Ceiba Tree ( <a href="#">seller profile</a> )<br>Condition: New  | \$7.99   |
| 1 of: A Simple Christmas on the Farm (Countryside Holidays, 2) , Alsdurf, Phyllis<br>Sold by: Amazon.com<br>Condition: New  | \$9.93   |
| <b>Shipping Address:</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$25.91<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$25.91<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$25.91</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 1058   | Item(s) Subtotal: \$25.91<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$25.91<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$25.91</b> |
| <b>Credit Card transactions</b>  | Visa ending in 1058: December 5, 2025: \$25.91   |



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

Club:108 Reg:6 Trans:7497  
 Cashier:558831 12/11/25 03:41pm  
 \*\*\*\*\*  
 \*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*  
 \*\*\* MEMBERSHIP EXPIRES ON 10/26 \*\*\*  
 \*\*\*\*\*  
 BEACH CDD  
 3501 QUADRANGLE BLVD STE 270  
 ORLANDO, FL 32817-8329  
 R 0858013855552 FL 05/31/27  
 7092047653 SWISS MISS 29.97 R  
 3 @ 9.99  
 88867000325 WF BACON 3LB 59.16 R  
 4 @ 14.79  
 2800004396 SEMI SWEET 31.98 R  
 2 @ 15.99  
 88867016957 BJ SNDWCH BG 9.99 R  
 61124740408 DONUTSHPCOFF 41.99 R  
 3450063279 MINI MOD 192 19.99 R  
 3000062361 PMILL64OZSYR 13.58 R  
 2 @ 6.79  
 88867009854 WF2PKSPRAY 9.69 R  
 88867008151 WF BAR VTY 25.98 R  
 2 @ 12.99  
 3400031245 HERSHEY SYRP 9.99 R  
 \*\*\*\* SUBTOTAL 252.32  
 \*\*\*\* TOTAL 252.32

\*\*\*\*\*1058 ENTRY: H  
 Purchase 00 APPROVED  
 AUTH 411134  
 TERMINAL NUMBER 7807301086  
 12/11/25 03:43pm 108 6 7497 558831  
 VISA CREDIT  
 AID: A0000000031010

Visa 252.32  
 CHANGE 0.00  
 TOTAL ITEMS= 18

As a BJ's Member I JUST SAVED: \$50.46  
 BJ's Member Savings 50.46  
 Coupons Redeemed 0.00  
 Rewards Redeemed 0.00

Current BJ's Gas Savings  
 FuelSaver earned thru 12/10/25 0.00/gal  
 FuelSaver earned in this trx: 0.00/gal  
 Visit BJs.com/Gas for more details

RESALE CERTIFICATE  
 WILL EXPIRE IN 536 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



\*1211108067497\*

TOTAL NUMBER OF ITEMS SOLD = 51  
 E 1777000 KS WHIP CRM 8.99  
 E 1777000 KS WHIP CRM 8.99  
 1668599 8.5" PLATE 17.99  
 1668599 8.5" PLATE 17.99  
 6 @ 9.99  
 E 27003 STRAWBERRIES 59.94  
 9 @ 7.99  
 E 251680 ORG RASPBERRY 71.91

G:858013855552C3 EXP:

RESALE TOTAL 814.30  
 NON RESALE TOTAL 0.00

SUBTOTAL 814.30  
 TAX 0.00

\*\*\*\* TOTAL **814.30**

-----  
 XXXXXXXXXXXX1058 CHIP Read  
 AID: A0000000031010  
 Seq# 8038 App#: 211185  
 Visa Resp: APPROVED  
 Tran ID#: 534500008038....

APPROVED - Purchase  
 AMOUNT: \$814.30  
 12/11/2025 13:58 357 8 195 24

-----  
 Visa 814.30  
 CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 70  
 INSTANT SAVINGS \$ 7.00  
 12/11/2025 13:58 357 8 195 24

\*SEASONS GREETINGS & HAPPY HOLIDAYS\*



21035700801952512111358

OP#: 24 Name: Nancy G

Thank You!

Please Come Again

Whse:357 Trm:8 Trn:195 OP:24

Items Sold: 70

4U 12/11/2025 13:58

Holy Joly Christmas

# **COSTCO**

## **WHOLESALE**

E Jacksonville #357  
4901 Gate Parkway  
East Jacksonville, FL 32246

4U Member 111982179290

RESALE ON

|   |                      |             |       |
|---|----------------------|-------------|-------|
| E | 759072               | EGGOS 72CT  | 10.99 |
| E | 759072               | EGGOS 72CT  | 10.99 |
| E | 759072               | EGGOS 72CT  | 10.99 |
| E | 759072               | EGGOS 72CT  | 10.99 |
|   | 1186080              | DIXIE 12 OZ | 15.99 |
|   | 0000369756 / 1186080 |             | 3.50- |
|   | 1186080              | DIXIE 12 OZ | 15.99 |
|   | 0000369756 / 1186080 |             | 3.50- |
|   | 1186080              | DIXIE 12 OZ | 15.99 |
|   | 127509               | SOLO FORK   | 12.99 |
|   | 127489               | SOLO SPOON  | 12.99 |

6 @ 13.99

|   |         |              |       |
|---|---------|--------------|-------|
| E | 2004428 | UNCLE MATT'S | 83.94 |
|---|---------|--------------|-------|

TOTAL NUMBER OF ITEMS SOLD = 15

|   |         |              |       |
|---|---------|--------------|-------|
| E | 27003   | STRAWBERRIES | 9.99  |
| E | 27003   | STRAWBERRIES | 9.99  |
| E | 27003   | STRAWBERRIES | 9.99  |
| E | 27003   | STRAWBERRIES | 9.99  |
| E | 1869224 | H COOKIE 60  | 24.99 |
| E | 1869224 | H COOKIE 60  | 24.99 |
| E | 1869224 | H COOKIE 60  | 24.99 |
| E | 1869224 | H COOKIE 60  | 24.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |
| E | 36958   | CHOC PEPBARK | 16.99 |

12 @ 4.99

|   |        |              |       |
|---|--------|--------------|-------|
| E | 57554  | BLUEBERRIES  | 59.88 |
| E | 854344 | ** SPRITE ** | 18.99 |
| E | 782796 | ***KSWTR40PK | 3.99  |
| E | 782796 | ***KSWTR40PK | 3.99  |
| E | 854342 | *DIET COKE** | 18.99 |
| E | 854330 | CLS COKE 35  | 18.99 |
| E | 782796 | ***KSWTR40PK | 3.99  |
| E | 782796 | ***KSWTR40PK | 3.99  |

TOTAL NUMBER OF ITEMS SOLD = 50

E 1869224 H COOKIE 60 24.99



Resource #7402006

Christmas Q Tip Painting  
Christmas Craft Party

Michelle Griffo from Apples and  
ABC's

1  
License  
at  
\$3.75  
Total:  
\$3.75

[Get Resource](#)



Resource #6115826

Christmas Craft Crowns:  
Festive Coloring Fun for  
Young Learners!

Teachie Tings

1  
License  
at  
\$3.00  
Total:  
\$3.00

[Get Resource](#)

## Order #321991828

|                   |               |
|-------------------|---------------|
| <b>Subtotal:</b>  | <b>\$6.75</b> |
| <b>Sales Tax:</b> | <b>\$0.00</b> |
| <b>Total:</b>     | <b>\$6.75</b> |

**Billing Address:**

Kaylie Fitzhugh  
12788 Meritage Blvd  
Jacksonville, FL 32246

**Payment Method:**

Credit Card

RND TC RED 011179973920 1.00 N  
RND TC RED 011179973920 1.00 N  
RND TC 011179887720 1.00 N  
TABLE COVER 011179973970 1.00 N

SUBTOTAL 129.53  
TOTAL 129.53

VISA TEND 129.53  
CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#612112  
129.53 TOTAL PURCHASE

REF # 534666179811  
TRANS ID - 345346805085892  
VALIDATION - VWQ5  
PAYMENT SERVICE - E  
AID A0000000031010  
TERMINAL # 56034501

\*No Signature Required  
12/12/25 17:21:48

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:  
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.  
12/12/25 17:21:51

# Christmas Event

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7VRP80DPFBR

## Walmart

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 006987 TE# 25 TR# 00689

# ITEMS SOLD 41

TC# 7508 8834 0698 8261 2275 7



|              |              |   |       |   |
|--------------|--------------|---|-------|---|
| SIR PKT 100  | 044800001410 | F | 3.72  | N |
| STARBURST CC | 030800847000 | F | 2.86  | N |
| SKITTLES CC  | 030800846000 | F | 2.86  | N |
| AIRHEADS CC  | 030800834000 | F | 2.86  | N |
| ST CANES     | 079200066750 | F | 2.86  | N |
| LIFESAVER CC | 030800845000 | F | 2.86  | N |
| SPK CANDY CN | 070462009860 | F | 2.86  | N |
| JOLLY RANCHE | 010700105950 | F | 2.86  | N |
| MINI CANE    | 041420045240 | F |       |   |
| 4 AT 1 FOR   | 5.98         |   | 23.92 | 0 |
| AB PNT GPURP | 028995207490 |   | 4.57  | N |
| CRAFT PAINT  | 028995204240 |   | 4.57  | N |
| AB PNT GPURP | 028995207490 |   | 4.57  | N |
| PAINT        | 028995204140 |   | 4.57  | N |
| GV PINK SGR  | 078742199510 | F | 1.77  | N |
| GV BLU SUGAR | 078742199490 | F | 1.77  | N |
| GV PURPL SGR | 078742199520 | F | 1.77  | N |
| GV YLLW SGR  | 194346374590 | F | 1.77  | N |
| GV PURPL SGR | 078742199520 | F | 1.77  | N |
| GV BLU SUGAR | 078742199490 | F | 1.77  | N |
| GV PINK SGR  | 078742199510 | F | 1.77  | N |
| GV YLLW SGR  | 194346374590 | F | 1.77  | N |
| CRAFT PAINT  | 028995204240 |   | 4.57  | N |
| AB 8OZ PAINT | 028995204210 |   | 4.57  | N |
| PAINT        | 028995204140 |   | 4.57  | N |
| AB 8OZ PAINT | 028995204210 |   | 4.57  | N |
| PAINT        | 028995204150 |   | 4.57  | N |
| A/B PNT PUMP | 028995207480 |   | 4.57  | N |
| A/B PNT PUMP | 028995207480 |   | 4.57  | N |
| 30OCT VANITY | 305210047620 |   | 3.48  | N |
| 30OCT VANITY | 305210047620 |   | 3.48  | N |
| 30OCT VANITY | 305210047620 |   | 3.48  | N |
| REC TC RED   | 011179973940 |   | 1.00  | N |
| REC TC RED   | 011179973940 |   | 1.00  | N |



Club:108 Reg:5 Trans:6943  
 Cashier:560746 12/13/25 09:36am  
 \*\*\*\*\*  
 \*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*  
 \*\*\* MEMBERSHIP EXPIRES ON 10/26 \*\*\*  
 \*\*\*\*\*

BEACH CDD  
 3501 QUADRANGLE BLVD STE 270  
 ORLANDO, FL 32817-8329  
 R 0858013855552 FL 05/31/27  
 88867003561 EGGS 20.98 R  
 2 @ 10.49  
 88867000325 WF BACON 3LB 44.37 R  
 3 @ 14.79  
 88867005385 WHOLE MILK 6.98 R  
 2 @ 3.49  
 88867005388 1% MILK 6.20 R  
 2 @ 3.10  
 4190007765 TRUMOO MILK 14.97 R  
 3 @ 4.99  
 3000031582 10LB QUAKER 21.98 R  
 2 @ 10.99  
 1370026032 HEFTY HOLIDAY 14.99 R  
 2740054508 MARGARINE 14.78 R  
 2 @ 7.39  
 4114302908 SUN MAID 4L 20.98 R  
 2 @ 10.49  
 \*\*\*\* SUBTOTAL 166.23  
 \*\*\*\* TOTAL 166.23

\*\*\*\*\*1058 ENTRY: H  
 Purchase 00 APPROVED  
 AUTH 803183  
 TERMINAL NUMBER 7807301085  
 12/13/25 09:38am 108 5 6943 560746  
 VISA CREDIT  
 AID: A0000000031010

Visa 166.23  
 CHANGE 0.00  
 TOTAL ITEMS= 19

As a BJ's Member I JUST SAVED: \$33.25  
 BJ's Member Savings 33.25  
 Coupons Redeemed 0.00  
 Rewards Redeemed 0.00  
 Current BJ's Gas Savings  
 FuelSaver earned thru 12/12/25 0.00/gal  
 FuelSaver earned in this trx: 0.00/gal  
 Visit BJs.com/Gas for more details

RESALE CERTIFICATE  
 WILL EXPIRE IN 534 DAYS

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





Holy Jolly Christmas  
Event

-----  
DEBIT LOAD 100.00  
CARD # 6058120073115148607  
-----

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VRPC7DPFJR

**Walmart** \*

WM Supercenter  
904-223-0772 Mgr. JERIMANE  
13490 BEACH BLVD  
JACKSONVILLE FL 32224  
ST# 01172 OP# 006987 TE# 25 TR# 00875

# ITEMS SOLD 3

TC# 3845 3547 2915 5824 2834 3



|              |              |          |
|--------------|--------------|----------|
| TT SIL TURN  | 196557189610 | 5.52 N   |
| TT SIL SPAT  | 196557201740 | 5.52 N   |
| MCHOLCRWHITE | 196742123920 | 6.84 0   |
| DEBIT LOAD   | 605388029450 | 100.00 0 |

SUBTOTAL 117.88

TOTAL 117.88

VISA TEND 117.88  
CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#903191  
117.88 TOTAL PURCHASE  
REF # 534722227838  
TRANS ID - 585347551983670  
VALIDATION - 62L9  
PAYMENT SERVICE - E

## Sunnydayz



Let Sunnydayz know how your experience was

\$675.00

Custom Amount \$675.00

**Total \$675.00**



### Sunnydayz

7551 Yellow Fin Dr, 304  
Jacksonville, FL 32256

Visa 1058 (Contactless) Dec 13  
2025 at  
10:54  
AM

**From:** [Kaylie Fitzhugh](#)  
**To:** [Oliver E. Ingram](#)  
**Subject:** Fw: Chick-fil-A® Mobile Ordering Receipt  
**Date:** Wednesday, December 31, 2025 3:22:22 PM

---

Get [Outlook for iOS](#)

---

**From:** Chick-fil-A <one@email.chick-fil-a.com>  
**Sent:** Wednesday, December 31, 2025 3:21:38 PM  
**To:** kgfitzgator@gmail.com <kgfitzgator@gmail.com>  
**Subject:** Chick-fil-A® Mobile Ordering Receipt



Account



Start order

---

### Order receipt

# Thanks for allowing us to serve you

You've earned 816 points on this purchase. To view all final points earned including bonus points, please visit your Transaction History.

### Order Summary

---

Kaylie Fitzhugh  
12/13/2025

Order number: 11113502

Payment method  
Visa ending in 1058

Authorization Code: 903170

Restaurant  
Beach & Hodges #02251  
13672 Beach Blvd  
Jacksonville, FL 32224

(904) 992-2232

---

Item Name

Quantity

Price

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Polynesian Sauce                            | 1 |        |
| Small Hash Browns                           | 1 |        |
| Medium Chick-fil-A® Lemonade                | 1 | \$0.50 |

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Small Hash Browns                           | 1 |        |
| Medium Diet Coke®                           | 1 | \$0.10 |

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Small Hash Browns                           | 1 |        |
| Medium Diet Coke®                           | 1 | \$0.10 |

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Small Hash Browns                           | 1 |        |
| Polynesian Sauce                            | 1 |        |
| Garden Herb Ranch Sauce                     | 1 |        |
| Medium Chick-fil-A® Lemonade                | 1 | \$0.50 |

---

|  |   |        |
|--|---|--------|
| <b>Chick-fil-A® Chicken Biscuit Meal</b> | 1 | \$7.15 |
| Chick-fil-A® Chicken Biscuit             | 1 |        |
| Medium Fruit Cup                         | 1 | \$2.56 |
| Medium Dr Pepper®                        | 1 | \$0.10 |

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Small Hash Browns                           | 1 |        |
| Medium Diet Coke®                           | 1 | \$0.10 |

---

|  |   |        |
|--|---|--------|
| <b>Chick-fil-A® Chicken Biscuit Meal</b> | 1 | \$7.15 |
| Chick-fil-A® Chicken Biscuit             | 1 |        |
| Medium Fruit Cup                         | 1 | \$2.56 |
| Medium Freshly-Brewed Iced Tea Sweetened | 1 | \$0.10 |

---

|   |   |        |
|---|---|--------|
| <b>Chick-fil-A Chick-n-Minis® 4 Ct Meal</b> | 1 | \$8.25 |
| 4 ct Chick-fil-A Chick-n-Minis®             | 1 |        |
| Berry Parfait w/ Granola                    | 1 | \$3.26 |
| Large Freshly-Brewed Iced Tea Sweetened     | 1 | \$0.56 |

---



[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:** 01/02/2026

**User Name:** tamayalifestyles1@gmail.com

### Invoices from 12/03/2025 to 01/02/2026

| Date       | Description                    | Charge Amount | Credit Amount |
|------------|--------------------------------|---------------|---------------|
| 12/16/2025 | Invoice #1765873453            |               | \$62.00       |
|            | <b>Constant Contact - Core</b> |               |               |
|            | 501-1500 Contacts              | \$62.00       |               |
|            | Highest contact count: 1220    |               |               |
|            | From 11/16/2025 to 12/16/2025  |               |               |

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

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



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

NO PURCHASE NECESSARY. Void where prohibited.  
Ends 1/31/26. Must be US resident 18 years or older  
to enter. Limit (1) entry per person per month.

For Official Rules visit

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

### Need Package Help?

(lost/damaged)

Provide details so we can help:

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

VISA \*\*\*\*\*1058 618111

12/18/2025

05:11 PM

TID

772591450002

Purchase

VISA CREDIT

XXXXXXXXXXXX1058

ENTRY METHOD

CONTACTLESS CHIP

CUM

Invoice

0020001247

Clerk

36276

Response

APPROVED

Auth Code

618111

EMV DETAILS

MODE

ISSUER

AID

A0000000031010

TVR

0000000000

IAD

06011203A00000

Amount

USD \$13.39

NO SIGNATURE REQUIRED

CARDHOLDER/VISA

CARDHOLDER/VISA

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

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

Terminal....: POS3547B                      Date.: 12/18/2025  
Employee....: 362766                        Time.: 05:11 PM

| ITEM NAME                            | QTY | PRICE   | TOTAL   |
|--------------------------------------|-----|---------|---------|
| Ground Commercial                    |     |         | \$13.39 |
|                                      | 1 @ | \$13.39 |         |
| Tax                                  |     |         | \$0.00  |
| MMYBR3HOARUNN                        |     |         |         |
| Tracking Number - 1ZAG01730335090671 |     |         |         |

|                        |         |
|------------------------|---------|
| Subtotal               | \$13.39 |
| Shipping/Other Charges | \$0.00  |
| Total tax              | \$0.00  |

Total \$13.39

Cards \$13.39

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

US Postal Rates Are Subject to Surcharge.

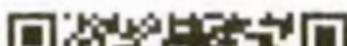


1 2 5 1 2 1 8 3 5 4 7 B 0 5 4 7 4 6

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

**Win a \$250 gift card**

Tell us how we're doing for your chance to win a  
\$250 Amazon.com® Gift Card, a \$100 Amazon.com®  
Gift Card, or a \$50 Amazon.com® Gift Card each month.  
Scan the QR code or go to the link to take the survey.



blueberries 110z F  
1 @ 3 for \$10.00 3.33  
You saved: \$2.66  
Blueberries 110z F  
1 @ 3 for \$10.00 3.33  
You saved: \$2.66

Subtotal 77.45  
Total Tax 0.00  
Total 77.45  
Credit 77.45  
Change 0.00

\*\*\*\*\*  
**SAVINGS: \$21.22**  
\*\*\*\*\*

-----  
Visa: \*1058 \$77.45  
Credit Card Purchase  
Auth/Trace: 310290/057338 Chip Read  
Reference: 000575282929  
A0000000031010  
VISA CREDIT  
-----

12/20/2025 02:09PM  
Thank you for shopping at store 0644  
Your cashier today was Samuel.  
7462, 0105, 268

Club Publix members save more.  
Join today at [clubpublix.com/newmember](http://clubpublix.com/newmember).  
Terms & conditions apply.

Publix Super Markets, Inc.



0644 CKQ 057 462

# Publix

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

Store Manager: Saneathia McIntyre

|                           |   |      |
|---------------------------|---|------|
| Yop 8Pk Kids Straw/Blubry | F | 5.29 |
| Yop 8Pk Kids Straw/Blubry | F | 5.29 |
| Spongebob String Cheese   | F | 5.69 |
| Cupcake Mini 12Ct Van     | F | 5.29 |
| Cupcake Mini 12Ct Van     | F | 5.29 |
| Cupcake Mini 12Ct Choc    | F | 5.29 |
| Cupcake Mini 12Ct Choc    | F | 5.29 |
| Strawberries              | F |      |
| 1 @ 3 for \$10.00         |   | 3.34 |
| You saved: \$1.65         |   |      |
| Strawberries              | F |      |
| 1 @ 3 for \$10.00         |   | 3.33 |
| You saved: \$1.66         |   |      |
| Mot A/S Apple 6Ct         | F | 3.35 |
| Raspberries Red           | F |      |
| 1 @ 3 for \$10.00         |   | 3.34 |
| You saved: \$1.65         |   |      |
| Raspberries Red           | F |      |
| 1 @ 3 for \$10.00         |   | 3.33 |
| You saved: \$1.66         |   |      |
| Raspberries Red           | F |      |
| 1 @ 3 for \$10.00         |   | 3.33 |
| You saved: \$1.66         |   |      |
| Strawberries              | F |      |
| 1 @ 3 for \$10.00         |   | 3.33 |
| You saved: \$1.66         |   |      |
| Blackberries              | F |      |
| 1 @ 3 for \$10.00         |   | 3.34 |
| You saved: \$1.65         |   |      |
| Blackberries              | F |      |
| 1 @ 3 for \$10.00         |   | 3.33 |
| You saved: \$1.66         |   |      |
| Blueberries 110z          | F |      |
| 1 @ 3 for \$10.00         |   | 3.34 |
| You saved: \$2.65         |   |      |

**Ron's Receipts**

**December 2025**



Your refund is credited



You're all set!

\$19.99 has been credited to your Visa. Don't see your refund yet?



|  |                |
|--|----------------|
| <b>Total refund</b>                      | <b>\$19.99</b> |
| Refund subtotal                          | \$19.99        |
| <b>Total refund</b>                      | <b>\$19.99</b> |
| VISA \$19.99 to your Visa ending in 8047 |                |
| <a href="#">View invoice</a>             |                |

UPS Store Return Instructions

Continue shopping

Products related to your return

- 

Electric Magnetic Door  
★★★★☆ 24  
\$49.99  
[Add to cart](#)  
[Buy Now](#)
- 

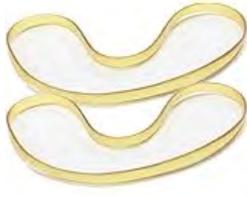
Push to Exit Button  
★★★★☆ 9  
\$16.99  
[Add to cart](#)  
[Buy Now](#)
- 

AMOCAM K80 Power  
★★★★☆ 477  
\$16.19  
[Add to cart](#)
- 

FERUERW  
★★★★☆ 274  
\$28.49  
[Add to cart](#)

Deals trending on Amazon Business





Feather butterfly Replace 2-PK Ryobi 9" Band Saw Belt Tire 089120406067 for BS901 BS902 BS90...  
 ★★★★★☆ 38  
 -50% \$7<sup>49</sup>  
**Limited time deal**  
 Typical: \$14.99  
 ✓prime FREE Delivery  
 Tuesday, Jan 27



MANER Women's Sequin Tops Glitter Party Strappy Tank Top Sparkle Cami  
 ★★★★★☆ 6,385  
 -20% \$26<sup>39</sup>  
**Limited time deal**  
 Typical: \$32.99  
 ✓prime FREE Delivery  
 Tuesday, Jan 27



Promision Thermal Underwear for Men Long Johns Fleece Lined Hunting Gear Bottom T...  
 ★★★★★☆ 7,958  
 -30% \$19<sup>54</sup>  
**Limited time deal**  
 Typical: \$27.99  
 ✓prime FREE Delivery  
 Tuesday, Jan 27



FUDESYS Dusk to Dawn Sensor Outdoor Wall Light Fixture Extra Large, Exterior Porch Light Fixture Wall Sconce with E26 LED Bulb,...  
 ★★★★★☆ 78



The Other >Denny S...  
 ★★★★★  
 Kindle Edi...  
 #1 Best S...  
 -90% \$...  
**Limited t...**  
 Print List I...  
 12 pts

### Related to items you viewed



Gloperiti Tennis Net Center Strap - Regulation Nylon Net Adjuster with Metal Hook for Public Court  
 ★★★★★☆ 26  
 \$11<sup>68</sup>  
 ✓prime FREE Delivery  
 Tuesday, Jan 27



Elkay 51300C Replacement Filter for EZH2O Bottle Filling  
 ★★★★★☆ 1,846  
 -5% \$89<sup>18</sup>  
 List: \$93.99  
 ✓prime FREE Delivery  
 Tuesday, Jan 27



Tech Lighting 287COXLVN FreeJack Pendant Socket, Chrome Nickel, Low Voltage, 50W Lamp Max with 12V...  
 ★★★★★☆ 26  
 \$53<sup>74</sup>  
 Get it as soon as Tuesday, Feb 10



SmartSign U-Channel Sign Post, Medium Weight Sign Post, 8 Feet Tall Baked Enamel Steel Post, Pack of 1  
 ★★★★★☆ 1,037  
 \$43<sup>49</sup>



Zebra Symbol DS2 Wireless 2D/1D BL Barcode Scanner/ Includes Cradle an Heavy-Duty Shield  
 ★★★★★☆ 96  
 -5% \$188<sup>00</sup>  
 Typical: \$198.00  
 Get it as soon as Thu Jan 29  
 FREE Shipping by Am  
 Only 19 left in stock

### Your Browsing History [View or edit your browsing history](#)



Have an idea to help us improve? [Send feedback](#) ›

[Get to Know Us](#)

[Let Us Help You](#)

[Work with Amazon](#)

[Business Solutions](#)

[Buy For Your Business](#)

|                                    |   |   |   |                                   |
|------------------------------------|---|---|---|-----------------------------------|
| <a href="#">Careers</a>            | <a href="#">Customer Service</a>              | <a href="#">Sell on Amazon Business</a> | <a href="#">Amazon Business app</a>       | <a href="#">Buy wholesale</a>     |
| <a href="#">Blog</a>               | <a href="#">Shipping Rates &amp; Policies</a> | <a href="#">Sell on Amazon</a>          | <a href="#">Amazon Business Solutions</a> | <a href="#">Today's Deals</a>     |
| <a href="#">About Amazon</a>       | <a href="#">Business FAQ</a>                  | <a href="#">Fulfillment By Amazon</a>   | <a href="#">Purchasing Systems</a>        | <a href="#">Buy Again</a>         |
| <a href="#">Sustainability</a>     | <a href="#">Contact Us</a>                    | <a href="#">Advertise on Amazon</a>     | <a href="#">Amazon Business Card</a>      | <a href="#">PPE for Work</a>      |
| <a href="#">Press Center</a>       |   | <a href="#">Amazon Global Selling</a>   | <a href="#">Pay by Invoice</a>            | <a href="#">Request for quote</a> |
| <a href="#">Investor Relations</a> |   |   | <a href="#">Purchasing Line</a>           |                                   |
| <a href="#">Amazon Devices</a>     |   |   | <a href="#">Amazon Business Blog</a>      |                                   |



Scan the QR code to download the new Amazon Business app



business prime

English

United States

[Alexa Actionable Analytics for the Web](#)

[Sell on Amazon Start a Selling Account](#)

[Amazon Marketing Services Self-service Advertising Solutions](#)

[Amazon Payments Login and Pay with Amazon](#)

[Amazon Web Services Scalable Cloud Computing Services](#)

[Mechanical Turk On-demand Scalable Workforce](#)

[Buy for Others Kindle eBook Bulk Buying Solution](#)

[Conditions of Use](#) [Privacy Notice](#) [Your Ads](#) [Privacy Choices](#)

© 1996-2026, Amazon.com, Inc. or its affiliates



**Final Details for Order #112-1110144-4536208**

**Order Placed:** December 3, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-1110144-4536208  
**Seller's order number:** 32235312  
**Order Total:** \$154.99

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

| Shipped on December 3, 2025  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>In The Swim Pool Stabilizer - 100% Cyanuric Acid for Chlorine Protection and Efficiency - 45 Pound</i><br>Sold by: In The Swim Pool Supplies ( <a href="#">seller profile</a> )<br>Condition: New | \$154.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$154.99<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$154.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Standard Shipping  | <b>Total for This Shipment: \$154.99</b><br>-----  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$154.99<br>Shipping & Handling: \$0.00<br>-----                           |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$154.99<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$154.99</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 3, 2025: \$154.99  |

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

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

SITE: 108  
DATE: 12/4/2025  
TIME: 11:45:54

Tran#: 2335850

PUMP: 09  
PRODUCT: Unleaded  
PRICE/GAL: \$2.709  
SAV/GAL: \$0.050  
QTY/GAL: 7.824  
FUEL TOTAL: \$20.80

MOB #

REF # :  
134000001467381  
Terminal : 00999002  
Dev : I  
Appr : 014044  
Visa  
Contactless  
Type :  
Preauthorization  
Resp : APPROVED  
Card Num :  
XXXXXXXXXX8047  
Bat# : 20251204727  
Seq# : 5489  
Ref :  
53384729614330533860  
26637143GDRVCU000000  
00  
8

USD\$ 20.80

VISA

AID: CREDIT  
TVR: A00000000031010  
IAD: 0000000000  
TSI: XXXXXX  
ARQC: 0000

CODC5B87A94FEF0E

APPROVED BY ISSUER

12/04/2025 11:44:11

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

EXP: 10/26  
XXXXXXXX6293  
Term: 108  
Appr: 1

Reference: 206809217  
You Saved  
Com

More Savings Inside On Gas

THANK YOU FOR  
SHOPPING AT BJ'S  
WHOLESALE CLUB



Final Details for Order #112-4492303-3697067

Order Placed: December 3, 2025
PO number : ron
Amazon.com order number: 112-4492303-3697067
Order Total: \$45.94

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

Shipped on December 4, 2025

Items Ordered Price
1 of: Push to Exit Button for Door Access Control Big Press Button IP68 Waterproof 304 Stainless Steel Shell NO/COM Output \$19.99
Sold by: YuHan (seller profile)
Condition: New
1 of: Visionis Push to Exit Button VIS-7000 Indoor Green Square Request to Exit Stainless Steel for Door Access Control with L ED Light, NC, C and NO Outputs \$25.95
Sold by: Zeller & Seller (seller profile)
Condition: New

Shipping Address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: Rush Shipping
Item(s) Subtotal: \$45.94
Shipping & Handling: \$2.99
Free Shipping: -\$2.99
Total before tax: \$45.94
Sales Tax: \$0.00
Total for This Shipment: \$45.94

Payment information

Payment Method: Visa | Last digits: 8047
Billing address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Item(s) Subtotal: \$45.94
Shipping & Handling: \$2.99
Promotion applied: -\$2.99
Total before tax: \$45.94
Estimated Tax: \$0.00
Grand Total: \$45.94

Credit Card transactions Visa ending in 8047: December 4, 2025: \$45.94

To view the status of your order, return to Order Summary .

**PINCH-A-PENNY  
POOL-PATIO-SPA**

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

Receipt

Transac #

979166

Account #:

9043292277

Customer:

RON ZASTROCKY

Date: 12/4/2025

Time: 11:49 AM

Cashier: TRAVIS

Register #: 2

| Item    | Description                  | Amount    |
|---------|------------------------------|-----------|
| 0096176 | COMPLETE 35 LB. TABS WRAPPED | \$209.99  |
|         | Discount                     | (\$35.00) |

Sub Total \$174.99  
 Total \$174.99

SIDE TERMINAL Tendered \$174.99  
 Change Due \$0.00

AMOUNT: \$174.99  
 SIDE TERMINAL -- 174.99

Transaction Type: Sale  
Reference Id: 791993452868  
Approval Code: Approved  
Response Code: 0  
Response Message: Approved  
Entry Method: ContactlessIcc  
Card Type: Visa  
Cardholder: CARDHOLDER/VISA  
Last 4: 8047  
RID: A0000000031010  
ATC: 0048  
AC: ARQC C087009E941F62F9

**You saved \$35.00!**

  
9 0 4 3 2 9 2 2 7 7

**Loyalty Points**  
Loyalty Program

Security Program Points

| Name           | Type | Points | Eligibl | Remain |
|----------------|------|--------|---------|--------|
| 2.5 Gal Bleach | #pts | 1      | No      | 10     |

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



Final Details for Order #112-1729907-3229833

Order Placed: December 5, 2025  
PO number : ron  
Amazon.com order number: 112-1729907-3229833  
Order Total: \$74.00

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

| Shipped on December 5, 2025  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 2 of: Filterbuy 20x24x1 Air Filter MERV 8 Essential Dust & Allergy Defense (4-Pack), Electrostatic Pleated HVAC AC Furnace Filters Replacement, Made in USA (Actual Size: 19.38 x 23.38 x 0.75)<br>Sold by: Filterbuy ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$37.00  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$74.00<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$74.00<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Two-Day Shipping   | <b>Total for This Shipment: \$74.00</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$74.00<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$74.00<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$74.00</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 5, 2025: \$74.00   |

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



Final Details for Order #112-7347688-0795460

Order Placed: December 4, 2025  
PO number : ron  
Amazon.com order number: 112-7347688-0795460  
Order Total: \$109.99

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

| Shipped on December 5, 2025  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: MELPO LED Flood Light Outdoor 800W Equivalent 8000LM Smart RGB Landscape Lighting with APP Control, DIY Scenes - Timing<br>- Warm White 2700K - Color Changing Uplight, IP66 Waterproof US Plug (4Pack)<br>Sold by: MELPO ( <a href="#">seller profile</a> )<br>Condition: New | \$109.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$109.99<br>Shipping & Handling: \$2.99<br>Free Shipping: -\$2.99<br>-----<br>Total before tax: \$109.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Rush Shipping  |  |
|  | <b>Total for This Shipment: \$109.99</b><br>-----  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$109.99<br>Shipping & Handling: \$2.99<br>Promotion applied: -\$2.99<br>----- |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$109.99<br>Estimated Tax: \$0.00<br>-----                                     |
|  | <b>Grand Total: \$109.99</b>   |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 5, 2025: \$109.99  |

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



**Final Details for Order #112-6594330-9265804**

**Order Placed:** December 3, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-6594330-9265804  
**Order Total:** \$19.98

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

| Shipped on December 8, 2025  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 2 of: <i>Please Wait For Gates To Fully Open Sign 12 X 8 Inches Aluminum Sign - Uv Protected, Waterproof, Weatherproof And Fade Resistant - 4Pre-Drilled Holes</i><br>Sold by: GuangShuiShiXuYunQiShangMaoYouXianGongSi ( <a href="#">seller profile</a> )<br>Condition: New | \$9.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$19.98<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$19.98<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$19.98</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$19.98<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$19.98<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$19.98</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 9, 2025: \$19.98   |

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



**Final Details for Order #112-4970027-1876240**

**Order Placed:** December 4, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-4970027-1876240  
**Order Total:** \$42.15

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

| Shipped on December 8, 2025  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 3 of: <i>Goalrilla Ultra Heavy Duty All-Weather Nylon Basketball Net</i><br>Sold by: Amazon ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$14.05  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$42.15<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$42.15<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$42.15</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$42.15<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$42.15<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$42.15</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 8, 2025: \$42.15   |

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



**Final Details for Order #112-7217544-1421859**

**Order Placed:** December 10, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-7217544-1421859  
**Order Total: \$29.48**

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

| Shipped on December 10, 2025   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Heavy Duty Premium Tennis Net Center Straps</i><br>Sold by: Jinlun Sports ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New  | \$19.50  |
| 1 of: <i>POLARHAWK Double Ended Bolt Snap Hooks, Stainless Steel Double End Heavy Duty Trigger Snaps for Water Bucket/Dog Leash/Pet Feed Bucket/Pet Hammock and More, Pack of 6(3.5inch,Silver)</i><br>Sold by: Ravanky ( <a href="#">seller profile</a> )<br>Condition: New | \$9.98   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$29.48<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$29.48<br>Sales Tax: \$0.00<br>-----<br><b>Total for This Shipment: \$29.48</b><br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  |  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$29.48<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$29.48<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$29.48</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 10, 2025: \$29.48  |

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



# BEACH CDD

Receipt # 6365-23-2981

PO/Job Name: tamaya

## In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered  
12/10/2025

| Item Description                  | Qty | Unit Price | Discount | Net Unit Price     | Pre Tax Amount |
|-----------------------------------|-----|------------|----------|--------------------|----------------|
| Brass Key Blank<br>SKU 1004059456 | 2   | \$4.97     | \$0.00   | \$4.97             | \$9.94         |
|                                   |     |            |          | Subtotal           | \$9.94         |
|                                   |     |            |          | Discount           | \$0.00         |
|                                   |     |            |          | Shipping           | \$0.00         |
|                                   |     |            |          | Delivery Charge    | \$0.00         |
|                                   |     |            |          | Sales Tax          | \$0.00         |
|                                   |     |            |          | <b>Order Total</b> | <b>\$9.94</b>  |



# BEACH CDD

## Receipt # 6365-61-4482

PO/Job Name: tamaya

## In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

### Ordered

12/11/2025

| Item Description                                      | Qty | Unit Price | Discount | Net Unit Price  | Pre Tax Amount |
|---|-----|------------|----------|-----------------|----------------|
| 0.5 cu. ft. Step 1 Patio Paver Base<br>SKU 1000052246 | 1   | \$5.97     | \$0.00   | \$5.97          | \$5.97         |
| 15FT 16/3BLK<br>SKU 1001363688                        | 1   | \$12.98    | \$0.00   | \$12.98         | \$12.98        |
|   |     |            |          | Subtotal        | \$18.95        |
|   |     |            |          | Discount        | \$0.00         |
|   |     |            |          | Shipping        | \$0.00         |
|   |     |            |          | Delivery Charge | \$0.00         |



LF CSS Sales Quote

Bill To:

BEACH COMMUNITY DEVELOPMENT DISTRICT  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450  
United States  
Cust# 429815

Ship To:

BEACH COMMUNITY DEVELOPMENT DISTRICT  
TAMAYA COMMUNITY BY ICI HOMES  
JACKSONVILLE, FL 32246-0705  
United States  
Cust# 429815

Order Number:

36985702

Order Date:

10-OCT-2025

Payment Terms:

NET 30

FOB:

Shipping Point

Currency:

USD

PO Number:

QUOTE

-----Number--

| Line | Item         | Description                                     | Hold Org | QTY | Unit | FRT   | Sell Price | Discounting | Ext Price | Carrier |
|------|--------------|---|----------|-----|------|-------|------------|-------------|-----------|---------|
| 1.1  | 1000016-0039 | PAD, SEAT SADDLE CUS,<br>SNGL STITCH- GMT       | RAM      | 1   | EACH | 25.56 | 109.18     | -3          | 109.18    | UPS     |
| 2.1  | 1000013-0039 | PAD, SEAT LEADING EDGE<br>CUS, SNGL STITCH- GMT | RAM      | 1   | EACH | 13.81 | 98.26      | -3          | 98.26     | UPS     |
| 3.1  | 1000008-0039 | PAD, CHEST 10 X 7-5/8,<br>SNGL STITCH- GMT      | RAM      | 1   | EACH | 9.81  | 81.55      | -2          | 81.55     | UPS     |
| 4.1  | 7424739      | ASSY, ROLLER PAD SHORT<br>GMT                   | RAM      | 1   | EACH | 9.90  | 123.60     | -4          | 123.60    | UPS     |

Tax Rate

0.00

Taxable Amount

412.59  
Order Total

Tax Total

0.00  
471.67



Final Details for Order #112-9905596-4641065

Order Placed: December 19, 2025  
PO number : ron  
Amazon.com order number: 112-9905596-4641065  
Seller's order number: SOA-462969  
Order Total: \$59.95

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

| Shipped on December 19, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: SmartSign "Caution - Children At Play" Sign   24" x 24" 3M High Intensity Grade Reflective Aluminum, Made in USA<br>Sold by: SmartSign ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$59.95  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$59.95<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$59.95<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Standard Shipping   | <b>Total for This Shipment: \$59.95</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$59.95<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$59.95<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$59.95</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: December 19, 2025: \$59.95  |

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



**Final Details for Order #112-5264157-8371454**

**Order Placed:** December 19, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-5264157-8371454  
**Order Total: \$124.88**

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

| Shipped on December 19, 2025   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>SmartSign U-Channel Sign Post, Medium Weight   8' Tall Baked Enamel Steel Post - Pack of 3 (K-153-8M-3)</i><br>Sold by: Amazon ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$115.89   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$115.89<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$115.89<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$115.89</b><br>-----  |

| Shipped on December 21, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>Tandefio 16 Pcs 304 Stainless Steel U Channel Sign Post Attachment Kit Sign Mounting Hardware Road Sign Hardware 2-3/4&amp;q<br/>uot; and 1-1/2" Sign Post Mounting Bolts and Nuts for U Channel Post Accessories</i><br>Sold by: Cloppyi ( <a href="#">seller profile</a> )<br>Condition: New | \$8.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$8.99<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$8.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$8.99</b><br>-----  |

**Payment information**

**Payment Method:**  
Visa | Last digits: 8047

Item(s) Subtotal: \$124.88  
Shipping & Handling: \$0.00

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

-----  
Total before tax: \$124.88  
Estimated Tax: \$0.00  
-----

**Grand Total: \$124.88**

**Credit Card transactions**

Visa ending in 8047: December 21, 2025: \$124.88

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 #112-4636099-9556266**

**Order Placed:** December 22, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-4636099-9556266  
**Order Total:** \$399.96

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

| Shipped on December 22, 2025   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Sceptre New 27-inch Prime Monitor 100Hz HDMI x2 VGA 1ms 99% sRGB Eye-Care Build-in Speakers, Machine Black 2026 (E275W-1 9203R Series)</i><br>Sold by: Amazon.com<br>Condition: New | \$99.97  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$99.97<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$99.97<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Delivery in fewer trips to your address  | <b>Total for This Shipment: \$99.97</b><br>-----   |

| Shipped on December 22, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>KAMRUI E3B Mini PC with AMD Ryzen 7 5825U (Beat 5500U/7430U, up to 4.5GHz), 16GB DDR4 512GB M.2 SSD Mini Computer, Mini Gaming PC with USB Type-C Supports Triple 4K Display, WiFi 6, BT 5.2</i><br>Sold by: KAMRUI-Chain ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$299.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$299.99<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$299.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Delivery in fewer trips to your address   | <b>Total for This Shipment: \$299.99</b><br>-----  |

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$399.96

Shipping & Handling: \$0.00

-----

**Billing address**

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$399.96

Estimated Tax: \$0.00

-----

**Grand Total: \$399.96**

**Credit Card transactions**

Visa ending in 8047: December 22, 2025: \$399.96

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

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

# **US BANK STATEMENTS**

**December 2025**



**December 2025 Statement**

Open Date: 11/25/2025 Closing Date: 12/23/2025

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

|  |                   |
|--|-------------------|
| <b>New Balance</b>   | <b>\$4,296.49</b> |
| <b>Minimum Payment Due</b>   | <b>\$4,296.49</b> |
| <b>Payment Due Date</b>  | <b>01/22/2026</b> |
| <b>Late Payment Warning:</b> 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. |                   |

|   |          |
|---|----------|
| <b>Cash Rewards</b>                     |          |
| Earned This Statement                   | \$42.97  |
| Rewards Center Balance as of 12/22/2025 | \$633.25 |
| For details, see your rewards summary.  |          |

|                            |   |                          |
|----------------------------|---|--------------------------|
| <b>Activity Summary</b>    |   |                          |
| Previous Balance           | + | \$5,169.86               |
| Payments                   | - | \$5,169.86 <sup>CR</sup> |
| Other Credits              | - | \$59.99 <sup>CR</sup>    |
| Purchases                  | + | \$4,356.48               |
| Balance Transfers          |   | \$0.00                   |
| Advances                   |   | \$0.00                   |
| Other Debits               |   | \$0.00                   |
| Fees Charged               |   | \$0.00                   |
| Interest Charged           |   | \$0.00                   |
| <b>New Balance</b>         | = | <b>\$4,296.49</b>        |
| <b>Past Due</b>            |   | <b>\$0.00</b>            |
| <b>Minimum Payment Due</b> |   | <b>\$4,296.49</b>        |
| Credit Line                |   | \$20,000.00              |
| Available Credit           |   | \$15,703.51              |
| Days in Billing Period     |   | 29                       |

**Payment Options:**



Mail payment coupon with a check



Pay online at usbank.com



Pay by phone 1-866-485-4545



Pay at your local U.S. Bank branch

No payment is required.

CPN 002750410



0047985319214485380004296490004296494

**Automatic Payment**

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

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

|   |
|---|
| Account Ending in: ##### 8538   |
| Your new full balance of \$4,296.49 will be automatically deducted from your account on 01/20/26. |

106481663796871 E

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

### 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.



**Visa Company Rewards**

| Rewards Center Activity as of 12/22/2025 |          |
|--|----------|
| Rewards Center Activity*                 | \$0.00   |
| Rewards Center Balance                   | \$633.25 |

**To Redeem or check your Rewards Balance:**  
**Download the U.S. Bank Mobile App or login to [usbank.com](http://usbank.com) to access the Rewards Center, or call 1-888-229-8864.**

| Reward Dollars Earned | This Statement | Year to Date    |
|-----------------------|----------------|-----------------|
| Cash Rewards          | \$42.97        | \$252.32        |
| Transfer Points       | \$0.00         | \$423.90        |
| <b>Total Earned</b>   | <b>\$42.97</b> | <b>\$676.22</b> |

**Important Messages**

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

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

Your payment of \$4296.49 will be automatically deducted from your bank account on 01/20/2026. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

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

| Post Date                         | Trans Date | Ref # | Transaction Description                           | Amount   | Notation |
|-----------------------------------|------------|-------|---|----------|----------|
| <b>Other Credits</b>              |            |       |   |          |          |
| 12/15                             | 12/14      | 0760  | TLC 778-769-4686 BC<br>MERCHANDISE/SERVICE RETURN | \$40.00  | CR       |
| <b>Purchases and Other Debits</b> |            |       |   |          |          |
| 12/05                             | 12/04      | 0567  | WAL-MART #1172 JACKSONVILLE FL                    | \$73.73  |          |
| 12/08                             | 12/05      | 4334  | WM SUPERCENTER #1172 JACKSONVILLE FL              | \$94.16  |          |
| 12/08                             | 12/06      | 2400  | AMAZON MKTPL*BI5GG6B31 Amzn.com/bill WA           | \$25.91  |          |
| 12/12                             | 12/11      | 2358  | BJS WHOLESALE #0108 JACKSONVILLE FL               | \$252.32 |          |
| 12/12                             | 12/11      | 4475  | COSTCO WHSE #0357 JACKSONVILLE FL                 | \$814.30 |          |
| 12/12                             | 12/11      | 1911  | TEACHERSPAYTEACHERS.CO 646-588-0910 CA            | \$6.75   |          |
| 12/15                             | 12/12      | 9960  | WAL-MART #1172 JACKSONVILLE FL                    | \$129.53 |          |
| 12/15                             | 12/13      | 5658  | BJS WHOLESALE #0108 JACKSONVILLE FL               | \$166.23 |          |
| 12/15                             | 12/13      | 2664  | WAL-MART #1172 JACKSONVILLE FL                    | \$117.88 |          |
| 12/15                             | 12/13      | 8954  | SQ *SUNNYDAYZ Jacksonville FL                     | \$675.00 |          |
| 12/15                             | 12/13      | 1328  | CHICK-FIL-A #02251 904-992-2232 FL                | \$79.81  |          |
| 12/17                             | 12/16      | 1662  | CCI*CONSTANT-CONTACT 855-2295506 MA               | \$62.00  |          |
| 12/19                             | 12/18      | 8373  | THE UPS STORE 3547 904-8661939 FL                 | \$13.39  |          |
| 12/22                             | 12/19      | 8405  | CHICK-FIL-A #01640 904-928-9498 FL                | \$10.35  |          |
| 12/22                             | 12/20      | 0370  | PUBLIX #644 JACKSONVILLE FL                       | \$77.45  |          |

Continued on Next Page



December 2025 Statement 11/25/2025 - 12/23/2025  
 BEACH CDD (CPN 002750410)

Page 3 of 4

Cardmember Service ☎ 1-866-485-4545

| Transactions                                    |            | INGRAM,OLIVER E |                         |                   | Credit Limit | \$5000 |
|---|------------|-----------------|-------------------------|-------------------|--------------|--------|
| Post Date                                       | Trans Date | Ref #           | Transaction Description | Amount            | Notation     |        |
| <b>Total for Account ##### ##### ##### 1058</b> |            |                 |                         | <b>\$2,558.81</b> |              |        |

| Transactions                                    |            | ZASTROCKY,RONALD W |  |                   | Credit Limit | \$5000 |
|---|------------|--------------------|--|-------------------|--------------|--------|
| Post Date                                       | Trans Date | Ref #              | Transaction Description  | Amount            | Notation     |        |
| <b>Other Credits</b>                            |            |                    |  |                   |              |        |
| 12/05   | 12/04      | 7431               | AMAZON MKTPLCE PMTS Amzn.com/bill WA<br>MERCHANDISE/SERVICE RETURN | \$19.99           | CR           | _____  |
| <b>Purchases and Other Debits</b>               |            |                    |  |                   |              |        |
| 12/04   | 12/03      | 3965               | AMAZON MKTPL*BB7272K30 Amzn.com/bill WA                            | \$154.99          |              | _____  |
| 12/05   | 12/04      | 3115               | BJS FUEL #9108 JACKSONVILLE FL                                     | \$20.80           |              | _____  |
| 12/05   | 12/04      | 8780               | AMAZON MKTPL*BI6BX7B22 Amzn.com/bill WA                            | \$45.94           |              | _____  |
| 12/08   | 12/04      | 3016               | PINCH A PENNY - 146 JACKSONVILLE FL                                | \$174.99          |              | _____  |
| 12/08   | 12/05      | 1536               | AMAZON MKTPL*BI7E38TZ0 Amzn.com/bill WA                            | \$74.00           |              | _____  |
| 12/08   | 12/05      | 3116               | AMAZON MKTPL*BI8IW7932 Amzn.com/bill WA                            | \$109.99          |              | _____  |
| 12/09   | 12/09      | 0507               | AMAZON MKTPL*BI4KG9Y50 Amzn.com/bill WA                            | \$19.98           |              | _____  |
| 12/09   | 12/09      | 8091               | Amazon.com*BI20C7YF0 Amzn.com/bill WA                              | \$42.15           |              | _____  |
| 12/11   | 12/11      | 1253               | AMAZON MKTPL*LC37O22F3 Amzn.com/bill WA                            | \$29.48           |              | _____  |
| 12/12   | 12/10      | 9291               | THE HOME DEPOT #6365 JACKSONVILLE FL                               | \$9.94            |              | _____  |
| 12/15   | 12/11      | 2929               | THE HOME DEPOT #6365 JACKSONVILLE FL                               | \$18.95           |              | _____  |
| 12/15   | 12/12      | 8096               | LIFE FITNESS 847-288-3300 IL                                       | \$471.67          |              | _____  |
| 12/22   | 12/19      | 7275               | AMAZON MKTPL*YI3J45BV3 Amzn.com/bill WA                            | \$59.95           |              | _____  |
| 12/22   | 12/21      | 8274               | AMAZON MKTPL*EG23M58R3 Amzn.com/bill WA                            | \$124.88          |              | _____  |
| 12/23   | 12/23      | 1451               | AMAZON MKTPL*YB8JC0OE3 Amzn.com/bill WA                            | \$399.96          |              | _____  |
| <b>Total for Account ##### ##### ##### 8047</b> |            |                    |  | <b>\$1,737.68</b> |              |        |

| Transactions                                    |            | BILLING ACCOUNT ACTIVITY |                         |                   | Amount   | Notation |
|---|------------|--------------------------|-------------------------|-------------------|----------|----------|
| Post Date                                       | Trans Date | Ref #                    | Transaction Description | Amount            | Notation |          |
| <b>Payments and Other Credits</b>               |            |                          |                         |                   |          |          |
| 12/22   | 12/22      | MTC                      | PAYMENT THANK YOU       | \$5,169.86        | CR       | _____    |
| <b>Total for Account ##### ##### ##### 8538</b> |            |                          |                         | <b>\$5,169.86</b> | CR       |          |

| <b>2025 Totals Year-to-Date</b> |          |
|---------------------------------|----------|
| 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        | \$4,296.49      | \$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 10

Beach  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2026



**Beach CDD**  
**Balance Sheet**  
**February 28, 2026**

|  | General<br>Fund     | Reserve<br>Fund   | Debt Service<br>2015A | Debt Service<br>2024 | Total                  |
|--|---------------------|-------------------|-----------------------|----------------------|------------------------|
| <b>1 ASSETS</b>                                |                     |                   |                       |                      |                        |
| 2 VNB Operating Account                        | 2,885,593           | -                 | -                     | -                    | 2,885,593              |
| 3 BU Clover Account                            | 30,582              | -                 | -                     | -                    | 30,582                 |
| 4 SS Checking Account                          | 66,358              | -                 | -                     | -                    | 66,358                 |
| 5 BU CRF Money Market Account                  | -                   | 319,070           | -                     | -                    | 319,070                |
| 6 Debt Service Accounts:                       |                     |                   |                       |                      |                        |
| 7 Debt Service                                 | -                   | -                 | -                     | 1                    | 1                      |
| 8 Sinking Fund                                 | -                   | -                 | 19                    | 29                   | 49                     |
| 9 Interest Fund                                | -                   | -                 | 2                     | 60                   | 62                     |
| 10 Redemption Fund                             | -                   | -                 | 1                     | 1                    | 2                      |
| 11 Prepayment Fund                             | -                   | -                 | 19,082                | 13,579               | 32,662                 |
| 12 Revenue Fund                                | -                   | -                 | 579,259               | 645,362              | 1,224,621              |
| 13 Reserve Fund                                | -                   | -                 | -                     | 165,209              | 165,209                |
| 14 Op Redemption Fund                          | -                   | -                 | 1                     | 1                    | 2                      |
| 15 Acq & Cons                                  | -                   | -                 | 1                     | 1                    | 2                      |
| 16 Cost Of Issuance                            | -                   | -                 | -                     | -                    | -                      |
| 17 Rebate                                      | -                   | -                 | 1                     | 1                    | 2                      |
| 18 Accounts Receivable                         | -                   | -                 | -                     | -                    | -                      |
| 19 Assessments Receivable On-Roll              | 78,505              | 15,324            | 20,964                | 23,989               | 138,782                |
| 20 Assessments Receivable Off-Roll             | -                   | -                 | -                     | -                    | -                      |
| 21 Due From Other Funds                        | -                   | 283,677           | -                     | -                    | 283,677                |
| 22 Undeposited Funds                           | -                   | -                 | 21,931                | 25,095               | 47,027                 |
| 23 Prepaid                                     | 4,328               | -                 | -                     | -                    | 4,328                  |
| <b>24 TOTAL ASSETS</b>                         | <b>3,065,367</b>    | <b>\$ 618,071</b> | <b>\$ 641,263</b>     | <b>\$ 873,328</b>    | <b>\$ 5,198,029</b>    |
| <b>25 LIABILITIES</b>                          |                     |                   |                       |                      |                        |
| 26 Accounts Payable                            | 108,622             | \$ 4,525          | \$ -                  | \$ -                 | \$ 113,147             |
| 27 Accrued Expense                             | 66,138              | -                 | -                     | -                    | \$ 66,138              |
| 28 Deferred Revenue On-Roll                    | 78,505              | 15,324            | 20,964                | 23,989               | \$ 138,782             |
| 29 Deferred Revenue Off-Roll                   | -                   | -                 | -                     | -                    | \$ -                   |
| 30 Due To Other Funds                          | 283,677             | -                 | -                     | -                    | \$ 283,677             |
| <b>31 TOTAL LIABILITIES</b>                    | <b>536,942</b>      | <b>19,849</b>     | <b>20,964</b>         | <b>23,989</b>        | <b>601,743</b>         |
| <b>32 FUND BALANCE</b>                         |                     |                   |                       |                      |                        |
| 33 Nonspendable                                | -                   | -                 | -                     | -                    | -                      |
| 34 Prepaid & Deposits                          | 4,328               | -                 | -                     | -                    | 4,328                  |
| 35 Capital Reserves                            | -                   | -                 | -                     | -                    | -                      |
| 36 Operating Capital                           | 364,639             | -                 | -                     | -                    | 364,639                |
| 37 Unassigned                                  | 2,159,458           | 598,222           | 620,299               | 849,340              | 4,227,319              |
| <b>38 TOTAL FUND BALANCE</b>                   | <b>2,528,425</b>    | <b>598,222</b>    | <b>620,299</b>        | <b>849,340</b>       | <b>4,596,286</b>       |
| <b>39 TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 3,065,367</b> | <b>\$ 618,071</b> | <b>\$ 641,263</b>     | <b>\$ 873,328</b>    | <b>\$ 5,198,029.35</b> |

**Beach CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to February 28, 2026**

|   | FY 2026<br>Adopted<br>Budget | FY 2026<br>Month of<br>February | FY 2026<br>Total Actual<br>Year-to-Date | VARIANCE<br>Over (Under)<br>to Budget | % Actual<br>YTD /<br>FY Budget |
|---|------------------------------|---------------------------------|---|---------------------------------------|--------------------------------|
| <b>1 REVENUES</b>                                     |                              |                                 |   |                                       |                                |
| 2 Assessments On-Roll                                 | \$ 2,156,924                 | \$ 29,080                       | \$ 2,078,419                            | \$ (78,505)                           | 96%                            |
| 3 Interest Revenue                                    | -                            | 7,930                           | 36,204                                  | 36,204                                |                                |
| 4 Other Financing Sources                             | -                            | 2,707                           | 22,853                                  | 22,853                                |                                |
| <b>5 TOTAL REVENUES</b>                               | <b>\$ 2,156,924</b>          | <b>\$ 39,717</b>                | <b>2,137,476</b>                        | <b>\$ (19,448)</b>                    | <b>99%</b>                     |
| 6 Fund Balance Forward                                | \$ 30,908                    |                                 |   |                                       |                                |
| <b>7 TOTAL REVENUES &amp; BALANCE FORWARD</b>         | <b>\$ 2,187,832</b>          | <b>\$ 39,717</b>                | <b>2,137,476</b>                        | <b>\$ (50,356)</b>                    | <b>98%</b>                     |
| <b>8 EXPENDITURES</b>                                 |                              |                                 |   |                                       |                                |
| <b>9 GENERAL &amp; ADMINISTRATIVE EXPENSES</b>        |                              |                                 |   |                                       |                                |
| 10 Trustee Fees                                       | \$ 8,800                     | \$ -                            | \$ 4,033                                | \$ (4,767)                            | 46%                            |
| 11 Supervisor Fees-Regular Meetings                   | 12,000                       | 400                             | 2,000                                   | (10,000)                              | 17%                            |
| 12 Supervisor Fees-Workshops                          | 12,000                       | 400                             | 2,000                                   | (10,000)                              | 17%                            |
| 13 District Management                                | 46,790                       | 3,899                           | 19,496                                  | (27,294)                              | 42%                            |
| 14 Engineering  | 5,460                        | -                               | 1,197                                   | (4,263)                               | 22%                            |
| 15 Dissemination Agent                                | 2,785                        | -                               | 2,785                                   | -                                     | 100%                           |
| 16 District Counsel                                   | 28,350                       | 3,117                           | 3,117                                   | (25,233)                              | 11%                            |
| 17 Assessment Administration                          | 6,127                        | 511                             | 2,553                                   | (3,574)                               | 42%                            |
| 18 Arbitrage Rebate Calculation                       | 676                          | -                               | 650                                     | (26)                                  | 96%                            |
| 19 Audit  | 3,650                        | -                               | -                                       | (3,650)                               | 0%                             |
| 20 Website  | 2,800                        | 90                              | 1,965                                   | (835)                                 | 70%                            |
| 21 Legal Advertising                                  | 3,500                        | 97                              | 1,776                                   | (1,724)                               | 51%                            |
| 22 Dues, Licenses & Fees                              | 175                          | -                               | 175                                     | -                                     | 100%                           |
| 23 General Liability Insurance                        | 68,000                       | -                               | 53,522                                  | (14,478)                              | 79%                            |
| 24 Office Miscellaneous                               | 3,822                        | 638                             | 2,040                                   | (1,782)                               | 53%                            |
| 26 Bonus/Appreciation Gifts                           | 1,000                        | -                               | -                                       | (1,000)                               | 0%                             |
| 27 District Contingency                               | 16,303                       | -                               | -                                       | (16,303)                              | 0%                             |
| <b>28 TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b> | <b>222,238</b>               | <b>9,151</b>                    | <b>97,309</b>                           | <b>(124,929)</b>                      | <b>44%</b>                     |
| <b>29 FIELD EXPENSES</b>                              |                              |                                 |   |                                       |                                |
| 30 Field Management                                   | 178,310                      | 16,108                          | 76,443                                  | (101,867)                             | 43%                            |
| 31 Lake Maintenance                                   | 30,000                       | 2,369                           | 11,845                                  | (18,155)                              | 39%                            |
| 32 Landscaping (Including Materials)                  | 400,000                      | 33,806                          | 167,271                                 | (232,729)                             | 42%                            |
| 33 Field Operations Contingency                       | 100,000                      | -                               | -                                       | (100,000)                             | 0%                             |
| 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                      | 12,999                          | 77,915                                  | (227,635)                             | 25%                            |
| 38 Community and Amenity Repairs                      | 90,000                       | 21,255                          | 39,074                                  | (50,926)                              | 43%                            |
| 39 Sidewalk Repairs                                   | 7,000                        | -                               | -                                       | (7,000)                               | 0%                             |
| <b>40 TOTAL FIELD EXPENSES</b>                        | <b>1,170,972</b>             | <b>86,537</b>                   | <b>372,549</b>                          | <b>(798,423)</b>                      | <b>32%</b>                     |
| <b>41 AMENITY EXPENSES</b>                            |                              |                                 |   |                                       |                                |
| 42 Amenity Management                                 | 156,655                      | 14,624                          | 71,672                                  | (84,983)                              | 46%                            |
| 43 Lifeguard  | 28,028                       | 2,835                           | -                                       | (28,028)                              | 0%                             |
| 44 Amenity/Fitness Center Staffing                    | 89,114                       | -                               | 16,511                                  | (72,603)                              | 19%                            |
| 45 Swimming Pool Chemicals                            | 20,802                       | 1,320                           | 6,270                                   | (14,532)                              | 30%                            |
| 46 Pool/Entry Water Feature Maintenance               | 32,725                       | -                               | 914                                     | (31,811)                              | 3%                             |
| 47 Swimming Pool Inspection                           | 929                          | -                               | -                                       | (929)                                 | 0%                             |
| 48 Holiday Decorations                                | 10,400                       | 3,000                           | 11,465                                  | 1,065                                 | 110%                           |
| 49 Amenity Cleaning                                   | 41,200                       | 315                             | 9,219                                   | (31,981)                              | 22%                            |
| 50 Amenity Gates/Control Access/Amenity Gate Repair   | 27,872                       | -                               | 1,447                                   | (26,425)                              | 5%                             |
| 51 Amenity Website/Computer Equipment                 | 10,400                       | 491                             | 2,856                                   | (7,544)                               | 27%                            |
| 52 Amenity Internet/Cable                             | 14,560                       | 873                             | 4,309                                   | (10,251)                              | 30%                            |

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Month of<br/>February</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> | <b>% Actual<br/>YTD /<br/>FY Budget</b> |
|--|---------------------------------------|--|--|--|---|
| 53 Fitness Equipment Lease                         | 18,500                                | 1,540                                    | 7,700  | (10,800)                                       | 42%                                     |
| 54 Lifestyles Programming                          | 46,036                                | -  | 16,382   | (29,654)                                       | 36%                                     |
| 55 Tennis Court Maintenance - 4 Clay Courts        | 3,770                                 | -  | 29   | (3,741)  | 1%                                      |
| 56 Pest Control                                    | 1,747                                 | 127                                      | 621  | (1,126)  | 36%                                     |
| 57 Amenity Fire System Monitoring                  | 1,556                                 | -  | 1,125  | (431)  | 72%                                     |
| 58 AED Lease                                       | 1,810                                 | 154                                      | 770  | (1,040)  | 43%                                     |
| 59 Trash Collection                                | 2,983                                 | 205                                      | 1,168  | (1,815)  | 39%                                     |
| <b>60 TOTAL AMENITY EXPENSES</b>                   | <b>509,087</b>                        | <b>25,483</b>                            | <b>152,457</b>                                   | <b>(356,630)</b>                               | <b>30%</b>                              |
| <b>61 ACCESS CONTROL /GATE HOUSE</b>               |                                       |  |  |  |   |
| 62 Guard Service (Gate Only)                       | 192,172                               | 17,049                                   | 98,074   | (94,098)                                       | 51%                                     |
| 63 Roving Guard Service                            | 37,123                                | -  | 7,007  | (30,116)                                       | 19%                                     |
| 65 Security Contingency                            | 50,000                                | -  | -  | -  | -                                       |
| 66 Bar Code Expense                                | 6,240                                 | -  | 1,470  | (4,770)  | 24%                                     |
| <b>67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b> | <b>285,535</b>                        | <b>17,049</b>                            | <b>106,551</b>                                   | <b>(178,984)</b>                               | <b>37%</b>                              |
| <b>68 TOTAL EXPENDITURES</b>                       | <b>2,187,832</b>                      | <b>138,220</b>                           | <b>728,865</b>                                   | <b>(1,459,967)</b>                             | <b>33%</b>                              |
| <b>69 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>(30,908)</b>                       | <b>(98,503)</b>                          | <b>1,408,611</b>                                 | <b>1,439,519</b>                               |   |
| <b>70 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |  |   |
| 71 Transfers In                                    | -                                     | -  | -  | -  | -                                       |
| 72 Transfers Out                                   | (274,921)                             | -  | -  | 274,921  | -                                       |
| <b>73 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>(274,921)</b>                      | <b>-</b>                                 | <b>-</b>   | <b>274,921</b>                                 |   |
| <b>74 NET CHANGE IN FUND BALANCE</b>               | <b>(305,829)</b>                      | <b>(98,503)</b>                          | <b>1,408,611</b>                                 | <b>1,714,440</b>                               |   |
| 75 Fund Balance - Beginning                        | 476,519                               | -  | 1,119,815  | 643,296  |   |
| 76 Fund Balance Forward                            | (30,908)                              | -  | -  | -  |   |
| <b>77 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 170,690</b>                     |  | <b>\$ 2,528,425</b>                              | <b>\$ 2,357,735</b>                            |   |
| <b>78 ANALYSIS OF FUND BALANCE</b>                 |                                       |  |  |  |   |
| <b>79 NONSPENDABLE</b>                             |                                       |  |  |  |   |
| 80 PREPAID & DEPOSITS                              | 886                                   | -  | 4,328  | -  |   |
| 81 CAPITAL RESERVES                                | -                                     | -  | -  | -  |   |
| 82 OPERATING CAPITAL                               | 364,639                               | -  | 364,639  | -  |   |
| 83 UNASSIGNED                                      | (194,835)                             | -  | 2,159,458  | -  |   |
| <b>84 TOTAL FUND BALANCE</b>                       | <b>\$ 170,690</b>                     |  | <b>\$ 2,528,425</b>                              |  |   |

**Beach CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to February 28, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 421,016                            | \$ 405,692                                       | \$ (15,324)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest & Miscellaneous                         | -                                     | 5,101  | 5,101  |
| 5 Reserve Balance                                  | -                                     | -  | -  |
| <b>6 TOTAL REVENUES</b>                            | <b>421,016</b>                        | <b>410,793</b>                                   | <b>(10,223)</b>                                |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 8 Capital Improvement Plan (CIP) - Future FY       | 180,000                               | 117,677  | (62,323)                                       |
| 9 Contingency                                      | 150,000                               | 9,827  | (140,173)                                      |
| 10 Capital Reserve Fund Contribution               | 91,016                                | 32,315   | (58,701)                                       |
| <b>11 TOTAL EXPENDITURES</b>                       | <b>421,016</b>                        | <b>159,820</b>                                   | <b>(261,196)</b>                               |
| <b>12 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>-</b>                              | <b>250,973</b>                                   | <b>250,973</b>                                 |
| <b>13 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 14 Transfers In                                    | 274,921                               | -  | (274,921)                                      |
| 15 Transfers Out                                   | -                                     | -  | -  |
| <b>16 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>274,921</b>                        | <b>-</b>   | <b>(274,921)</b>                               |
| <b>17 NET CHANGE IN FUND BALANCE</b>               | <b>274,921</b>                        | <b>250,973</b>                                   | <b>(23,948)</b>                                |
| 18 Fund Balance - Beginning                        | 157,892                               | 347,249  | 189,357  |
| <b>19 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 432,813</b>                     | <b>\$ 598,222</b>                                | <b>\$ 165,409</b>                              |

**Beach CDD**  
**Debt Service 2015A**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to February 28, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 575,993                            | \$ 555,028                                       | \$ (20,964)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest Revenue                                 | -                                     | 3,690  | 3,690  |
| 5 Misc. Revenue                                    | -                                     | 19,081   | 19,081   |
| <b>6 TOTAL REVENUES</b>                            | <b>575,993</b>                        | <b>577,799</b>                                   | <b>1,806</b>                                   |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 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                            | -                                     | -  | -  |
| <b>15 TOTAL EXPENDITURES</b>                       | <b>572,055</b>                        | <b>196,618</b>                                   | <b>375,438</b>                                 |
| <b>16 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>3,938</b>                          | <b>381,181</b>                                   | <b>377,244</b>                                 |
| <b>17 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 18 Transfers In                                    | -                                     | -  | -  |
| 19 Transfers Out                                   | -                                     | -  | -  |
| <b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| <b>21 NET CHANGE IN FUND BALANCE</b>               | <b>3,938</b>                          | <b>381,181</b>                                   | <b>377,244</b>                                 |
| 22 Fund Balance - Beginning                        | -                                     | 239,116  | 239,116  |
| <b>23 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 3,938</b>                       | <b>\$ 620,299</b>                                | <b>\$ 616,361</b>                              |

\* 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 February 28, 2026**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUES</b>                                  |                                       |  |  |
| 2 Assessments On-Roll                              | \$ 659,084                            | \$ 635,096                                       | \$ (23,989)                                    |
| 3 Assessments Off-Roll                             | -                                     | -  | -  |
| 4 Interest Revenue                                 | -                                     | 6,681  | 6,681  |
| 5 Misc. Revenue                                    | -                                     | 13,569   | 13,569   |
| <b>6 TOTAL REVENUES</b>                            | <b>659,084</b>                        | <b>655,346</b>                                   | <b>(3,738)</b>                                 |
| <b>7 EXPENDITURES</b>                              |                                       |  |  |
| 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   |
| <b>15 TOTAL EXPENDITURES</b>                       | <b>659,084</b>                        | <b>209,534</b>                                   | <b>449,550</b>                                 |
| <b>16 REVENUE OVER (UNDER) EXPENDITURES</b>        | <b>-</b>                              | <b>445,812</b>                                   | <b>445,812</b>                                 |
| <b>17 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |  |  |
| 18 Transfers In                                    | -                                     | -  | -  |
| 19 Transfers Out                                   | -                                     | -  | -  |
| <b>20 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| <b>21 NET CHANGE IN FUND BALANCE</b>               | <b>-</b>                              | <b>445,812</b>                                   | <b>445,812</b>                                 |
| 22 Fund Balance - Beginning                        | -                                     | 403,527  | 403,527  |
| <b>23 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ -</b>                           | <b>\$ 849,340</b>                                | <b>\$ 849,340</b>                              |

\* Financed with prior year's revenue

**Beach CDD**  
**Valley Check Register - FY2026**

| Date       | Number     | Name                                      | Memo  | Deposits   | Payments  | Balance    |                   |
|------------|------------|---|---|------------|-----------|------------|-------------------|
| 09/30/2025 |            | <b>Beginning of Year</b>                  |   |            |           |            | <b>179,975.46</b> |
| 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          |
| <b>10/31/2025</b> |            | <b>End of Month</b>                       |   | <b>927,386.51</b> | <b>226,449.58</b> | <b>880,912.39</b>   |
| 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     | VGlobal 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     | Blinge 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        |
| <b>11/30/2025</b> |            | <b>End of Month</b>                       |   | <b>831,526.39</b> | <b>64,557.96</b>  | <b>1,647,880.82</b> |
| 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     | Blingle 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 Meritage 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 Viktoriia 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 Viktoriia 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        |
| <b>12/31/2025</b> |            | <b>End of Month</b>                       |   | <b>2,715,323.06</b> | <b>1,422,220.42</b> | <b>2,940,983.46</b> |
| 01/02/2026        | 010226ACH1 | KS State Bank                             | Fitness Equipment Financing   |                     | 1,539.95            | 2,939,443.51        |
| 01/05/2026        | 400091     | US Water Services Corporation             | Invoice: S1136263 (Reference: Lift Station Inspection. )  |                     | 300.00              | 2,939,143.51        |
| 01/05/2026        | 400092     | The Lake Doctors, Inc.                    | Invoice: 336368B (Reference: Water Management Jan 26. )   |                     | 2,369.00            | 2,936,774.51        |
| 01/05/2026        | 400093     | Bumble Bee Blinds of Ponte Vedra Beach    | Invoice: 2484555 (Reference: Roller Shades. )   |                     | 4,999.00            | 2,931,775.51        |
| 01/05/2026        | 010526ACH1 | Turner Pest Control                       | Pest Control  |                     | 122.23              | 2,931,653.28        |
| 01/07/2026        | 2042       | Shannon Brooke Thomas                     | Christmas Ornaments 12/13/25.   |                     | 460.00              | 2,931,193.28        |
| 01/07/2026        | 400094     | Cintas Corporation                        | Invoice: 9353376500 (Reference: AED AUTOMATIC AGREEMENT. )  |                     | 154.00              | 2,931,039.28        |

| Date              | Number     | Name                                      | Memo  | Deposits          | Payments         | Balance             |
|-------------------|------------|---|---|-------------------|------------------|---------------------|
| 01/07/2026        | 400095     | Advanced Security Specialist & Consulting | Invoice: BCDDFINAL (Reference: Guard Services 12/1/25 - 12/23/25. )                               |                   | 16,566.00        | 2,914,473.28        |
| 01/07/2026        | 400096     | Jacksonville Daily Record                 | Invoice: 26-00040D (Reference: Legal Advertising. )   |                   | 100.00           | 2,914,373.28        |
| 01/07/2026        | 400097     | Southeastern Paper Group                  | Invoice: 06590804 (Reference: Janitorial Supplies. )  |                   | 386.52           | 2,913,986.76        |
| 01/07/2026        | 400098     | VGlobal Tech                              | Invoice: 8072 (Reference: Email Hosting. )  |                   | 90.00            | 2,913,896.76        |
| 01/09/2026        | 400099     | Vesta District Services                   | Invoice: 430296 (Reference: Management Fees Jan 26. )   |                   | 4,409.75         | 2,909,487.01        |
| 01/12/2026        | 400100     | Vesta Property Services                   | Invoice: 430470 (Reference: Amenity Management Dec 25. )  |                   | 34,917.82        | 2,874,569.19        |
| 01/12/2026        |            |   | Deposit   | 72,869.26         |                  | 2,947,438.45        |
| 01/13/2026        | 011326ACH1 | JEA                                       | Service for the month of Dec 2025   |                   | 11,969.19        | 2,935,469.26        |
| 01/14/2026        | 011426ACH1 | GFL Environmental                         | Trash Service   |                   | 204.75           | 2,935,264.51        |
| 01/15/2026        |            |   | Deposit   | 56.17             |                  | 2,935,320.68        |
| 01/20/2026        | 2043       | Pawel Szeszko                             | BOS Workshop 1/08/26  |                   | 200.00           | 2,935,120.68        |
| 01/20/2026        | 2044       | Todd Caprita                              | BOS Workshop 1/08/26  |                   | 200.00           | 2,934,920.68        |
| 01/20/2026        | 2045       | Pawel Szeszko                             | BOS Meeting 1/12/26   |                   | 200.00           | 2,934,720.68        |
| 01/20/2026        | 2046       | Todd Caprita                              | BOS Meeting 1/12/26   |                   | 200.00           | 2,934,520.68        |
| 01/20/2026        | 400101     | Screening One                             | Invoice: SC100399958 (Reference: Employment Screening. )  |                   | 39.90            | 2,934,480.78        |
| 01/20/2026        | 400102     | Wayne Automatic Fire Sprinklers Inc.      | Invoice: 1278080 (Reference: Alarm Monitoring. )  |                   | 750.00           | 2,933,730.78        |
| 01/20/2026        | 400103     | Integrated Access Solutions               | Invoice: 5347 (Reference: BAI Barcode Stickers. )   |                   | 372.64           | 2,933,358.14        |
| 01/20/2026        | 400104     | Sundancer Sign Graphics                   | Invoice: 15715 (Reference: Sign Installation. )   |                   | 260.00           | 2,933,098.14        |
| 01/20/2026        | 400105     | E.T.M.                                    | Invoice: 223658 (Reference: Engineering Services Dec 25. )  |                   | 99.50            | 2,932,998.64        |
| 01/20/2026        | 400106     | Vesta District Services                   | Invoice: 430372 (Reference: Billable Expenses - Dec 2025. )                                       |                   | 28.90            | 2,932,969.74        |
| 01/20/2026        | 400107     | Hawkins Inc.                              | Invoice: 7300664 (Reference: Pool Chemicals. )  |                   | 1,305.00         | 2,931,664.74        |
| 01/20/2026        | 012026CC1  | US BANK VISA CC                           | Nov Statement 11/24/25 - 12/24/25   |                   | 4,296.48         | 2,927,368.25        |
| 01/20/2026        | 012026ACH1 | Comcast                                   | 12750 Meritage Blvd. GATEHOUSE Dec 30, 2025 - Jan 29, 2025  |                   | 419.13           | 2,926,949.12        |
| 01/20/2026        | 012026ACH2 | Comcast                                   | 12788 Meritace Blvd MINI MDTA Dec 28, 2025 to Jan 27, 2025  |                   | 454.16           | 2,926,494.96        |
| 01/21/2026        | 012126ACH1 | TECO                                      | 12545 Beach Blvd - Nov 20, 2025 - Dec 18, 2025  |                   | 50.88            | 2,926,444.08        |
| 01/21/2026        | 012126ACH2 | Turner Pest Control                       | Pest Control  |                   | 127.18           | 2,926,316.90        |
| 01/21/2026        |            |   | Deposit   | 20,906.98         |                  | 2,947,223.88        |
| 01/23/2026        |            |   | Deposit   | 920.35            |                  | 2,948,144.23        |
| 01/23/2026        | 012326ACH1 | Florida Natural Gas                       | Fuel and Inside FGT Z3 11/19/25 - 12/18/25  |                   | 14.44            | 2,948,129.79        |
| 01/27/2026        | 400108     | Vesta District Services                   | Invoice: 429877 (Reference: Billable Expenses - Nov 2025. )                                       |                   | 13.61            | 2,948,116.18        |
| 01/27/2026        | 400109     | Beaches Electrical Service, Inc.          | Invoice: 15768 (Reference: Light Installation. )  |                   | 497.50           | 2,947,618.68        |
| 01/27/2026        | 400110     | TEKWave Solutions LLC                     | Invoice: 7873 (Reference: VMS - Feb 26. ) Invoice: 7834 (Reference: Installation of Barcode Sc... |                   | 2,000.00         | 2,945,618.68        |
| 01/29/2026        |            |   | Deposit   | 207.00            |                  | 2,945,825.68        |
| 01/30/2026        | 013026ACH1 | Comcast                                   | 13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2026 to Feb 09, 2026                                    |                   | 222.95           | 2,945,602.73        |
| 01/31/2026        |            |   | Interest  | 9,507.91          |                  | 2,955,110.64        |
| <b>01/31/2026</b> |            | <b>End of Month</b>                       |   | <b>104,467.67</b> | <b>90,340.49</b> | <b>2,955,110.64</b> |
| 02/02/2026        | 020226ACH1 | KS State Bank                             | Fitness Equipment Financing   |                   | 1,539.95         | 2,953,570.69        |
| 02/02/2026        | 2047       | Bouncers, Slides, and More Inc.           | Inflatable Outdoor Games for Easter Event   |                   | 1,075.00         | 2,952,495.69        |
| 02/02/2026        | 2048       | Kaylie Fitzhugh                           | Reimbursement for Santa Suit  |                   | 66.21            | 2,952,429.48        |
| 02/02/2026        | 2049       | Oliver Ingram                             | Reimbursement Happy Hour New Year Event   |                   | 40.82            | 2,952,388.66        |
| 02/04/2026        | 400111     | The Lake Doctors, Inc.                    | Invoice: 344119B (Reference: Water Management Feb 26. )   |                   | 2,369.00         | 2,950,019.66        |
| 02/04/2026        | 400112     | Jacksonville Daily Record                 | Invoice: 26-00596 (Reference: Legal Advertising. )  |                   | 100.00           | 2,949,919.66        |
| 02/04/2026        | 400113     | VGlobal Tech                              | Invoice: 8152 (Reference: Email Hosting Feb 26. )   |                   | 90.00            | 2,949,829.66        |
| 02/04/2026        | 400114     | Vesta District Services                   | Invoice: 430641 (Reference: Management Fees Feb 26. )   |                   | 4,409.75         | 2,945,419.91        |
| 02/04/2026        | 400115     | Cintas Corporation                        | Invoice: 9357594656 (Reference: AED AUTOMATIC AGREEMENT. )  |                   | 154.00           | 2,945,265.91        |
| 02/04/2026        |            |   | Deposit   | 37,438.93         |                  | 2,982,704.84        |
| 02/06/2026        | 2050       | Alexis Weber                              | Face Painting Easter 3/28/26  |                   | 1,050.00         | 2,981,654.84        |
| 02/10/2026        | 2051       | Pawel Szeszko                             | BOS Workshop 2/05/26  |                   | 200.00           | 2,981,454.84        |
| 02/10/2026        | 2052       | Todd Caprita                              | BOS Workshop 2/05/26  |                   | 200.00           | 2,981,254.84        |
| 02/10/2026        | 021026ACH1 | Turner Pest Control                       | Pest Control  |                   | 127.18           | 2,981,127.66        |
| 02/10/2026        | 400116     | Quality Cleaning by Viktoriia LLC         | Invoice: 144 (Reference: Cleaning Services Jan 26. ) Invoice: 148_US (Reference: Guard House C... |                   | 1,995.00         | 2,979,132.66        |
| 02/10/2026        | 400117     | Vesta Property Services                   | Invoice: 430876 (Reference: Amenity Management Jan 26. )  |                   | 33,596.16        | 2,945,536.50        |
| 02/10/2026        | 400118     | Ramco Protective                          | Invoice: 74074 (Reference: Guard Services 2/1/26 - 2/28/26. )                                     |                   | 17,048.64        | 2,928,487.86        |
| 02/11/2026        | 2053       | Baer's Furniture Co., Inc.                |   |                   | 20,716.00        | 2,907,771.86        |
| 02/17/2026        | 2054       | Pawel Szeszko                             | BOS Meeting 2/9/26  |                   | 200.00           | 2,907,571.86        |
| 02/17/2026        | 2055       | Todd Caprita                              | BOS Meeting 2/9/26  |                   | 200.00           | 2,907,371.86        |

| Date              | Number     | Name                                 | Memo   | Deposits         | Payments          | Balance             |
|-------------------|------------|--------------------------------------|--|------------------|-------------------|---------------------|
| 02/17/2026        | 021726ACH2 | GFL Environmental                    | Trash Service  |                  | 204.75            | 2,907,167.11        |
| 02/17/2026        | 021726ACH1 | Comcast                              | 12788 Meritace Blvd MINI MDTA Jan 28, 2026 to Feb 27, 2026                   |                  | 453.94            | 2,906,713.17        |
| 02/17/2026        | 2056       | Jacksonville Daily Record            | Misapplied Credit Ck #400078 for inv25-07148D & 25-07149D                    |                  | 207.00            | 2,906,506.17        |
| 02/18/2026        | 2057       | The Greenery of North Florida, Inc.  | 50% Deposit River Rock   |                  | 13,471.55         | 2,893,034.62        |
| 02/18/2026        | 400119     | Vesta District Services              | Invoice: 430878 (Reference: Billable Expenses - Jan 2026. )                  |                  | 571.86            | 2,892,462.76        |
| 02/18/2026        | 400120     | Southeastern Paper Group             | Invoice: 06628895 (Reference: Janitorial Supplies. )                         |                  | 258.19            | 2,892,204.57        |
| 02/18/2026        | 400121     | Screening One                        | Invoice: SC100401895 (Reference: Employment Screenings. )                    |                  | 1.90              | 2,892,202.67        |
| 02/18/2026        | 400122     | Wayne Automatic Fire Sprinklers Inc. | Invoice: 1276469 (Reference: Quarterly Sprinkler Inspection. )               |                  | 75.00             | 2,892,127.67        |
| 02/19/2026        | 400123     | Leisure Creations                    | Invoice: 00104434 (Reference: Replacement Seat Sling. )                      |                  | 511.60            | 2,891,616.07        |
| 02/19/2026        | 400124     | 360 Painting of Jacksonville         | Invoice: 32444934 (Reference: Painting. )                                    |                  | 2,056.47          | 2,889,559.60        |
| 02/19/2026        | 400125     | Hawkins Inc.                         | Invoice: 7326745-1 (Reference: Pool Chemicals. )                             |                  | 1,319.50          | 2,888,240.10        |
| 02/19/2026        | 021926ACH1 | TECO                                 | 12545 Beach Blvd - Dec 19, 2025 - Jan 22, 2026                               |                  | 73.50             | 2,888,166.60        |
| 02/19/2026        | 021926ACH2 | JEA                                  | Service for the month of Jan 2026  |                  | 15,689.81         | 2,872,476.79        |
| 02/19/2026        | 021926ACH3 | Comcast                              | 12750 Meritage Blvd. GATEHOUSE Jan 30, 2026 - Feb 28, 2026                   |                  | 418.99            | 2,872,057.80        |
| 02/20/2026        | 022026CC1  | US BANK VISA CC                      | Jan Statement 12/24/25 - 01/23/26  |                  | 3,375.23          | 2,868,682.57        |
| 02/20/2026        |            |                                      | Deposit  | 56.17            |                   | 2,868,738.74        |
| 02/20/2026        |            |                                      | Deposit  | 13,968.85        |                   | 2,882,707.59        |
| 02/24/2026        | 400126     | Blinge of Jacksonville               | Invoice: 11013706-1 (Reference: Installation of Permanent Lighting System. ) |                  | 3,000.00          | 2,879,707.59        |
| 02/24/2026        | 022426ACH1 | Florida Natural Gas                  | Fuel and Inside FGT Z3 12/18/25 - 1/22/26                                    |                  | 15.08             | 2,879,692.51        |
| 02/24/2026        | 022426EFT  | Florida Dept. of Revenue             | January 2026 Sales Tax   |                  | 637.75            | 2,879,054.76        |
| 02/27/2026        | 2059       | LLS Tax Solutions, Inc.              | Arbitrage Services Series 2024   |                  | 650.00            | 2,878,404.76        |
| 02/28/2026        |            |                                      | Interest   | 7,925.71         |                   | 2,886,330.47        |
| <b>02/28/2026</b> |            | <b>End of Month</b>                  |  | <b>59,389.66</b> | <b>128,169.83</b> | <b>2,886,330.47</b> |

**Beach CDD**  
**Other Financing Sources Income**  
**February 28, 2026**

**Other Financing Sources Breakdown**

|                                | <b>Year To Date Actual</b> | <b>Explanation</b>                                 |
|--------------------------------|----------------------------|--|
| Room Rentals                   | 16,991                     | Clubhouse, Cabana, Hall and Table & Chairs Rentals |
| Event Sponsorship & Entry Fees | 1,440                      | Sponsorship, Newsletter & Casino Night & Event     |
| Access Cards                   | 1,287                      | Access Cards Purchased & Sold by District          |
| Barcode Decals                 | 2,761                      | Barcodes Sold                                      |
| Other Misc.                    | 373                        | Clover Fees & OFFI Island Wing Deposits            |
|                                | \$ 22,853                  |  |

# Oliver's Receipts

January 2026



**Maximum Entertainment**  
Invoice 331321534  
Sold by Mack W.  
Created: 12/23/2025 at 10:14 am ET

|                     |                 |
|---------------------|-----------------|
| <b>Express Item</b> | <b>\$300.00</b> |
| <hr/>               |                 |
| Sub-total           | \$300.00        |
| Tax                 | \$0.00          |
| Tip                 | \$0.00          |
| <hr/>               |                 |
| <b>Total</b>        | <b>\$300.00</b> |



**Sold to Oliver Ingram** **\$300.00**

Visa \*1058 (Keyed)

Auth Code: 903241

Maximum Entertainment

**From:**  
**Kaylah Barry**  
Mr.Bartenderr  
9043774410  
kaylah.b@mrbartenderr.com



|                 |   |
|-----------------|---|
| <b>Bill To:</b> | <b>Kaylie</b>                             |
|                 | kfitzhugh@vestapropertyservices.com       |
| <b>Project:</b> | <b>Kaylie's Event</b>                     |
| Type            | Party                                     |
| Date            | Jan 09, 2026                              |
| Time            | TBD                                       |
| Location        | 12788 Meritage BLVD Jacksonville FL 32246 |

## PAYMENT CONFIRMATION

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

|                |                         |
|----------------|-------------------------|
| INVOICE        | #001021-001             |
| TOTAL          | \$175.53                |
| CHARGE DATE    | 05:05 pm   Jan 02, 2026 |
| DUE DATE       | Jan 01, 2026            |
| PAYMENT METHOD | visa (XXXX-1058)        |

**From:**  
**Kaylah Barry**  
Mr.Bartenderr  
9043774410  
kaylah.b@mrbartenderr.com



|                 |   |
|-----------------|---|
| <b>Bill To:</b> | <b>Kaylie</b>                             |
|                 | kfitzhugh@vestapropertyservices.com       |
| <b>Project:</b> | <b>Kaylie's Event</b>                     |
| Type            | Private Party                             |
| Date            | Jan 09, 2026                              |
| Time            | TBD                                       |
| Location        | 12788 Meritage BLVD Jacksonville FL 32246 |

## PAYMENT CONFIRMATION

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

|                |                         |
|----------------|-------------------------|
| INVOICE        | #001021-002             |
| TOTAL          | \$175.52                |
| CHARGE DATE    | 11:23 am   Jan 03, 2026 |
| DUE DATE       | Jan 02, 2026            |
| PAYMENT METHOD | visa (XXXX-1058)        |



Final Details for Order #111-5322087-2385836

Order Placed: January 4, 2026  
Amazon.com order number: 111-5322087-2385836  
Order Total: \$4.52

| Business order information  |
|---|
| <b>Location:</b> DSD - Tamaya<br><b>GL code:</b> 53206 Special Events Cost<br><b>Billable / Non-Billable:</b> Non-Billable<br><b>Cost center:</b> Northeast |

| Shipped on January 5, 2026   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Fox in Socks (Beginner Books), Dr. Seuss</i><br>Sold by: Amazon.com<br>Condition: New                   | \$4.52   |
| <b>Shipping Address:</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Item(s) Subtotal: \$4.52<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$4.52<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$4.52</b><br>-----  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 1058   | Item(s) Subtotal: \$4.52<br>Shipping & Handling: \$0.00<br>-----                         |
| <b>Billing address</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$4.52<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$4.52</b> |
| <b>Credit Card transactions</b>  | Visa ending in 1058: January 5, 2026: \$4.52   |

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

01/08/2026

 **Scheduled Pickup Time**

01/08/2026  
4:00 PM to 5:00 PM

 **Pick Up Location**

12200 Atlantic Blvd.  
Jacksonville, FL 32225

 Order Placed   Order Processing   Ready for Pick Up   Order Picked Up

| Item Description | Item | Item Price | Qty (Weight) | Total Price |
|------------------|------|------------|--------------|-------------|
|------------------|------|------------|--------------|-------------|



Item Price : \$14.29  
Qty (Weight) : 1  
Total Price : \$14.29

Tyson Frozen All Natural White Meat Chicken Nuggets, 5 lbs.

Item: 105684

[BUY IT AGAIN](#)



Item Price : \$4.99  
Qty (Weight) : 1  
Total Price : \$4.99

Welch's Grape Jelly, 2 pk./30 oz.

Item: 12249

[BUY IT AGAIN](#)



Item Price : \$8.49  
Qty (Weight) : 1  
Total Price : \$8.49

Ocean Spray 100% Juice Cranberry Juice Blend, 2 pk./96 fl. oz.

Item: 25203

[BUY IT AGAIN](#)



Item Price : \$18.99  
Qty (Weight) : 1  
Total Price : \$18.99

Tyson Frozen Fully Cooked Buffalo Style Hot Chicken Wings, 4 lbs.

Item: 284632

[BUY IT AGAIN](#)



Item Price : \$18.99  
Qty (Weight) : 1  
Total Price : \$18.99

Tyson Honey BBQ Bone-In Chicken Wings, 4 lbs.

Item: 284639

Feedback

BUY IT AGAIN



Item Price : \$16.49  
Qty (Weight) : 1  
Total Price : \$16.49

Dole 100% Pineapple Juice, 24 pk./8 oz.

Item: 329011

BUY IT AGAIN



Item Price : \$10.99  
Qty (Weight) : 1  
Total Price : \$10.99

Wellsley Farms Mozzarella Sticks, 60 ct.

Item: 329162

BUY IT AGAIN



Item Price : \$16.79  
Qty (Weight) : 1  
Total Price : \$16.79

Wellsley Farms Italian-Style Meatballs, 5 lbs.

Item: 33357

BUY IT AGAIN



Item Price : \$7.69  
Qty (Weight) : 1  
Total Price : \$7.69

Simply Orange Pulp-Free Orange Juice, 2 pk./46 fl. oz.

Item: 341142

BUY IT AGAIN



Item Price : \$18.99  
Qty (Weight) : 1  
Total Price : \$18.99

Coca-Cola Cans, 35 pk./12 oz.

Item: 38045

BUY IT AGAIN



Item Price : \$18.99  
Qty (Weight) : 1  
Total Price : \$18.99

Diet Coke Diet Soda Soft Drink, Cans, 35 pk./12 fl. oz.

Item: 38048

Feedback

BUY IT AGAIN



Item Price : \$3.99  
Qty (Weight) : 1  
Total Price : \$3.99

Wellsley Farms Purified Water, 40 pk./16.9 oz.

Item: 53620

BUY IT AGAIN



Item Price : \$3.49  
Qty (Weight) : 1  
Total Price : \$3.49

Wellsley Farms Limes, 2 lbs.

Item: 86789

BUY IT AGAIN



Item Price : \$2.59  
Qty (Weight) : 1  
Total Price : \$2.59

Wellsley Farms Lemons, 2 lbs.

Item: 86823

BUY IT AGAIN

### Order Details



**Pickup**  
(14 items)

### Billing Information

Oliver Ingram  
12788 Meritage Blvd  
Jacksonville, FL 32246  
(904)-536-6367

### Payment Method

VISA

\*\*\*\* \* 1058

### Order Summary

|                   |          |
|-------------------|----------|
| Subtotal          | \$165.76 |
| Savings           | -\$0.00  |
| Rewards Redeemed  | -\$0.00  |
| Shipping Charge   | \$0.00   |
| Shipping Discount | \$0.00   |
| Tire Disposal Fee | \$0.00   |
| Tax               | \$0.00   |

Feedback

|  |                 |
|--|-----------------|
| Fees         | \$0.00          |
| <b>Pickup</b>  |                 |
| Pickup Fee  | \$0.00          |
| <b>Total</b>   | <b>\$165.76</b> |
| Credit Card  | \$165.76        |

 [Print Receipt](#)

[Return Policy](#)

All BJ's memberships are subject to BJ's current Membership Terms, ask in-club or go to [BJs.com/terms](https://www.bjs.com/terms).

Your membership expires on the last day of the month and year shown. Memberships renewed within two months after expiration will be extended 12 months from the expiration date. Memberships renewed more than two months after expiration will be extended for 12 months from the last day of the month of renewal, provided that BJ's reserves the right to require you to enroll in a new membership in lieu of renewing your expired membership.

<sup>6</sup>BJ's One+™ Credit Card holders earn 5% back in rewards on eligible purchases of goods and services in-club at BJ's front-end registers, on BJ's.com or in the BJ's app (minus any redeemed rewards, returns, refunds, or credit adjustments) when they pay for these purchases with their BJ's One+™ Credit Card. Eligible Purchases exclude shipping, sales tax, bottle deposits, alcoholic beverages, cigarettes and tobacco-related products, lottery tickets, gift cards, propane, gasoline, BJ's Gas®, online optical purchases, membership fees and add-ons, warranties and protection plans, BJ's services provided by third parties (e.g., BJ's Travel®), BJ's B2B and BJ's Global Sales transactions. See [BJs.com/bjsoneterms](https://www.bjs.com/bjsoneterms) for information on excluded services. The rewards program is provided by BJ's Wholesale Club, Inc. and its terms may change at any time. For full rewards terms and conditions, please see [BJs.com/bjsoneterms](https://www.bjs.com/bjsoneterms) and [BJs.com/terms](https://www.bjs.com/terms).

Feedback



Final Details for Order #111-3285380-0269866

Order Placed: January 8, 2026
Amazon.com order number: 111-3285380-0269866
Order Total: \$39.29

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

Shipped on January 8, 2026

Items Ordered Price
1 of: BEISHIDA 2Pcs Black Gold Door Streamers Congrats Grade 2025 Decoration Backdrop Foil Fringe Tinsel Party Streamers Curta \$7.83
ins Backdrops Birthday Graduation New Year Party Decoations(3.28 ft x 6.56 ft)
Sold by: DOLM (seller profile)
Business Price
Condition: New
1 of: FOTIOMRG Black and Gold Balloons Garland Arch Kit, 5 10 12 18inch Black Gold Confetti Latex Balloons for 2025 Graduation \$9.99
New Year Anniversary Birthday Party Decorations
Sold by: Fotiomrg store (seller profile)
Condition: New
1 of: Zonon 24 Pieces Funny Photo Booth Props:Christmas, New Year, Family Reunion, Class Reunion, Birthday, Weddings, Prom Dis \$8.99
co Mardi Gras Party Supplies - Mix of Hats, Lipstick, Tie(Golden)
Sold by: MonShy (seller profile)
Condition: New
1 of: Prestee 4 Pack Gold and Black Table Cloth Rectangle Table Covers 54 x 108 Inches - Plastic Table Cloth Disposable for Parties, Dining and Events - Black Tablecloths for Weddings and Celebrations \$7.59
Sold by: Prestee (seller profile)
Business Price
Condition: New

Shipping Address: Oliver Ingram, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: FREE Prime Delivery
Item(s) Subtotal: \$34.40
Shipping & Handling: \$0.00
Total before tax: \$34.40
Sales Tax: \$0.00
Total for This Shipment: \$34.40

Shipped on January 8, 2026

| Items Ordered  | Price                                  |
|--|--|
| 1 of: <i>Happy New Year 2026 Banner Gold Glitter Bunting Banner Flag Garland for New Year Holiday Party Decorations Supplies</i> | \$4.89                                 |
| Sold by: Hxezoc ( <a href="#">seller profile</a> )   |  |
| Business Price   |  |
| Condition: New   |  |
| <b>Shipping Address:</b>   |  |
| Oliver Ingram  | Item(s) Subtotal: \$4.89               |
| 12788 MERITAGE BLVD  | Shipping & Handling: \$0.00            |
| JACKSONVILLE, FL 32246-0705  | -----                                  |
| United States  | Total before tax: \$4.89               |
|  | Sales Tax: \$0.00                      |
|  | -----                                  |
| <b>Shipping Speed:</b>   |  |
| FREE Prime Delivery  | <b>Total for This Shipment: \$4.89</b> |
|  | -----                                  |

| Payment information             |   |
|---------------------------------|---|
| <b>Payment Method:</b>          | Item(s) Subtotal: \$39.29                     |
| Visa   Last digits: 1058        | Shipping & Handling: \$0.00                   |
|                                 | -----   |
| <b>Billing address</b>          | Total before tax: \$39.29                     |
| Oliver Ingram                   | Estimated Tax: \$0.00                         |
| 12788 MERITAGE BLVD             | -----   |
| JACKSONVILLE, FL 32246-0705     | <b>Grand Total: \$39.29</b>                   |
| United States                   |   |
| <b>Credit Card transactions</b> | Visa ending in 1058: January 8, 2026: \$39.29 |

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

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

New Year Happy Hour



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

Club:108 Reg:5 Trans:181  
Cashier:552746 01/09/26 12:32pm.  
\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. \*\*\*\*\*6285 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 10/26 \*\*\*  
\*\*\*\*\*

|                              |                 |               |
|------------------------------|-----------------|---------------|
| BEACH CDD                    |                 |               |
| 3501 QUADRANGLE BLVD STE 270 |                 |               |
| ORLANDO, FL 32817-8329       |                 |               |
| R 0858013855552 FL 05/31/27  |                 |               |
| 88867000978                  | CKD SHRIMP      | 44.97 R       |
| 3 @ 14.99                    |                 |               |
| 8500001667                   | BARE MOSCATO    | 19.98 T       |
| 2 @ 9.99                     |                 |               |
| 8273400101                   | FRONTERA CM1    | 13.98 T       |
| 2 @ 6.99                     |                 |               |
| 8912128812                   | LOHR 7 CAB      | 26.98 T       |
| 2 @ 12.99                    |                 |               |
| 8678500001                   | CAVIT PG 1.5    | 21.58 T       |
| 2 @ 10.79                    |                 |               |
| 63598510024                  | WHITECLW24CN    | 29.99 T       |
| 78615000038                  | STELLA 24 BT    | 28.49 T       |
| 81209203806                  | ORG. BLUBERRY   | 4.99 R        |
| 76919740414                  | ORG STRWBRRY    | 5.99 R        |
| 81209203002                  | BLKBERRY 12OZ   | 4.49 R        |
| 76919710802                  | RASPBERRY12Z    | 5.49 R        |
| 88867008221                  | 7 " PLTE 130    | 39.98 R       |
| 2 @ 19.99                    |                 |               |
| 88867008222                  | 10" PLT 8OCT    | 71.96 R       |
| 4 @ 17.99                    |                 |               |
| ****                         | <b>SUBTOTAL</b> | <b>317.87</b> |
|                              | FL 7.5% Tax     | 9.93          |
| ****                         | <b>TOTAL</b>    | <b>327.80</b> |
|                              | Rewards         | 17.32         |

\*\*\*\*\*1058 ENTRY: H  
Purchase 00 APPROVED  
AUTH 119053  
TERMINAL NUMBER 7807301085  
01/09/26 12:34pm 108 5 181 552746  
VISA CREDIT  
AID: A0000000031010

Visa 310.48  
CHANGE 0.00

Date of Birth = xx/xx/xx KEYED  
TOTAL ITEMS= 23

As a BJ's Member I JUST SAVED: \$52.89  
BJ's Member Savings 35.57  
Coupons Redeemed 0.00  
Rewards Redeemed 17.32

Current BJ's Gas Savings  
FuelSaver earned thru 01/08/26 0.00/gal  
FuelSaver earned in this trx: 0.00/gal  
Visit BJs.com/Gas for more details

RESALE CERTIFICATE  
WILL EXPIRE IN 507 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



\*0109108050181\*

# COSTCO WHOLESALE

E Jacksonville #357  
4901 Gate Parkway  
East Jacksonville, FL 32246

## LIQUOR

90 Member 111982179290  
755125 PATRON SLVR 74.99 A  
Date of Birth = xx/xx/xx KEYED  
50302 BACARDI LGHT 18.89 A  
267318 GOOSE VODKA 42.79 A  
66654 BOMBAY GIN 31.19 A  
1073030 REMY MARTIN 59.99 A  
462873 BULLEIT 7 YR 48.99 A  
495029 BAILEYS CRM 45.99 A  
E 1605687 ICE 16 LB 2.59 A  
E 1605687 ICE 16 LB 2.59 A  
SUBTOTAL 328.01  
TAX 24.60  
\*\*\*\* TOTAL **352.61**

XXXXXXXXXXXX1058 H  
AID: A0000000031010  
Seq# 99935 App#: 019031  
Visa Resp: APPROVED  
Tran ID#: 600900099935...

APPROVED - Purchase  
AMOUNT: \$352.61  
01/09/2026 11:13 357 99 56 23

Visa 352.61  
CHANGE 0.00

A 7.500% TAX 24.60  
TOTAL TAX 24.60  
TOTAL NUMBER OF ITEMS SOLD = 9  
~~01/09/2026~~ 11:13 357 99 56 23



21035709900562601091113

OP#: 23 Name: DEREK L.  
Thank You!  
Please Come Again  
Whse:357 Trn:99 Trn:56 OP:23

Items Sold: 9

90 01/09/2026 11:13

Story time & Craft hour.

# Publix

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



0644 1BR 013 578

|                    |       |       |   |
|--------------------|-------|-------|---|
| STRAWBERRIES       |       | 4.99  | F |
| STRAWBERRIES       |       | 4.99  | F |
| Promotion          |       | -4.99 | F |
| ANNIES VARIETY PK  |       | 7.99  | F |
| MOT A/S UNS STW 4C |       | 3.49  | F |
| MOT A/S APPLE 6CT  |       | 3.35  | F |
| MOT A/S APPLE 6CT  |       | 3.35  | F |
| DSNY PRINCES S/CHS |       | 5.69  | F |
| GW BNA MINI MFFNS  |       | 5.99  | F |
| You Saved          | 0.50  |       |   |
| GW BNA MINI MFFNS  |       | 5.99  | F |
| You Saved          | 0.50  |       |   |
| 24CT ASSORTED CKIE |       | 5.99  | F |
| SWEETST BATCH BLUE |       | 8.99  | F |
| RASPBERRIES RED    |       | 4.99  | F |
| RASPBERRIES RED    |       | 4.99  | F |
| BLACKBERRIES       |       |       |   |
| 1 @ 3 FOR          | 10.00 | 3.34  | F |
| You Saved          | 1.65  |       |   |
| BLACKBERRIES       |       |       |   |
| 1 @ 3 FOR          | 10.00 | 3.33  | F |
| You Saved          | 1.65  |       |   |

|             |         |       |  |
|-------------|---------|-------|--|
| Order Total |         | 72.47 |  |
| Sales Tax   |         | 0.00  |  |
| Grand Total |         | 72.47 |  |
| Credit      | Payment | 72.47 |  |
| Change      |         | 0.00  |  |

### Savings Summary

|                            |      |
|----------------------------|------|
| Special Price Savings      | 9.29 |
| *****                      |      |
| * Your Savings at Publix * |      |
| * 9.29 *                   |      |
| *****                      |      |

Receipt ID: 0644 1BR 013 578

PRESTO!  
Trace #: 017223  
Reference #: 1167247510  
Acct #: XXXXXXXXXXXXX1058  
Purchase VISA  
Amount: \$72.47  
Auth #: 311101

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

Your cashier was Alex W.

01/11/2026 14:10 S0644 R101 3578 C0231

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





Final Details for Order #111-9261527-1475458

Order Placed: January 15, 2026  
Amazon.com order number: 111-9261527-1475458  
Order Total: \$34.19

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

| Shipped on January 15, 2026  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: GOTOBY Compatible Toner Cartridge Replacement for Brother TN433BK TN433 TN431BK TN-433 TN436BK for HL-L8260CDW HL-L8360C<br>DW MFC-L8900CDW MFC-L8610CDW MFC-L8690CDW Printer (Black, 2Pack)<br>Sold by: WILL LOU ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$34.19  |
| <b>Shipping Address:</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$34.19<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$34.19<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$34.19</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 1058   | Item(s) Subtotal: \$34.19<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Oliver Ingram<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$34.19<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$34.19</b> |
| <b>Credit Card transactions</b>  | Visa ending in 1058: January 15, 2026: \$34.19   |

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



[Print](#)

**Billing Activity - Invoices**

***Vesta Property Services, Inc.***

*Attn: Oliver Ingram*

*12788 Meritage Blvd.*

*Jacksonville FL 32246*

*US*

*P.: 904 844 6834*

***Today's Date: 01/24/2026***

***User Name: tamayalifestyles1@gmail.com***

**Invoices from 12/25/2025 to 01/24/2026**

| <b>Date</b> | <b>Description</b>  | <b>Charge Amount</b> | <b>Credit Amount</b> |
|-------------|---------------------|----------------------|----------------------|
| 01/16/2026  | Invoice #1768552135 | \$62.00              |                      |

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

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



# Invoice

#SC100399958  
12/31/2025

[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**  
  
**\$39.90**

| Customer Number   | Sales Rep | Terms  | Due Date   |
|---|-----------|--------|------------|
| SC1-S1_06854 Beach<br>Community Development<br>District |           | Net 30 | 01/30/2026 |

| Item/Description  | Qty | Rate    | Amount  | Taxable |
|---|-----|---------|---------|---------|
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$31.50 | \$31.50 | NT      |
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$31.50 | \$31.50 | NT      |
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$31.50 | \$31.50 | NT      |
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$6.30  | \$6.30  | NT      |
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$2.10  | \$2.10  | NT      |
| <b>Employment Screening</b><br>2025-12-16 - 4539084 - RIVERS, ANTHONY JAMAL - Oliver Ingram - | 1   | \$31.50 | \$31.50 | NT      |

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



# Invoice

#SC100399958  
12/31/2025

|                                  |           |
|----------------------------------|-----------|
| <b>Subtotal</b>                  | \$134.40  |
| <b>Tax Total</b>                 | \$0.00    |
| <b>Invoice Total</b>             | \$134.40  |
| <b>Less Payments and Credits</b> | (\$94.50) |
| <b>Invoice Amount Due</b>        | \$39.90   |
| <b>Account Balance Due</b>       | \$39.90   |

**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

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

Terminal....: POS3547B Date.: 1/21/2026  
Employee....: 259634 Time.: 12:29 PM

| ITEM NAME                            | QTY | PRICE   | TOTAL   |
|--------------------------------------|-----|---------|---------|
| Ground Commercial                    |     |         | \$14.34 |
|                                      | 1 @ | \$14.34 |         |
| Tax                                  |     |         | \$0.00  |
| MMYBR3HR631PJ                        |     |         |         |
| Tracking Number - 1ZAG01730303999581 |     |         |         |
| -----                                |     |         |         |
| Subtotal                             |     |         | \$14.34 |
| Shipping/Other Charges               |     |         | \$0.00  |
| Total tax                            |     |         | \$0.00  |
| -----                                |     |         |         |
| Total                                |     |         | \$14.34 |
| Cards                                |     |         | \$14.34 |

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

US Postal Rates Are Subject to Surcharge.



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

### Win a \$250 gift card

Tell us how we're doing for your chance to win a  
\$250 Amazon.com® Gift Card, a \$100 Amazon.com®  
Gift Card, or a \$50 Amazon.com® Gift Card each month.  
Scan the QR code or go to the link to take the survey.





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

NO PURCHASE NECESSARY. Void where prohibited.  
Ends 1/31/26. Must be US resident 18 years or older  
to enter. Limit (1) entry per person per month.

For Official Rules visit

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

### Need Package Help?

(lost/damaged)

Provide details so we can help:

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

VISA \*\*\*\*\*1058 111292

01/21/2026

12:29 PM

TID

772591450002

Purchase

VISA CREDIT

XXXXXXXXXXXX1058

ENTRY METHOD

CONTACTLESS CHIP

CUM

Invoice

0020003094

Clerk

25963

Response

APPROVED

Auth Code

111292

#### EMV DETAILS

MODE

ISSUER

AID

A0000000031010

TVR

0000000000

IAD

06011203A00000

Amount

USD \$14.34

NO SIGNATURE REQUIRED

CARDHOLDER/VISA

CARDHOLDER/VISA

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

# Ron's Receipts

January 2026





**Final Details for Order #112-9043195-4864268**

**Order Placed:** December 19, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-9043195-4864268  
**Order Total: \$316.72**

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

| Shipped on December 21, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height, Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow</i><br>Sold by: Amazon.com<br>Condition: New | \$39.59  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$39.59<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$39.59<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$39.59</b><br>-----   |

| Shipped on December 23, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 3 of: <i>NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height, Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow</i><br>Sold by: Amazon.com<br>Condition: New | \$39.59  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$118.77<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$118.77<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$118.77</b><br>-----  |

Shipped on December 26, 2025

**Items Ordered**

2 of: NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height,  
Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow  
Sold by: Amazon.com  
Condition: New

**Price**  
\$39.59

**Shipping Address:**

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

Item(s) Subtotal: \$79.18  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$79.18  
Sales Tax: \$0.00

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$79.18**  
-----

Shipped on December 28, 2025

**Items Ordered**

2 of: NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height,  
Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow  
Sold by: Amazon.com  
Condition: New

**Price**  
\$39.59

**Shipping Address:**

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

Item(s) Subtotal: \$79.18  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$79.18  
Sales Tax: \$0.00

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$79.18**  
-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$316.72  
Shipping & Handling: \$0.00  
-----

**Billing address**

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

Total before tax: \$316.72  
Estimated Tax: \$0.00  
-----

**Grand Total: \$316.72**

**Credit Card transactions**

Visa ending in 8047: December 28, 2025: \$79.18  
Visa ending in 8047: December 27, 2025: \$237.54

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



**Final Details for Order #112-9043195-4864268**

**Order Placed:** December 19, 2025  
**PO number :** ron  
**Amazon.com order number:** 112-9043195-4864268  
**Order Total:** \$316.72

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

| Shipped on December 21, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height, Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow</i><br>Sold by: Amazon.com<br>Condition: New | \$39.59  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$39.59<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$39.59<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$39.59</b><br>-----   |

| Shipped on December 23, 2025  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 3 of: <i>NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height, Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow</i><br>Sold by: Amazon.com<br>Condition: New | \$39.59  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$118.77<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$118.77<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$118.77</b><br>-----  |

Shipped on December 26, 2025

**Items Ordered**

**Price**

2 of: NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height,  
Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow  
Sold by: Amazon.com  
Condition: New

\$39.59

**Shipping Address:**

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

Item(s) Subtotal: \$79.18

Shipping & Handling: \$0.00

-----

Total before tax: \$79.18

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$79.18**

-----

Shipped on December 28, 2025

**Items Ordered**

**Price**

2 of: NMC TM169J Traffic Sign, Legend "PEDESTRIAN CROSSWALK" with YIELD Graphic, 12" Length x 18" Height,  
Engineer Grade Prismatic Reflective Aluminum 0.080, Black/Red On Yellow  
Sold by: Amazon.com  
Condition: New

\$39.59

**Shipping Address:**

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

Item(s) Subtotal: \$79.18

Shipping & Handling: \$0.00

-----

Total before tax: \$79.18

Sales Tax: \$0.00

-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$79.18**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$316.72

Shipping & Handling: \$0.00

-----

Total before tax: \$316.72

Estimated Tax: \$0.00

-----

**Billing address**

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

**Grand Total: \$316.72**

**Credit Card transactions**

Visa ending in 8047: December 28, 2025: \$79.18

Visa ending in 8047: December 27, 2025: \$237.54

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



Final Details for Order #112-9823791-5318603

Order Placed: January 5, 2026  
PO number : ron  
Amazon.com order number: 112-9823791-5318603  
Order Total: \$32.80

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

| Shipped on January 5, 2026   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Tech Lighting LED Bi-Pin Replacement Module, Dimmable LED, 3000K, 550 Lumens, Easy to Install, Long Lasting, Energy-Savi</i><br><i>ng, Damp Rated, GY 6.35 Socket (Short)</i><br>Sold by: ShoppersLighting ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$32.80  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$32.80<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$32.80<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Local Express Shipping   | <b>Total for This Shipment: \$32.80</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$32.80<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$32.80<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$32.80</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 5, 2026: \$32.80  |

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



# BEACH CDD

Receipt # 6365-62-2133

---

PO/Job Name: TAMAYA

## In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

### Ordered

1/5/2026

| Item Description  | Qty | Unit Price | Discount | Net Unit Price | Pre Tax Amount |
|---|-----|------------|----------|----------------|----------------|
| 1/4 in. x 12 in. Black and Gold Twist Drill Bit<br>SKU 1001295147 | 1   | \$12.97    | \$0.00   | \$12.97        | \$12.97        |
| 5/16 in. Black and Gold Split Point Drill Bit<br>SKU 1001295035   | 1   | \$6.97     | \$0.00   | \$6.97         | \$6.97         |
| 5/16X41/2HBL<br>SKU 661821  | 2   | \$0.63     | \$0.00   | \$0.63         | \$1.26         |

|                            |   |        |        |        |        |
|----------------------------|---|--------|--------|--------|--------|
| HEX BOLT<br>SKU 217676     | 2 | \$0.53 | \$0.00 | \$0.53 | \$1.06 |
| 5/16HXNUTUSS<br>SKU 655430 | 3 | \$0.14 | \$0.00 | \$0.14 | \$0.42 |
| CUTWSHR5/16"<br>SKU 655562 | 4 | \$0.16 | \$0.00 | \$0.16 | \$0.64 |
| LOCKWASHER<br>SKU 590832   | 4 | \$0.22 | \$0.00 | \$0.22 | \$0.88 |

|                    |                |
|--------------------|----------------|
| Subtotal           | \$24.20        |
| Discount           | \$0.00         |
| Shipping           | \$0.00         |
| Delivery Charge    | \$0.00         |
| Sales Tax          | \$0.00         |
| <b>Order Total</b> | <b>\$24.20</b> |



Final Details for Order #112-3834967-1819442

Order Placed: January 7, 2026  
PO number : ron  
Amazon.com order number: 112-3834967-1819442  
Order Total: \$95.33

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

| Shipped on January 7, 2026   |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 Of: <i>SmartSign - K-153-8M-2 U-Channel Sign Post, Medium Weight   8' Tall Baked Enamel Steel Post - Pack of 2</i><br>Sold by: Amazon ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$85.34  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$85.34<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$85.34<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$85.34</b><br>-----   |

| Shipped on January 7, 2026  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 Of: <i>Meuey Lyot 8 Sets Silver U-Channel Sign Post Bolt 304 Stainless Steel Sign Mounting Hardware 1/4-20x1-3/4 inch Bolts and Nuts for Home and Office appliances</i><br>Sold by: Meuey Lyot ( <a href="#">seller profile</a> )<br>Condition: New | \$9.99   |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$9.99<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$9.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$9.99</b><br>-----  |

**Payment information**

**Payment Method:**  
Visa | Last digits: 8047

Item(s) Subtotal: \$95.33  
Shipping & Handling: \$0.00

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

-----  
Total before tax: \$95.33  
Estimated Tax: \$0.00  
-----

**Grand Total: \$95.33**

**Credit Card transactions**

Visa ending in 8047: January 7, 2026: \$95.33

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 #112-1144808-9281840**

**Order Placed:** January 8, 2026  
**PO number :** ron  
**Amazon.com order number:** 112-1144808-9281840  
**Order Total:** \$64.95

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

| Shipped on January 8, 2026  |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 5 of: 2 Packs Heavy Duty Kickdown Door Stopper, One Touch Adjustable Kickdown Door Stop for Heavy Doors, 4 in Metal Door Kicks<br>stand with Rubber Tip & Wall Protectors for Wide Doors- Black<br>Sold by: Eioiky ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$12.99  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$64.95<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$64.95<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$64.95</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$64.95<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$64.95<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$64.95</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 8, 2026: \$64.95  |

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



Final Details for Order #112-3222630-5352215

Order Placed: January 14, 2026
PO number : ron
Amazon.com order number: 112-3222630-5352215
Order Total: \$38.97

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

Shipped on January 14, 2026
Items Ordered Price
1 Of: 48 Pieces O-Ring Power Pressure Washer Kit 6 Sizes Sealing Stainless Steel Filter for Power Pressure Washers, Pump, Hose, Gun, Wand and Lance \$6.99
2 Of: Shappy Floating Rope Life Ring Rope Lifesaving Dock Lines Boat Braided Polypropylene Outdoor Throwing Lines for Life Pre server Ring Anchor Heaving Line with Spring Hook(15 m/ 16.4 Yards,White) \$15.99
Shipping Address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: FREE Prime Delivery
Total for This Shipment: \$38.97

Payment information
Payment Method: Visa | Last digits: 8047
Billing address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Grand Total: \$38.97

Credit Card transactions Visa ending in 8047: January 14, 2026: \$38.97

To view the status of your order, return to Order Summary .



**Final Details for Order #112-1585545-1981000**

**Order Placed:** January 14, 2026  
**PO number :** ron  
**Amazon.com order number:** 112-1585545-1981000  
**Order Total:** \$84.99

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

| Shipped on January 15, 2026  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 Of: <i>Taylor Made Vinyl Coated Foam Life Ring with White Grab Lines, White (20") - Puncture, tear, scuff-resistant - United States Coast Guard approved for commercial and recreational use - 2020122283</i><br>Sold by: Get Legit Deals ( <a href="#">seller profile</a> )<br>Condition: New | \$89.50  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$89.50<br>Shipping & Handling: \$0.00<br>Amazon Discount: -\$4.51<br>-----<br>Total before tax: \$84.99<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Standard Shipping  | -----<br><b>Total for This Shipment: \$84.99</b><br>-----  |

| Payment information  |   |
|--|---|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$89.50<br>Shipping & Handling: \$0.00<br>Promotion applied: -\$4.51<br>----- |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$84.99<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$84.99</b>      |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 15, 2026: \$84.99  |

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



**Final Details for Order #112-6312709-0580250**

**Order Placed:** January 15, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-6312709-0580250  
**Order Total: \$104.04**

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

| Shipped on January 16, 2026   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>TOSHIBA ML-EM09PA(BS) Small Microwave Oven with 6 Auto Menus, Mute Function &amp; Child Lock, LED Lighting, Perfect for Apartment, 0.9 Cu Ft, 10.6 Inch Removable Turntable, 900W, Black Stainless Steel</i> | \$104.04   |
| Sold by: Amazon.com<br>Condition: New   |  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$104.04<br>Shipping & Handling: \$2.99<br>Free Shipping: -\$2.99<br>-----<br>Total before tax: \$104.04<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Rush Shipping   | <b>Total for This Shipment: \$104.04</b><br>-----  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$104.04<br>Shipping & Handling: \$2.99<br>Promotion applied: -\$2.99<br>----- |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$104.04<br>Estimated Tax: \$0.00<br>-----                                     |
|  | <b>Grand Total: \$104.04</b>   |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 16, 2026: \$104.04  |

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



**Final Details for Order #112-6062677-9009803**

**Order Placed:** January 17, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-6062677-9009803  
**Order Total:** \$183.70

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

| Shipped on January 20, 2026  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 2 of: Taylor Made Vinyl Coated Foam Life Ring with White Grab Lines, White (20") - Puncture, tear, scuff-resistant - United States Coast Guard approved for commercial and recreational use - 2020122283<br>Sold by: LFS Marine & Outdoor ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$91.85  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$183.70<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$183.70<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Standard Shipping  | <b>Total for This Shipment: \$183.70</b><br>-----  |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$183.70<br>Shipping & Handling: \$0.00<br>-----                           |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$183.70<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$183.70</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 20, 2026: \$183.70  |

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



**Final Details for Order #112-9785774-0900242**

**Order Placed:** January 20, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-9785774-0900242  
**Order Total: \$103.47**

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

| Shipped on January 20, 2026   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A</i><br>Sold by: Amazon ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$34.49  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$34.49<br>Shipping & Handling: \$1.00<br>Free Shipping: -\$1.00<br>-----<br>Total before tax: \$34.49<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Rush Shipping   |  |
|   | <b>Total for This Shipment: \$34.49</b><br>-----   |

| Shipped on January 20, 2026   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 of: <i>Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A</i><br>Sold by: Amazon ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$34.49  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$34.49<br>Shipping & Handling: \$1.00<br>Free Shipping: -\$1.00<br>-----<br>Total before tax: \$34.49<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Rush Shipping   |  |
|   | <b>Total for This Shipment: \$34.49</b><br>-----   |

Shipped on January 20, 2026

**Items Ordered**

**Price**

1 of: *Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A*

\$34.49

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

Business Price

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Rush Shipping

Item(s) Subtotal: \$34.49

Shipping & Handling: \$0.99

Free Shipping: -\$0.99

-----

Total before tax: \$34.49

Sales Tax: \$0.00

-----

**Total for This Shipment: \$34.49**

-----

**Payment information**

**Payment Method:**

Visa | Last digits: 8047

**Billing address**

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

Item(s) Subtotal: \$103.47

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

-----

Total before tax: \$103.47

Estimated Tax: \$0.00

-----

**Grand Total: \$103.47**

**Credit Card transactions**

Visa ending in 8047: January 20, 2026: \$103.47

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 #112-3856854-3292203**

**Order Placed:** January 20, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-3856854-3292203  
**Order Total: \$28.05**

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

| Shipped on January 20, 2026  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Multifold Paper Towel Dispenser Countertop, Heavy Duty Wide-Design, 300-Sheet Large Capacity Black Paper Towel Holder, C</i><br><i>ompatible with Tork, AmazonCommercial, Kleenex, Scott, Pacific Multifold Towels</i><br>Sold by: Modunful American ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$28.05  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$28.05<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$28.05<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$28.05</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$28.05<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$28.05<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$28.05</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 20, 2026: \$28.05   |

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



**Final Details for Order #112-8362790-8537802**

**Order Placed:** January 21, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-8362790-8537802  
**Order Total:** \$83.73

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

| Shipped on January 21, 2026   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 1 Of: <i>Taylor Made Vinyl Coated Foam Life Ring with White Grab Lines, White (20") - Puncture, tear, scuff-resistant - United States Coast Guard approved for commercial and recreational use - 2020122283</i><br>Sold by: LFS Marine & Outdoor ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$83.73  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$83.73<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$83.73<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>Standard Shipping   | <b>Total for This Shipment: \$83.73</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$83.73<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$83.73<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$83.73</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 21, 2026: \$83.73   |

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



**Final Details for Order #112-6423877-1085857**

**Order Placed:** January 21, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-6423877-1085857  
**Order Total:** \$31.98

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

| Shipped on January 21, 2026   |  |
|---|--|
| <b>Items Ordered</b>  | <b>Price</b>   |
| 2 of: <i>Shappy Floating Rope Life Ring Rope Lifesaving Dock Lines Boat Braided Polypropylene Outdoor Throwing Lines for Life Pre server Ring Anchor Heaving Line with Spring Hook(15 m/ 16.4 Yards,White)</i><br>Sold by: ROOTAPick ( <a href="#">seller profile</a> )<br>Condition: New | \$15.99  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States  | Item(s) Subtotal: \$31.98<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$31.98<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   | <b>Total for This Shipment: \$31.98</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$31.98<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$31.98<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$31.98</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 21, 2026: \$31.98   |

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



**Final Details for Order #112-3856854-3292203**

**Order Placed:** January 20, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 112-3856854-3292203  
**Order Total: \$28.05**

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

| Shipped on January 20, 2026  |  |
|--|--|
| <b>Items Ordered</b>   | <b>Price</b>   |
| 1 of: <i>Multifold Paper Towel Dispenser Countertop, Heavy Duty Wide-Design, 300-Sheet Large Capacity Black Paper Towel Holder, C</i><br><i>ompatible with Tork, AmazonCommercial, Kleenex, Scott, Pacific Multifold Towels</i><br>Sold by: Modunful American ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$28.05  |
| <b>Shipping Address:</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States   | Item(s) Subtotal: \$28.05<br>Shipping & Handling: \$0.00<br>-----<br>Total before tax: \$28.05<br>Sales Tax: \$0.00<br>----- |
| <b>Shipping Speed:</b><br>FREE Prime Delivery  | <b>Total for This Shipment: \$28.05</b><br>-----   |

| Payment information  |  |
|--|--|
| <b>Payment Method:</b><br>Visa   Last digits: 8047   | Item(s) Subtotal: \$28.05<br>Shipping & Handling: \$0.00<br>-----                          |
| <b>Billing address</b><br>Ron Zastrocky<br>12788 MERITAGE BLVD<br>JACKSONVILLE, FL 32246-0705<br>United States | Total before tax: \$28.05<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$28.05</b> |
| <b>Credit Card transactions</b>  | Visa ending in 8047: January 20, 2026: \$28.05   |

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

# **US BANK STATEMENTS**

**January 2026**



**January 2026 Statement**

Open Date: 12/24/2025 Closing Date: 01/23/2026

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

|  |                   |
|--|-------------------|
| <b>New Balance</b>   | <b>\$3,375.23</b> |
| <b>Minimum Payment Due</b>   | <b>\$3,375.23</b> |
| <b>Payment Due Date</b>  | <b>02/22/2026</b> |
| <b>Late Payment Warning:</b> 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. |                   |

|   |          |
|---|----------|
| <b>Cash Rewards</b>                     |          |
| Earned This Statement                   | \$33.75  |
| Rewards Center Balance as of 01/22/2026 | \$676.22 |
| For details, see your rewards summary.  |          |

|                            |   |                          |
|----------------------------|---|--------------------------|
| <b>Activity Summary</b>    |   |                          |
| Previous Balance           | + | \$4,296.49               |
| Payments                   | - | \$4,296.49 <sup>CR</sup> |
| Other Credits              |   | \$0.00                   |
| Purchases                  | + | \$3,375.23               |
| Balance Transfers          |   | \$0.00                   |
| Advances                   |   | \$0.00                   |
| Other Debits               |   | \$0.00                   |
| Fees Charged               |   | \$0.00                   |
| Interest Charged           |   | \$0.00                   |
| <b>New Balance</b>         | = | <b>\$3,375.23</b>        |
| <b>Past Due</b>            |   | <b>\$0.00</b>            |
| <b>Minimum Payment Due</b> |   | <b>\$3,375.23</b>        |
| Credit Line                |   | \$20,000.00              |
| Available Credit           |   | \$16,624.77              |
| Days in Billing Period     |   | 31                       |

**Payment Options:**



Mail payment coupon with a check



Pay online at usbank.com



Pay by phone 1-866-485-4545



Pay at your local U.S. Bank branch

No payment is required.

CPN 002750410



0047985319214485380003375230003375238

**Automatic Payment**

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

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

|   |
|---|
| Account Ending in: ##### ##### ##### 8538   |
| Your new full balance of \$3,375.23 will be automatically deducted from your account on 02/20/26. |

106481707711371 E

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

### 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.



**Visa Company Rewards**

|   |          |
|---|----------|
| <b>Rewards Center Activity as of 01/22/2026</b> |          |
| Rewards Center Activity*                        | \$0.00   |
| Rewards Center Balance                          | \$676.22 |

**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.**

|                              | <b>This Statement</b> | <b>Year to Date</b> |
|------------------------------|-----------------------|---------------------|
| <b>Reward Dollars Earned</b> |                       |                     |
| Cash Rewards                 | \$33.75               | \$33.75             |
| <b>Total Earned</b>          | <b>\$33.75</b>        | <b>\$33.75</b>      |

**Important Messages**

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

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

Your payment of \$3375.23 will be automatically deducted from your bank account on 02/20/2026. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

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

| Post Date                           | Trans Date | Ref # | Transaction Description                 | Amount            | Notation |
|-------------------------------------|------------|-------|---|-------------------|----------|
| <b>Purchases and Other Debits</b>   |            |       |   |                   |          |
| 12/24                               | 12/23      | 5728  | PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL  | \$300.00          | _____    |
| 01/05                               | 01/02      | 7164  | MR.BARRTEN* (1 OF 2 PA MRBARRTENDERR FL | \$175.53          | _____    |
| 01/05                               | 01/03      | 2663  | MR.BARRTEN* (2 OF 2 PA MRBARRTENDERR FL | \$175.52          | _____    |
| 01/06                               | 01/05      | 8988  | Amazon.com*M37YW2LR3 Amzn.com/bill WA   | \$4.52            | _____    |
| 01/09                               | 01/08      | 0524  | BJS.COM #5490 800-257-2582 MA           | \$165.76          | _____    |
| 01/09                               | 01/09      | 8228  | AMAZON MKTPL*6A27X43U3 Amzn.com/bill WA | \$39.29           | _____    |
| 01/12                               | 01/09      | 5153  | BJS WHOLESALE #0108 JACKSONVILLE FL     | \$310.48          | _____    |
| 01/12                               | 01/09      | 9455  | COSTCO WHSE #0357 JACKSONVILLE FL       | \$352.61          | _____    |
| 01/12                               | 01/11      | 0497  | PUBLIX #644 JACKSONVILLE FL             | \$72.47           | _____    |
| 01/13                               | 01/13      | 6623  | SQ *MAGNETIX DJ SERVIC gosq.com FL      | \$400.00          | _____    |
| 01/16                               | 01/16      | 4427  | AMAZON MKTPL*ZO0LW2S53 Amzn.com/bill WA | \$34.19           | _____    |
| 01/20                               | 01/16      | 8989  | CCI*CONSTANT-CONTACT 855-2295506 MA     | \$62.00           | _____    |
| 01/20                               | 01/16      | 7990  | PST*Screening One 888-3276511 TN        | \$41.10           | _____    |
| 01/22                               | 01/21      | 0980  | THE UPS STORE 3547 904-8661939 FL       | \$14.34           | _____    |
| 01/23                               | 01/22      | 5008  | PUBLIX #644 JACKSONVILLE FL             | \$6.44            | _____    |
| <b>Total for Account ##### 1058</b> |            |       |   | <b>\$2,154.25</b> |          |



| Transactions                        |            | ZASTROCKY, RONALD W |   |                   | Credit Limit | \$5000 |
|-------------------------------------|------------|---------------------|---|-------------------|--------------|--------|
| Post Date                           | Trans Date | Ref #               | Transaction Description                 | Amount            | Notation     |        |
| <b>Purchases and Other Debits</b>   |            |                     |   |                   |              |        |
| 12/29                               | 12/27      | 6827                | Amazon.com*EN4P46LG3 Amzn.com/bill WA   | \$237.54          | _____        |        |
| 12/29                               | 12/29      | 2233                | Amazon.com*Y522S5FV3 Amzn.com/bill WA   | \$79.18           | _____        |        |
| 01/06                               | 01/05      | 3364                | AMAZON MKTPL*RA54C7DM3 Amzn.com/bill WA | \$32.80           | _____        |        |
| 01/07                               | 01/05      | 8175                | THE HOME DEPOT #6365 JACKSONVILLE FL    | \$24.20           | _____        |        |
| 01/08                               | 01/07      | 3021                | AMAZON MKTPL*GF8XQ3I63 Amzn.com/bill WA | \$95.33           | _____        |        |
| 01/09                               | 01/09      | 0423                | AMAZON MKTPL*3P2YM65P3 Amzn.com/bill WA | \$64.95           | _____        |        |
| 01/15                               | 01/14      | 8236                | AMAZON MKTPL*DK2J79SS3 Amzn.com/bill WA | \$38.97           | _____        |        |
| 01/16                               | 01/15      | 7397                | AMAZON MKTPL*EA8DI6GG3 Amzn.com/bill WA | \$84.99           | _____        |        |
| 01/20                               | 01/16      | 3171                | Amazon.com*1G1791Y93 Amzn.com/bill WA   | \$104.04          | _____        |        |
| 01/21                               | 01/20      | 6745                | AMAZON MKTPL*O125X8MP3 Amzn.com/bill WA | \$183.70          | _____        |        |
| 01/21                               | 01/20      | 3747                | Amazon.com*A88QH34H3 Amzn.com/bill WA   | \$103.47          | _____        |        |
| 01/21                               | 01/21      | 2804                | AMAZON MKTPL*JS3EB5DW3 Amzn.com/bill WA | \$28.05           | _____        |        |
| 01/22                               | 01/21      | 9703                | AMAZON MKTPL*WW4QN05S3 Amzn.com/bill WA | \$83.73           | _____        |        |
| 01/22                               | 01/21      | 8272                | AMAZON MKTPL*5F6J40X13 Amzn.com/bill WA | \$31.98           | _____        |        |
| 01/23                               | 01/22      | 2596                | AMAZON MKTPL*YQ0Z35OX3 Amzn.com/bill WA | \$28.05           | _____        |        |
| <b>Total for Account ##### 8047</b> |            |                     |   | <b>\$1,220.98</b> |              |        |

| Transactions                        |            | BILLING ACCOUNT ACTIVITY |                         |                   | Amount   | Notation |
|-------------------------------------|------------|--------------------------|-------------------------|-------------------|----------|----------|
| Post Date                           | Trans Date | Ref #                    | Transaction Description | Amount            | Notation |          |
| <b>Payments and Other Credits</b>   |            |                          |                         |                   |          |          |
| 01/20                               | 01/20      | MTC                      | PAYMENT THANK YOU       | \$4,296.49        | CR _____ |          |
| <b>Total for Account ##### 8538</b> |            |                          |                         | <b>\$4,296.49</b> | CR       |          |

| <b>2026 Totals Year-to-Date</b> |        |
|---------------------------------|--------|
| Total Fees Charged in 2026      | \$0.00 |
| Total Interest Charged in 2026  | \$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        | \$3,375.23      | \$0.00                           |          | \$0.00          | 0.00%                  |                        |
| **ADVANCES         | \$0.00          | \$0.00                           |          | \$0.00          | 0.00%                  |                        |



January 2026 Statement 12/24/2025 - 01/23/2026  
BEACH CDD (CPN 002750410)

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

## 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 11

# Work Order Proposal



**Proposal Date:** 2/25/2026  
**Proposal Work Order #:** 89089  
**Prepared By:** WILLIAM FLANNERY

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** David McInnes dmcinnes@dpfgmc.com  
**Client Phone #:**

## Irrigation Inspection and adjustments / Turf Application

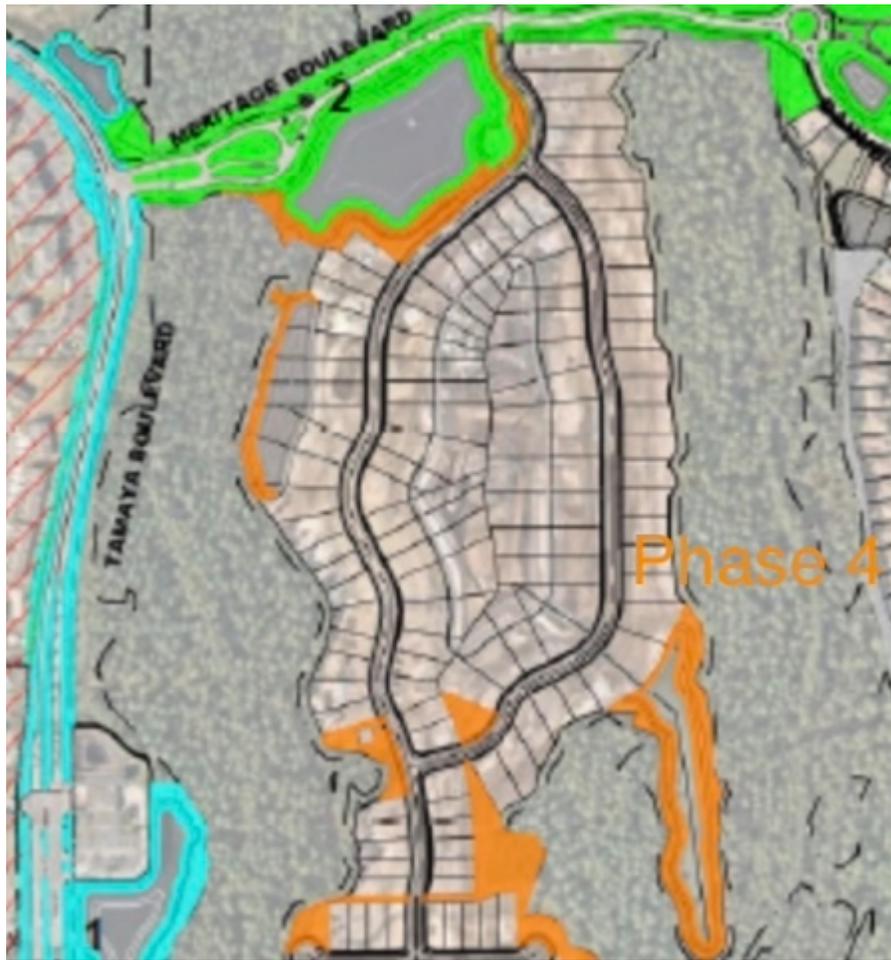
Landscape Enhancement Proposal – Irrigation Audit & Spring Turf Application ( phase 4 )

As part of this enhancement, we will be performing a comprehensive irrigation audit to evaluate the overall performance and efficiency of the system. During this audit, our team will inspect coverage, check for proper operation of all zones, identify any inefficiencies, and make necessary adjustments to improve uniformity and water distribution.

Included in this service, we will adjust irrigation run times to ensure the system is operating at optimal levels based on seasonal requirements. These adjustments help promote healthier turf and plant material while preventing overwatering or waste.

Additionally, this enhancement includes a scheduled spring turf application designed to support strong seasonal growth. This treatment will help strengthen the turf coming out of winter dormancy

| DESCRIPTION                        | QTY        | SIZE | UNIT PRICE | EXT PRICE  | TOTAL PRICE       |
|------------------------------------|------------|------|------------|------------|-------------------|
| <b>Irrigation / turf treatment</b> |            |      |            |            | <b>\$1,474.37</b> |
| Irrigation Audit                   | 111,949.00 | SF   | \$0.00     | \$284.35   |                   |
| Turf Care Production               | 111,949.00 | SF   | \$0.01     | \$1,190.02 |                   |
| <b>Total for Work Order #89089</b> |            |      |            |            | <b>\$1,474.37</b> |



# TERMS & CONDITIONS

1. **Plant Guarantee.** The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. **Deer.** Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. **Tree Work.** Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. **Utility Locates.** The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. **Irrigation Pricing.** The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. **New Construction Irrigation Installation.** Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. **Drainage.** Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. **Access to Jobsite.** Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. **Invoicing.** Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. **Disclaimer.** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. **Promotional Clause.** The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** David McInnes dmcinnes@dpfgmc.com  
**Client Phone #:**

**Proposal Date:** 2/25/2026  
**Proposal Work Order #:** 89089  
**Prepared By:** WILLIAM FLANNERY

Total: \$1,474.37  
Deposit Amount (50%): \$737.18

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY

Date WILLIAM FLANNERY  
2/25/2026

**The Greenery, Inc.**

By \_\_\_\_\_

Date \_\_\_\_\_

# EXHIBIT 12

# Prime Stone Restoration

# Quote

Phone: (407) 376-2687

Fax: (407) 517-4487

| <b>QUOTE TO:</b> |  | VESTA<br><b>Tamaya</b>   |               | Remit Payment to:   |               |
|------------------|--|--|---------------|---|---------------|
|                  |  | Jacksonville, Fl 32246   |               | Prime Stone Restoration<br>2807 Bastia Ct.<br>Jacksonville FL 32246 |               |
|                  |  |  | <b>ORDER:</b> | <b>QUOTE #:</b> A9992   |               |
|                  |  |  |               | <b>DATE:</b> 2/5/2026   |               |
| #                |  | <i>Description</i>   |               | <i>Unit Price</i>   | <i>Amount</i> |
|                  |  | <b><u>Tammay Blvd. Entrance Waterfall front Columns</u></b>                                |               | \$215   | \$ 1,290.00   |
|                  |  | Hone to remove hard calcium & Lime buildup<br>Deep clean all areas<br>Professional sealing |               |   |               |
|                  |  | <b><u>Tamaya Blvd. Entance Fountain</u></b>  |               |   | \$ 200.00     |
|                  |  | Hone to remove calcium & Lime buildup<br>Deep clean all areas<br>Professional sealing      |               |   |               |
| <b>COMMENTS:</b> |  | Included are 6 waterfall colume front face only & Fountain                                 |               | <b>SUB-TOTAL</b>  |               |
|                  |  |  |               | TBD   |               |
|                  |  |  |               |   |               |
|                  |  | <i>Thank You</i>   |               | <b>TOTAL</b>  |               |
|                  |  |  |               | TBD   |               |





# EXHIBIT 13

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



# Proposal

## Exterior spiral metal staircase

**#32633172**

**Beach - 32633172  
- Beach CDD**

**360 Painting of  
Jacksonville**



|                           |
|---------------------------|
| Welcome                   |
| About Us                  |
| Insurance                 |
| Proposal                  |
| Agreement                 |
| Certificate of Completion |

| NEW COLOR   | #COATS |
|---|--------|
| Iron Railing<br>(Includes Both Sides)<br>Materials:<br>Kem Bond HS Metal Primer : | 2      |
| Risers (up to 8")<br>Materials:<br>Kem Bond HS Metal Primer :                     | 2      |
| Middle Metal Support Beam<br>Materials:<br>Kem Bond HS Metal Primer :             | 2      |
| <b>EXTERIOR SPIRAL METAL STAIRCASE SUBTOTAL    \$7,145.79</b>                     |        |

## Pressure Washing

|                                  | NEW COLOR | #COATS          |
|----------------------------------|-----------|-----------------|
| Pressure Wash                    | N/A       | 1               |
| <b>PRESSURE WASHING SUBTOTAL</b> |           | <b>\$251.44</b> |

## Project Set up/Clean up/Prep/Repair

|   | NEW COLOR | #COATS            |
|---|-----------|-------------------|
| Set Up/Prep/Clean Up                                | N/A       | 1                 |
| <b>PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL</b> |           | <b>\$3,816.86</b> |

**LABOR \$10,314.07**

**DISCOUNT (\$500.00)**

**SUBTOTAL \$9,814.07**

**LABOR SUBTOTAL \$9,814.07**

**MATERIALS \$958.89**

**MATERIALS SUBTOTAL \$958.89**

**GRAND TOTAL \$10,772.96**

# EXHIBIT 14

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



# Proposal

## Tamaya exterior Hallway



#32704212

Beach - 32704212  
- Beach CDD

360 Painting of  
Jacksonville

|                           |
|---------------------------|
| Welcome                   |
| About Us                  |
| Insurance                 |
| Proposal                  |
| Agreement                 |
| Certificate of Completion |

| NEW COLOR   | #COATS |
|---|--------|
| Siding-<br>Masonry<br>(Block, Brick,<br>Efis, &<br>Stucco)<br>Materials:<br>Loxon XP: ,<br>EXT Superpaint : | 2      |
| Door Casing<br>(Simple)<br>Exterior<br>Materials:<br>SW EXT Superpaint:                                     | 2      |
| Door 5-8<br>Panel Exterior<br><br>Materials:<br>EXT Superpaint :  | 2      |
| Ceiling<br><br>Materials:<br>EXT Superpaint :   | 2      |

EXT. SUPERPAINTS

---

**TAMAYA EXTERIOR HALLWAY SUBTOTAL    \$2,584.31**

## Pressure Washing

|               | NEW COLOR | #COATS |
|---------------|-----------|--------|
| Pressure Wash | N/A       | 1      |

---

**PRESSURE WASHING SUBTOTAL    \$125.72**

## Project Set up/Clean up/Prep/Repair

|                      | NEW COLOR | #COATS |
|----------------------|-----------|--------|
| Set Up/Prep/Clean Up | N/A       | 1      |

---

**PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL    \$188.58**
**LABOR    \$1,876.42**
**DISCOUNT    (\$500.00)**
**SUBTOTAL    \$1,376.42**


---

**LABOR SUBTOTAL    \$1,376.42**
**MATERIALS    \$1,142.85**
**MATERIALS SUBTOTAL    \$1,142.85**
**GRAND TOTAL    \$2,519.27**


---

# EXHIBIT 15



10-S Tennis Supply & Dinkshot Pickleball  
 1400 NW 13th Avenue  
 Pompano Beach, FL 33069  
 Toll-Free: (800) 247-3907  
 Local: (954) 969-5440  
 www.10-S.com / www.dinkshot.com

# Estimate

#91346

2/19/2026

**Bill To**  
 Ron Zastrocky  
 Tamaya Beach CDD  
 12788 Meritage Blvd  
 Jacksonville FL 32246-0705  
 United States

**Ship To**  
 Ron Zastrocky  
 Tamaya Beach CDD  
 12788 Meritage Blvd  
 Jacksonville FL 32246-0705  
 United States

**TOTAL**  
\$3,049.24

| Expires   | Memo                                  | Sales Rep   | Phone #      | Ship Via     |
|-----------|---------------------------------------|-------------|--------------|--------------|
| 3/21/2026 | Ron Zastrocky: (3) skids<br>HT50# JAX | John DiBari | 904-577-3075 | Rountree Sod |

| Quantity | Item   | Options | Customer Description                               | Rate     | Amount     |
|----------|--|---------|--|----------|------------|
| 3        | <b>OHT5018-JAX</b><br>Jax - Har-Tru 50# Bags -<br>(1.8 Ton Skid / 72 Bags)<br>- SM |         | * Har-Tru *<br>(for above ground irrigated courts) | \$928.08 | \$2,784.24 |

|  |                   |
|--|-------------------|
| <b>Subtotal</b>                          | \$2,784.24        |
| <b>Discount ( )</b>                      |                   |
| <b>Shipping Costs<br/>(Rountree Sod)</b> | \$265.00          |
| <b>Tax (0%)</b>                          | \$0.00            |
| <b>Total</b>                             | <b>\$3,049.24</b> |



91346

# EXHIBIT 16

Revised December 8, 2023  
October 10, 2023

Work Order No. 22-164.03  
File No. 128H-20.03B

## CDD Transfer Parcel 7

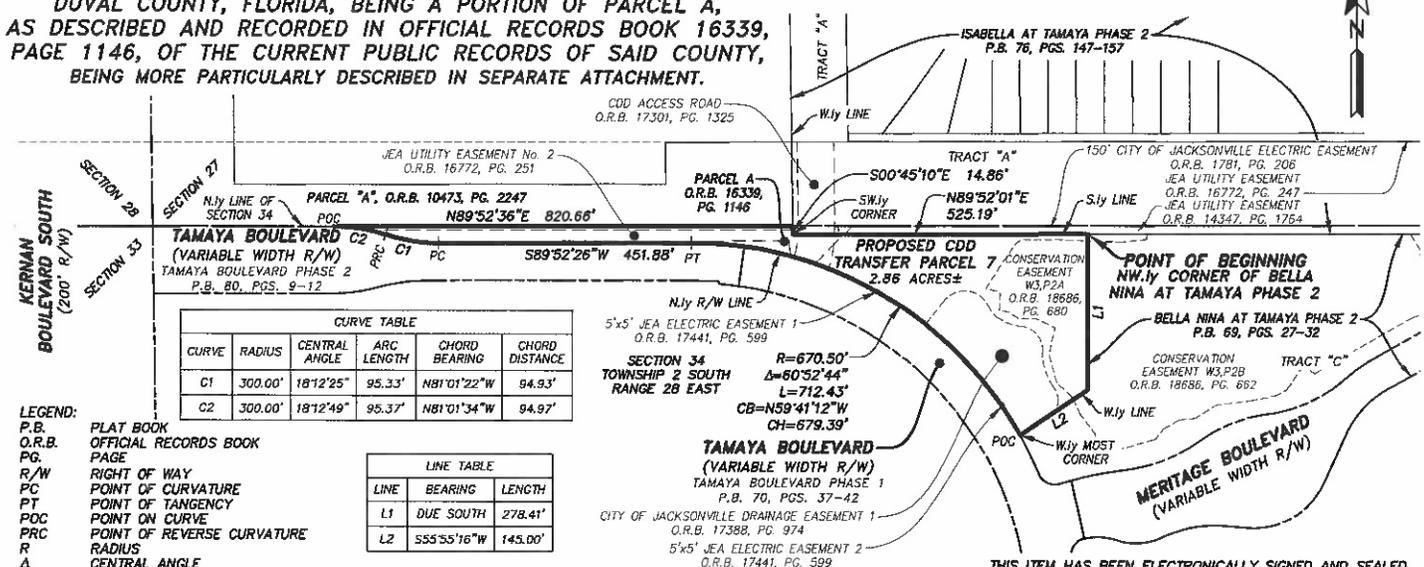
A portion of Section 34, Township 2 South, Range 28 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 16339, page 1146, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwestern corner of Bella Nina at Tamaya Phase 2, as recorded in Plat Book 69, pages 27 through 32, of said current Public Records; thence Due South, along the Westerly line of said Bella Nina at Tamaya Phase 2, a distance of 278.41 feet; thence South  $55^{\circ}55'16''$  West, continuing along said Westerly line, 145.00 feet to the Westerly corner thereof, said corner lying on the Northerly right of way line of Tamaya Boulevard, a variable width right of way as presently established; thence Northwesternly along said Northerly right of way line the following 4 courses: Course 1, thence Northwesternly, departing said Westerly line and along the arc of a non-tangent curve concave Southwesterly having a radius of 670.50 feet, through a central angle of  $60^{\circ}52'44''$ , an arc length of 712.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $59^{\circ}41'12''$  West, 679.39 feet; Course 2, thence South  $89^{\circ}52'26''$  West, 451.88 feet to the point of curvature of a curve concave Northerly having a radius of 300.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $18^{\circ}12'25''$ , an arc length of 95.33 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $81^{\circ}01'22''$  West, 94.93 feet; Course 4, thence Westerly along the arc of a curve concave Southerly having a radius of 300.00 feet, through a central angle of  $18^{\circ}12'49''$ , an arc length of 95.37 feet to a point lying on the Northerly line of said Section 34, said arc being subtended by a chord bearing and distance of North  $81^{\circ}01'34''$  West, 94.97 feet; thence North  $89^{\circ}52'36''$  East, departing said Northerly right of way line, along said Northerly line and along a non-tangent line, 820.66 feet to a point lying on the Westerly line of Isabella at Tamaya Phase 2, as recorded in Plat Book 76, pages 147 through 157, of said current Public Records; thence South  $00^{\circ}45'10''$  East, departing said Northerly line and along said Westerly line, 14.86 feet to the Southwesterly corner thereof; thence North  $89^{\circ}52'01''$  East, along the Southerly line of last said lands, 525.19 feet to the Point of Beginning.

Containing 2.86 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

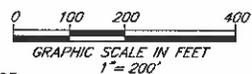
A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



| CURVE | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------------|------------|---------------|----------------|
| C1    | 300.00' | 18°12'25"     | 95.33'     | N81°01'22"W   | 94.93'         |
| C2    | 300.00' | 18°12'49"     | 95.37'     | N81°01'34"W   | 94.97'         |

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | DUE SOUTH   | 278.41' |
| L2   | S55°55'16"W | 145.00' |

- LEGEND:**
- P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA



REVISED PARCEL NUMBER; DECEMBER 8, 2023

**GENERAL NOTES:**

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 34 AS BEING NORTH 89°52'36" EAST.

**ETM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

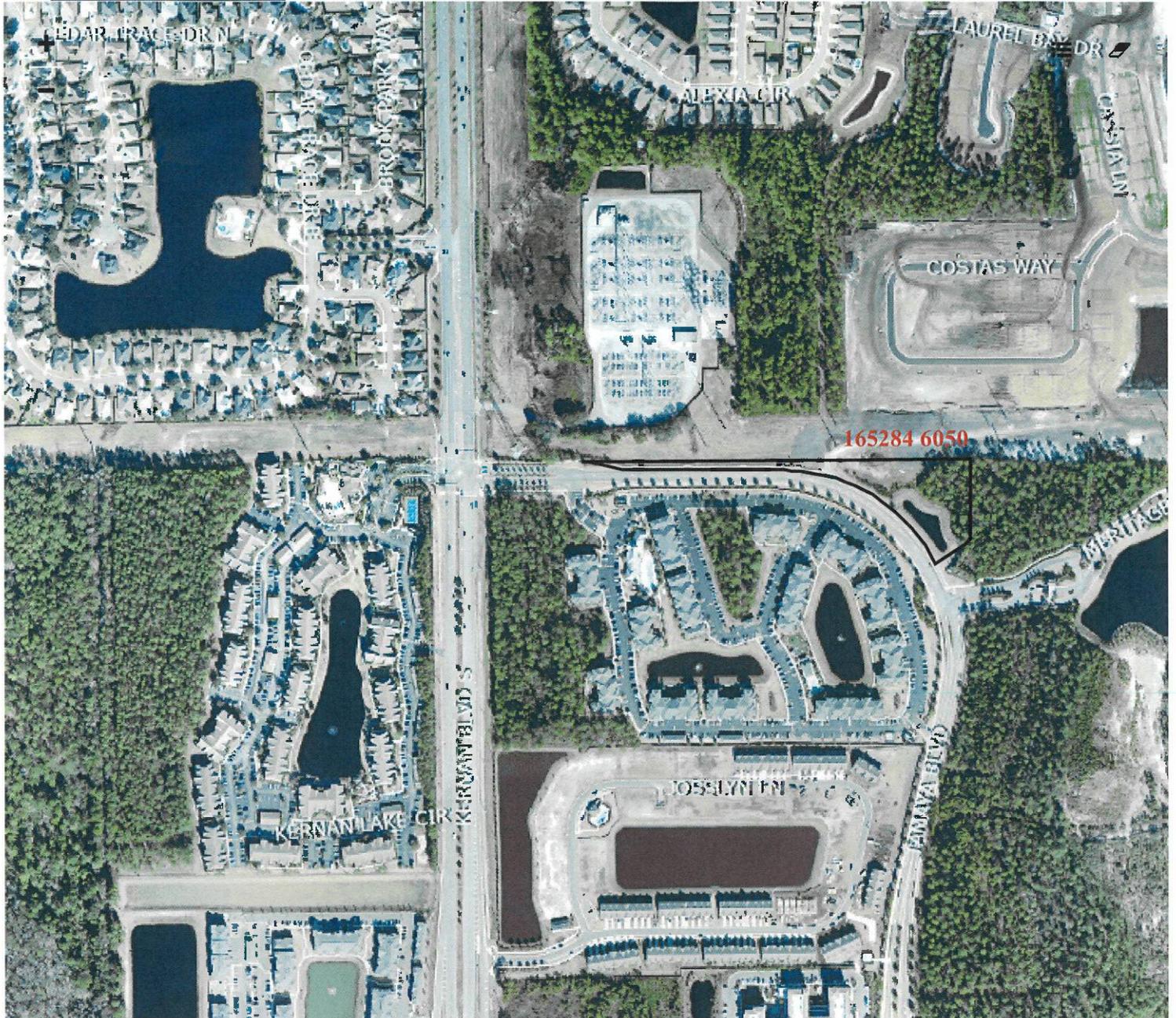
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digital Signature  
by: Bob L. Pittman, P.S.M.

SCALE: 1"=200'  
DATE: OCTOBER 10, 2023  
BOB L. PITTMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA PSM No. 4827

PROPERTIES  
DUVAL MAPS



**Mike Veazey**

---

**From:** Mike Veazey  
**Sent:** Friday, February 28, 2025 10:44 AM  
**To:** Mike Veazey



Sent from my iPhone

# EXHIBIT 17

# PRICING



8961 Quality Rd, Bonita Springs, Florida 34135

To: BEACH DEVELOPMENT COMMUNITY DISTRICT  
**DAVID C MCINNES**

252 INTERNATIONAL PARKWAY  
STE 208  
LAKE MARY, FL 32746

|         |             |
|---------|-------------|
| QUOTE # | RAMQ2703    |
| DATE    | Mar 6, 2026 |

## PROJECT

2026 Officer Pricing (Exhibit B)

| Salesperson   | Payment Terms                         | Expiration Date  |                   |                     |
|---------------|---------------------------------------|------------------|-------------------|---------------------|
| Arthur Gruber | NET 15                                | Apr 6, 2026      |                   |                     |
| QTY           | DESCRIPTION                           | HOURLY RATE      | WEEKLY COST       | ANNUAL COST         |
|               | <b>ON SITE ACCESS CONTROL SERVICE</b> |                  | <b>\$4,430.16</b> | <b>\$230,368.32</b> |
| 40            | SITE SUPERVISOR                       | \$29.57          | \$1,182.80        | \$61,505.60         |
| 128           | RAMCO ACCESS CONTROL OFFICER          | \$25.37          | \$3,247.36        | \$168,862.72        |
|               |                                       | <b>SUBTOTAL</b>  | <b>\$4,430.16</b> | <b>\$230,368.32</b> |
|               |                                       | <b>SALES TAX</b> | <b>\$0.00</b>     | <b>\$0.00</b>       |
|               |                                       | <b>TOTAL</b>     | <b>\$4,430.16</b> | <b>\$230,368.32</b> |

## Payment Options

Select your preferred payment option / purchase terms\*:

Check Purchase (purchase amount \$4,430.16), [plus \$3,247.36 weekly]

*\* If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

## Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: \_\_\_\_\_

**Thank You For Your Business!**

# QUOTE



8961 Quality Rd, Bonita Springs, Florida 34135

|         |             |
|---------|-------------|
| QUOTE # | RAMQ2704    |
| DATE    | Mar 6, 2026 |

To: BEACH DEVELOPMENT COMMUNITY DISTRICT

PROJECT

DAVID C MCINNES

252 INTERNATIONAL PARKWAY  
STE 208  
LAKE MARY, FL 32746

2026 Officer Holiday Pricing (Exhibit B)

| Salesperson   | Payment Terms | Expiration Date |
|---------------|---------------|-----------------|
| Arthur Gruber | NET 15        | Apr 6, 2026     |

| QTY | DESCRIPTION   | UNIT PRICE | TOTAL PRICE       |
|-----|---|------------|-------------------|
|     | <b>ANNUAL HOLIDAY RATE BUDGET - 6 HOLIDAYS PER YEAR</b> |            | <b>\$1,842.15</b> |
| 1   | Holiday Rate for Site Supervisor                        | \$14.79    | \$14.79           |
| 144 | Holiday Rate for Access Control Officer                 | \$12.69    | \$1,827.36        |

Recurring Amounts:

|                  |                   |
|------------------|-------------------|
| <b>SUBTOTAL</b>  | \$1,842.15        |
| <b>SALES TAX</b> | \$0.00            |
| <b>TOTAL</b>     | <b>\$1,842.15</b> |

\$1827.36 Billed Yearly

## Payment Options

Select your preferred payment option / purchase terms\*:

Check Purchase (purchase amount \$1,842.15), [plus \$1,827.36 annually]

\* If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.

## Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: \_\_\_\_\_

**Thank You For Your Business!**

# EXHIBIT 18

*LifeFitness*

**HAMMER  
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

Jerry Vongkoth

Email: [jerry.vongkoth@lifel FITNESS.COM](mailto:jerry.vongkoth@lifel FITNESS.COM)

**QUOTE :** CPQ-32353

**DATE :** 12-04-2025

**BILL TO :** BEACH COMMUNITY DEVELOPMENT DISTRICT

**SHIP TO :** BEACH COMMUNITY DEVELOPMENT DISTRICT

TAMAYA COMMUNITY BY ICI HOMES  
12788 MERITAGE BLVD

TAMAYA COMMUNITY BY ICI HOMES  
12788 MERITAGE BLVD

JACKSONVILLE

JACKSONVILLE

FL 32246-0705

FL 32246-0705

US

US

---

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

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

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

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

Sincerely,

LIFE FITNESS

| #               | DESCRIPTION   | CONFIGURATION DETAILS  | QTY | MSRP       | UNIT PRICE | TOTAL PRICE |
|-----------------|---|--|-----|------------|------------|-------------|
| <b>Strength</b> |   |  |     |            |            |             |
| 3               | <a href="#">LIFE FITNESS ARM CURL BENCH</a><br>LBR-BC   |  Titanium Frame<br>Black Single Stitch Upholstery                     | 1   | \$1,704.00 | \$1,533.60 | \$1,533.60  |
| 1               | <a href="#">AXIOM HIP ABDUCTION/ADDUCTION</a><br>OP-HAA |  Titanium Frame<br>Black Upholstery<br>Standard Weight<br>Full Shroud | 1   | \$5,009.00 | \$4,296.65 | \$4,296.65  |
| 2               | <a href="#">LIFE FITNESS BACK EXTENSION</a><br>LBR-BE   |  Titanium Frame<br>Black Single Stitch Upholstery                     | 1   | \$1,845.00 | \$1,568.25 | \$1,568.25  |

**QUOTE :** CPQ-32353

**DATE :** 12-04-2025

**BILL TO :** BEACH COMMUNITY DEVELOPMENT DISTRICT

**SHIP TO :** BEACH COMMUNITY DEVELOPMENT DISTRICT

**SHIPMENT :**

**FREIGHT TERMS :** Prepaid  
**FOB :** Shipping Point  
**PAYMENT TERM :** NET 30

|                                     |   |             |
|-------------------------------------|---|-------------|
| <b>TOTAL MSRP</b>                   | : | \$8,558.00  |
| <b>CUSTOMER DISCOUNT</b>            | : | -\$1,159.50 |
| <b>SELLING PRICE</b>                | : | \$7,398.50  |
| <b>TARIFF SURCHARGE</b>             | : | \$147.97    |
| <b>FREIGHT / FUEL/ INSTALLATION</b> | : | \$1,183.76  |
| <b>ESTIMATED SALES TAX</b>          | : | \$0.00      |
| <b>TOTAL (USD)</b>                  | : | \$8,730.23  |

**REMITTANCE ADDRESS**

2716 NETWORK PLACE  
 CHICAGO, IL 60673  
 USA

## TERMS & CONDITIONS

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

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

# EXHIBIT 19

**AGREEMENT BETWEEN THE BEACH COMMUNITY DEVELOPMENT DISTRICT  
AND QUALITY CLEANING BY VIKTORIIA LLC FOR JANITORIAL AND  
MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

**Beach Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, whose business address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District”); and

**Quality Cleaning By Viktoriia, LLC**, a Florida limited liability company, with a mailing address of 5632 Jeremy Lane, Jacksonville, Florida 32257 (“Contractor”, together with District, “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”), by ordinance adopted by Duval County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates and maintains certain infrastructure and amenity facilities (“Facilities”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide janitorial and maintenance services for the Facilities; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide janitorial and maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional janitorial and maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

**B.** While providing the Services, 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 Services as shown in **Section 3** of this Agreement. 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.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF JANITORIAL SERVICES AND MAINTENANCE SERVICES.** The Contractor will provide janitorial and maintenance services for the Facilities described in **Exhibit A**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a weekly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform 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 the 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 not included in **Section 3** 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 to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** 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.

## **SECTION 5. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor as defined in detail in **Exhibit A** attached hereto and incorporated herein. The term of this Agreement shall be from April 1, 2026 through March 31, 2027 and shall automatically renew each year on the same terms and conditions, unless terminated earlier by either party in accordance with the provisions of this Agreement. Contractor shall invoice the District upon completion and acceptance of the Services by the District pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of the invoice. Compensation under this Agreement shall be paid by the District to Contractor and shall bear interest in accordance with the Local Government Prompt Payment Act, as set forth in Sections 218.70 et seq. of the Florida Statutes. Such amount includes all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the 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 to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, 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.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is

not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

#### **SECTION 4. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$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 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.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation 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.

#### **SECTION 5. INDEMNIFICATION.**

**A.** Contractor agrees to defend, indemnify, and hold harmless the District and its 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.

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

**SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 6. 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 upon the giving of notice of termination.

**SECTION 7. 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's 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 of notice of termination.

**SECTION 8. 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.

**SECTION 9. 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.

**SECTION 10. 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.

**SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; 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 for 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 off-sets the District may have against the Contractor.

**SECTION 12. 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.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 14. 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 there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 15. 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.

**SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 18. 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 Parties.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Beach Community Development District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Quality Cleaning By Viktoriia, LLC  
5632 Jeremy Lane  
Jacksonville, Florida 32257  
Attn: \_\_\_\_\_

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 Notices 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 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 in this Agreement.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, 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 Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

**SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 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, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, DMCINNES@VESTAPROPERTYSERVICES.COM, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement 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.

**SECTION 26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 27. 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 448.09(1), *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.

**SECTION 28. 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*.

**SECTION 29. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;

and

- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**SECTION 30. ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[signatures on following page]

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the day and year first written above.

**BEACH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

**QUALITY CLEANING BY  
VIKTORIA, LLC**

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

## Exhibit A – Scope of Services

### Article 1: Scope of Services

**Section 1.1 — Named Areas.** The premises included in the work area under this Agreement shall hereinafter be referred to as the "Named Areas," which include the following designated spaces:

| #  | Named Area        |
|----|-------------------|
| 1  | Entrance          |
| 2  | Hallway           |
| 3  | Gym               |
| 4  | Kitchen           |
| 5  | Restrooms         |
| 6  | Palm Court        |
| 7  | Pool Cabana       |
| 8  | Boardroom         |
| 9  | Management Office |
| 10 | Banquet Hall      |

**Section 1.2 — Service Schedule.** Service Provider agrees to service the Named Areas according to the following schedule:

| Season                                     | Frequency               | Days of Service                                   | Service Hours                            |
|--|-------------------------|---|--|
| Low Season<br>(September 1st – April 30th) | Three (3) days per week | Monday, Thursday, and Saturday                    | 10:00 PM to 6:00 AM of the following day |
| High Season (May 1st – August 31st)        | Five (5) days per week  | Monday, Wednesday, Thursday, Friday, and Saturday | 10:00 PM to 6:00 AM of the following day |
| Guard House (Year-round)                   | One (1) day per week    | Monday  | 8:00 PM to 6:00 AM of the following day  |

**Section 1.3 — Ad-Hoc Daytime Shift.** With a minimum ten (10) day advance notice, the Amenity Manager may request moving one (1) 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.

**Section 1.4 — Ad-Hoc Day Substitution.** With a minimum ten (10) day advance notice, the Amenity Manager may request shifting one (1) scheduled cleaning day to another day of the same week, at no additional cost, to accommodate an ad-hoc cleaning need. This adjustment will replace the originally scheduled day and will not count as an additional visit.

**Section 1.5 — Equipment and Materials.** Service Provider 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 incorporated herein by reference and made an integral part of this Agreement.

## Article 2: Room-by-Room Cleaning Checklist

### Nightly Services vs. Monthly Deep-Cleaning Services

| Area / Task   | Regular Cleaning (Nightly Services)    | Deep Cleaning (Monthly Services)  |
|---|--|-----------------------------------|
| <b>ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)</b> |  |                                   |
| Baseboards/door frames  | Dust                                   | Wash                              |
| Blinds/locks/sills  | Dust                                   | Wash                              |
| Carpets   | Vacuum                                 | If needed, extraction & deodorize |
| Cobwebs   | Removed                                | Removed                           |
| Doors   | Wiped and Sanitized                    | Full inside/outside cleaning      |
| Floors  | Sweep, mop nightly (remove footprints) | If needed, machine scrub          |
| Glass   | Spot clean                             | Full inside cleaning              |
| Trash   | Emptied, liners replaced               | Emptied, sanitized bins           |
| Vents (Height < 10 ft.)   | Dust                                   | Wash                              |
| Windows   | Spot clean                             | Full inside cleaning              |
| <b>Kitchen</b>  |  |                                   |
| Appliances  | Outside wiped                          | Inside & outside cleaned          |
| Cabinets  | Spot clean                             | Inside & outside cleaned          |
| Microwave   | Inside/outside cleaned                 | Deep scrub                        |

| Area / Task  | Regular Cleaning (Nightly Services) | Deep Cleaning (Monthly Services)           |
|--|-------------------------------------|--|
| Sink & countertops   | Wiped and Sanitized                 | Degreased, sanitized & polished            |
| Top of fridge  | —                                   | Dust/clean                                 |
| <b>Bathrooms</b>   |                                     |  |
| 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                |
| <b>Fitness Center / Gym</b>  |                                     |  |
| Equipment  | Wipe & sanitize                     | Full sanitization (hospital-grade)         |
| Floors   | Spot clean, vacuum & deodorize      | If needed, carpet extraction/machine scrub |
| Mirrors & chrome   | Wipe streak-free                    | Polish                                     |
| <b>Living/Meeting Areas<br/>(Boardroom, Mgmt Office,<br/>Banquet Hall)</b> |                                     |  |
| Furniture (hard surface)   | Wiped and Sanitized                 | Polish                                     |
| Furniture (fabric)   | Spot clean                          | Vacuum, clean & deodorize                  |
| Lamps & lampshades   | Dust                                | Deep dust/polish                           |

### Article 3: Agreement Pricing & Schedule

#### Integrated Maintenance Agreement

| Frequency/Description  | Monthly Contract Amount |
|--|-------------------------|
| <b>High Season (May 1st – August 31st):</b> 5 days per Week (Mon, Wed, Thur, Fri, Sat) between 10:00 PM and 6:00 AM of the following day | \$2,290.00 (per month)  |
| <b>Low Season (September 1st – April 30th):</b> 3 days per Week (Mon, Thu, Sat) between 10:00 PM and 6:00 AM of the following day        | \$1,760.00 (per month)  |
| <b>Guard House (Year-round):</b> Once per week on Mondays, between 8:00 PM and 6:00 AM of the following day                              | \$230.00 (per month)    |

---

# EXHIBIT 20



**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>  
PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

Please sign by 04/10/2026

| Customer  | AT&T   |
|---|--|
| Beach Community Development District<br>Street Address: 250 INTERNATIONAL PKWY STE 208<br>City: LAKE MARY State/Province: FL<br>Zip Code: 32746-5062 Country: USA   | AT&T Enterprises, LLC  |
| Customer Contact (for Notices)  | AT&T Contact (for Notices)   |
| Name: James Kendig<br>Title: Contracts Manager<br>Street Address: 250 INTERNATIONAL PKWY STE 208<br>City: LAKE MARY<br>State/Province: FL<br>Zip Code: 32746-5062<br>Country: USA<br>Telephone: (321) 263-0132<br>Email: dmcinnes@vestapropertyservices.com | Name: Judith Nguyen<br>Street Address: 11760 us hwy 1 N<br>City: North Palm Beach State/Province: FL<br>Zip Code: 33408 Country: USA<br>Telephone: 5612366450<br>Email: jm414j@att.com<br>Sales/Branch Manager: Chris Magliano<br>SCVP Name: Olivo<br>Sales Strata: :Retail Sales Region: USA<br><b>With a copy (for Notices) to:</b><br>AT&T<br>208 S. Akard Street<br>Dallas, TX 75202<br>ATTN: Master Agreement Support Team<br>Email: <a href="mailto:mast@att.com">mast@att.com</a> |
| <b>AT&amp;T Solution Provider or Representative Information (if applicable)</b> <input type="checkbox"/>  |  |
| Name: _____ Company Name: _____<br>Agent Street Address: _____ City: _____ State: _____ Zip Code: _____ Country: USA<br>Telephone: _____ Fax: _____ Email: _____ Agent Code: _____  |  |

This Pricing Schedule for the service(s) identified below ("Service") is part of the Agreement referenced above. Customer requests that its identity be kept confidential and not be publicly disclosed by AT&T or by any regulatory commission, unless required by law.

| Customer (by its authorized representative) | AT&T (by its authorized representative) |
|---|---|
| By: _____                                   | By: _____                               |
| Printed or Typed Name: _____                | Printed or Typed Name: _____            |
| Title: _____                                | Title: _____                            |
| Date: _____                                 | Date: _____                             |

*Signature not Required on this Page - Refer to Customer Signature Page Contract ID 5448943*

|  |  |
|--|--|
| <b>For AT&amp;T internal use only:</b> | Contract Ordering and Billing Number (CNUM): |
|--|--|

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

**1. SERVICES**

| Service   | Service Publication Location  |
|---|---|
| AT&T Switched Ethernet Service <sup>SM</sup>                          | <a href="https://cpr.att.com/pdf/commonEthServGuide.html">https://cpr.att.com/pdf/commonEthServGuide.html</a>   |
| AT&T Switched Ethernet Service <sup>SM</sup> Third-Party Access (3PA) | <a href="https://serviceguidenew.att.com/sg_flashPlayerPage/ASE3PA">https://serviceguidenew.att.com/sg_flashPlayerPage/ASE3PA</a>   |
| AT&T Switched Ethernet Service <sup>SM</sup> (TCAL)                   | <a href="https://serviceguidenew.att.com/sg_flashPlayerPage/ASE">https://serviceguidenew.att.com/sg_flashPlayerPage/ASE</a>   |
| On Demand   | <a href="https://cpr.att.com/pdf/publications/NOD_Guide.pdf">https://cpr.att.com/pdf/publications/NOD_Guide.pdf</a>   |
| AT&T Inside Wiring  | <a href="https://cpr.att.com/pdf/publications/ASE_Inside_Wiring_Service_Guide_Attachment.pdf">https://cpr.att.com/pdf/publications/ASE_Inside_Wiring_Service_Guide_Attachment.pdf</a> |
| AT&T Entrance Facility Construction                                   | <a href="https://cpr.att.com/pdf/service_publications/EFC_Attachment.pdf">https://cpr.att.com/pdf/service_publications/EFC_Attachment.pdf</a>   |
| AT&T Managed Switched Ethernet on Demand <sup>SM</sup>                | <a href="http://serviceguidenew.att.com/sg_flashPlayerPage/AMSEOD">http://serviceguidenew.att.com/sg_flashPlayerPage/AMSEOD</a>   |

**2. PRICING SCHEDULE TERM, EFFECTIVE DATES**

|   |  |
|---|--|
| Pricing Schedule Term                                       | 36 months  |
| Start Date of Minimum Payment Period, per Service Component | Later of the Effective Date or installation of the Service Component   |
| Rate Stabilization per Service Component                    | Rates as specified in this Pricing Schedule for each Service Component are stabilized until the end of the Pricing Schedule Term |

**3. MINIMUM PAYMENT PERIOD**

| Service Components           | Percentage of Monthly Recurring Charge Applied for Calculation of Early Termination Charges* | Minimum Payment Period per Service Component |
|------------------------------|--|--|
| All other Service Components | 50% plus any unpaid or waived non-recurring charges  | 36 months                                    |

\* Early termination charges shall not exceed the total amount of monthly recurring charges for the remainder of the Minimum Payment Period; refer to [On Demand Guide](#) for details.

**3.1. Minimum Payment Period – Calculation of Early Termination Charges**

For services purchased through On Demand, the “Monthly Recurring Charge” used for the purposes of computing any applicable termination liability (early termination charges) under the relevant service publication or the customer’s master agreement is determined as follows: (i) the total Monthly Recurring Charges payable for the terminated service for the three months prior to the date of termination (or such shorter period as the terminated service had been installed if terminated less than three months after installation), divided by (ii) the number of days in such period, times (iii) 30 days. The Minimum Payment Period for CIR, CoS, or CIR and CoS Packages are coterminous with the Minimum Payment Period of the associated Customer Port Connection; however, early termination charges are not incurred as a result of changes to CIR, CoS, or CIR and CoS Packages while the associated Customer Port Connection is still in service.

**4. ADDS**

AT&T Switched Ethernet Service Customer Port Connections may be purchased (where available using the On Demand process) during the Pricing Schedule Term at the rates, terms and conditions herein.

**5. RATES and CHARGES****5.1. AT&T SWITCHED ETHERNET SERVICE – 21-State AT&T ILEC Footprint**

**AT&T and Customer Confidential Information**

Page 2 of 10

UA required  
ROME ID: 1-VIB80UU

ASE\_NoD\_PS\_3PA PS v051425  
AT&T Solution No. SDN773259167323

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

**5.1.1. Monthly Recurring Charges (MRCs)**

All Monthly Recurring Charges (MRCs) apply per Customer Port Connection. The total MRC for a Customer Port Connection is the sum of the Customer Port Connection MRC, the Committed Information Rate MRC, and any associated feature MRC(s).

**5.1.2 Customer Port Connection MRC**

| <b>Customer Port Connection</b> |                                       |                          |
|---------------------------------|---------------------------------------|--------------------------|
| <b>Port Type</b>                | <b>Customer Port Connection Speed</b> | <b>36-month Term MRC</b> |
| <b>Basic Port</b>               | <b>100 Mbps</b>                       | \$214.50                 |
|                                 | <b>1 Gbps</b>                         | \$214.50                 |
|                                 | <b>10 Gbps</b>                        | \$1401.00                |
| <b>PPCoS Port</b>               | <b>100 Mbps</b>                       | \$214.50                 |
|                                 | <b>1 Gbps</b>                         | \$214.50                 |
|                                 | <b>10 Gbps</b>                        | \$1401.00                |

**5.1.2.1. Bandwidth MRC**

| <b>Bandwidth MRC – 36-month CIR</b>     |                               |                                 |                               |                    |                  |
|---|-------------------------------|---------------------------------|-------------------------------|--------------------|------------------|
| <b>Committed Information Rate (CIR)</b> | <b>Class of Service (CoS)</b> |                                 |                               |                    |                  |
|   | <b>Non Critical High</b>      | <b>Business Critical Medium</b> | <b>Business Critical High</b> | <b>Interactive</b> | <b>Real Time</b> |
| <b>2 Mbps</b>                           | \$153.50                      | \$160.50                        | \$179.50                      | \$198.50           | \$216.50         |
| <b>4 Mbps</b>                           | \$153.50                      | \$160.50                        | \$179.50                      | \$198.50           | \$216.50         |
| <b>5 Mbps</b>                           | \$153.50                      | \$160.50                        | \$179.50                      | \$198.50           | \$216.50         |
| <b>8 Mbps</b>                           | \$153.50                      | \$160.50                        | \$179.50                      | \$198.50           | \$216.50         |
| <b>10 Mbps</b>                          | \$153.50                      | \$160.50                        | \$179.50                      | \$198.50           | \$216.50         |
| <b>20 Mbps</b>                          | \$162.50                      | \$170.50                        | \$189.50                      | \$209.50           | \$228.50         |
| <b>50 Mbps</b>                          | \$300.50                      | \$310.50                        | \$336.50                      | \$363.50           | \$389.50         |
| <b>100 Mbps</b>                         | \$324.50                      | \$335.50                        | \$363.50                      | \$390.50           | \$418.50         |
| <b>150 Mbps</b>                         | \$542.50                      | \$557.50                        | \$596.50                      | \$634.50           | \$673.50         |
| <b>250 Mbps</b>                         | \$545.50                      | \$560.50                        | \$599.50                      | \$638.50           | \$676.50         |
| <b>400 Mbps</b>                         | \$681.50                      | \$699.50                        | \$745.50                      | \$790.50           | \$836.50         |
| <b>500 Mbps</b>                         | \$692.50                      | \$710.50                        | \$756.50                      | \$803.50           | \$849.50         |
| <b>600 Mbps</b>                         | \$828.50                      | \$849.50                        | \$902.50                      | \$955.50           | \$1009.50        |
| <b>1000 Mbps</b>                        | \$716.50                      | \$735.50                        | \$783.50                      | \$830.50           | \$878.50         |
| <b>2000 Mbps</b>                        | \$69.00                       | \$99.00                         | \$174.00                      | \$249.00           | \$324.00         |
| <b>2500 Mbps</b>                        | \$741.00                      | \$785.00                        | \$894.00                      | \$1004.00          | \$1113.00        |
| <b>4000 Mbps</b>                        | \$920.00                      | \$967.00                        | \$1085.00                     | \$1204.00          | \$1322.00        |
| <b>5000 Mbps</b>                        | \$559.00                      | \$599.00                        | \$699.00                      | \$799.00           | \$899.00         |
| <b>7500 Mbps</b>                        | \$1774.00                     | \$1839.00                       | \$2001.00                     | \$2163.00          | \$2325.00        |
| <b>9500 Mbps</b>                        | \$2409.00                     | \$2487.00                       | \$2681.00                     | \$2876.00          | \$3070.00        |
| <b>10000 Mbps</b>                       | \$1245.00                     | \$1299.00                       | \$1434.00                     | \$1569.00          | \$1704.00        |

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS****5.1.2.2. Bandwidth MRC for 100 Mbps**

| <b>Bandwidth MRC - 36-month CIR (for 100 Mbps Customer Port Connections)</b> |                      |                      |                            |                        |
|--|----------------------|----------------------|----------------------------|------------------------|
| <b>Per Packet Class of Service (PPCoS)</b>                                   |                      |                      |                            |                        |
| <b>Committed Information Rate (CIR)</b>                                      | <b>Business Data</b> | <b>Critical Data</b> | <b>Multimedia Standard</b> | <b>Multimedia High</b> |
| <b>2 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>4 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>5 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>8 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>10 Mbps</b>   | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>20 Mbps</b>   | \$162.50             | \$170.50             | \$209.50                   | \$228.50               |
| <b>50 Mbps</b>   | \$300.50             | \$310.50             | \$363.50                   | \$389.50               |
| <b>100 Mbps</b>  | \$324.50             | \$335.50             | \$390.50                   | \$418.50               |

**5.1.2.3. Bandwidth MRC for 1 Gbps**

| <b>Bandwidth MRC - 36-month CIR (for 1 Gbps Customer Port Connections)</b> |                      |                      |                            |                        |
|--|----------------------|----------------------|----------------------------|------------------------|
| <b>Per Packet Class of Service (PPCoS)</b>                                 |                      |                      |                            |                        |
| <b>Committed Information Rate (CIR)</b>                                    | <b>Business Data</b> | <b>Critical Data</b> | <b>Multimedia Standard</b> | <b>Multimedia High</b> |
| <b>2 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>4 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>5 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>8 Mbps</b>  | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>10 Mbps</b>   | \$153.50             | \$160.50             | \$198.50                   | \$216.50               |
| <b>20 Mbps</b>   | \$162.50             | \$170.50             | \$209.50                   | \$228.50               |
| <b>50 Mbps</b>   | \$300.50             | \$310.50             | \$363.50                   | \$389.50               |
| <b>100 Mbps</b>  | \$324.50             | \$335.50             | \$390.50                   | \$418.50               |
| <b>150 Mbps</b>  | \$542.50             | \$557.50             | \$634.50                   | \$673.50               |
| <b>250 Mbps</b>  | \$545.50             | \$560.50             | \$638.50                   | \$676.50               |
| <b>400 Mbps</b>  | \$681.50             | \$699.50             | \$790.50                   | \$836.50               |
| <b>500 Mbps</b>  | \$692.50             | \$710.50             | \$803.50                   | \$849.50               |
| <b>600 Mbps</b>  | \$828.50             | \$849.50             | \$955.50                   | \$1009.50              |
| <b>1000 Mbps</b>   | \$716.50             | \$735.50             | \$830.50                   | \$878.50               |

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

**5.1.2.4. Bandwidth MRC for 10 Gbps**

| Bandwidth MRC - 36-month CIR (for 10 Gbps Customer Port Connections) |               |               |                     |                 |
|--|---------------|---------------|---------------------|-----------------|
| Per Packet Class of Service (PPCoS)                                  |               |               |                     |                 |
| Committed Information Rate (CIR)                                     | Business Data | Critical Data | Multimedia Standard | Multimedia High |
| 1000 Mbps  | \$716.50      | \$735.50      | \$830.50            | \$878.50        |
| 2000 Mbps  | \$69.00       | \$99.00       | \$249.00            | \$324.00        |
| 2500 Mbps  | \$741.00      | \$785.00      | \$1004.00           | \$1113.00       |
| 4000 Mbps  | \$920.00      | \$967.00      | \$1204.00           | \$1322.00       |
| 5000 Mbps  | \$559.00      | \$599.00      | \$799.00            | \$899.00        |
| 7500 Mbps  | \$1774.00     | \$1839.00     | \$2163.00           | \$2325.00       |
| 9500 Mbps  | \$2409.00     | \$2487.00     | \$2876.00           | \$3070.00       |
| 10000 Mbps   | \$1245.00     | \$1299.00     | \$1569.00           | \$1704.00       |

**5.1.2.5. Feature MRC**

| Feature            | MRC     |
|--------------------|---------|
| Enhanced Multicast | \$70.00 |

**5.1.3. Non Recurring Charges (NRCs)**

Standard Non-Recurring Charges (NRCs) for installation of new Customer Port Connections, per the applicable Service Publication, will be waived.

**5.1.4. Additional Charges**

Charges for additional Service options may apply per Service Publication. Charges for special construction, if needed, may also apply.

**5.2. AT&T SWITCHED ETHERNET<sup>SM</sup> SERVICE THIRD PARTY ACCESS (3PA) - Outside 21-State AT&T ILEC Footprint****5.2.1. Monthly Recurring Charges (MRCs)**

All Monthly Recurring Charges (MRC) apply per Customer Port Connection. The total MRC for a Customer Port Connection is the sum of the Third-Party Access connection, local mileage MRC, the bandwidth MRC, and any associated feature MRC(s). Availability, Price Group and Access Mileage Group associated with Third-Party Access are subject to change, based on the availability and pricing of access connections from the third-party providers. The Price Group and Access Mileage Group applicable to each Customer location are determined at the time of Customer's order.

**5.2.1.1. Third-Party Local Switched Access Connection MRC**

| 36-month Term - Third-Party Local Switched Access Connection MRC Price Group 1 - 7 |               |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Port Connection Speed  | Price Groups  |               |               |               |               |               |               |
|  | Price Group 1 | Price Group 2 | Price Group 3 | Price Group 4 | Price Group 5 | Price Group 6 | Price Group 7 |
| 2 Mbps   | \$231.29      | \$231.29      | \$451.99      | \$249.57      | \$291.32      | \$441.84      | \$441.84      |
| 4 Mbps   | \$244.29      | \$244.29      | \$475.18      | \$263.64      | \$288.92      | \$308.23      | \$308.23      |
| 5 Mbps   | \$273.79      | \$273.79      | \$486.97      | \$290.73      | \$290.73      | \$290.73      | \$486.97      |
| 8 Mbps   | \$316.29      | \$316.29      | \$627.59      | \$333.34      | \$351.75      | \$397.39      | \$397.39      |

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

|           |           |           |           |          |          |           |           |
|-----------|-----------|-----------|-----------|----------|----------|-----------|-----------|
| 10 Mbps   | \$345.29  | \$345.29  | \$623.56  | \$268.09 | \$347.72 | \$268.09  | \$623.56  |
| 20 Mbps   | \$402.29  | \$402.29  | \$632.67  | \$309.91 | \$390.95 | \$309.91  | \$632.67  |
| 50 Mbps   | \$505.96  | \$505.96  | \$834.13  | \$368.60 | \$508.52 | \$368.60  | \$834.13  |
| 100 Mbps  | \$744.67  | \$744.67  | \$954.28  | \$445.25 | \$601.66 | \$445.25  | \$954.28  |
| 150 Mbps  | \$880.00  | \$880.00  | \$1284.11 | \$527.19 | \$831.96 | \$1292.85 | \$1292.85 |
| 250 Mbps  | \$1021.52 | \$1021.52 | \$1244.41 | \$495.37 | \$792.25 | \$4652.68 | \$4652.68 |
| 400 Mbps  | \$1124.00 | \$1124.00 | \$1390.55 | \$553.03 | \$712.31 | \$597.14  | \$1507.14 |
| 500 Mbps  | \$1166.66 | \$1166.66 | \$1467.43 | \$557.43 | \$732.32 | \$557.43  | \$1467.43 |
| 600 Mbps  | \$1300.00 | \$1300.00 | \$1446.69 | \$740.02 | \$740.02 | \$740.02  | \$1446.69 |
| 1000 Mbps | \$1311.00 | \$1311.00 | \$1465.13 | \$619.12 | \$748.51 | \$675.99  | \$1465.13 |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

**36-month Term - Third-Party Local Switched Access Connection MRC Price Group 8 - 14**

| Port Connection Speed | Price Groups  |               |                |                |                |                |                |
|-----------------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|
|                       | Price Group 8 | Price Group 9 | Price Group 10 | Price Group 11 | Price Group 12 | Price Group 13 | Price Group 14 |
| 2 Mbps                | \$520.76      | \$290.73      | \$451.99       | \$434.93       | \$257.19       | \$642.55       | \$345.35       |
| 4 Mbps                | \$520.76      | \$290.73      | \$475.19       | \$432.53       | \$263.64       | \$642.55       | \$361.43       |
| 5 Mbps                | \$520.76      | \$290.73      | \$490.00       | \$430.09       | \$290.73       | \$642.55       | \$367.53       |
| 8 Mbps                | \$525.95      | \$274.15      | \$627.60       | \$570.72       | \$333.34       | \$770.35       | \$394.41       |
| 10 Mbps               | \$525.95      | \$274.15      | \$629.62       | \$566.69       | \$282.31       | \$770.35       | \$461.47       |
| 20 Mbps               | \$677.69      | \$322.02      | \$644.79       | \$772.02       | \$466.31       | \$898.15       | \$612.77       |
| 50 Mbps               | \$776.02      | \$398.05      | \$864.43       | \$936.50       | \$581.03       | \$1093.40      | \$939.35       |
| 100 Mbps              | \$1093.80     | \$505.85      | \$1014.88      | \$1085.10      | \$800.72       | \$1299.30      | \$1033.91      |
| 150 Mbps              | \$1243.15     | \$839.54      | \$1284.11      | \$1534.36      | \$1036.71      | \$1686.25      | \$1053.77      |
| 250 Mbps              | \$1433.85     | \$839.54      | \$1244.41      | \$1494.66      | \$997.00       | \$1686.25      | \$1150.56      |
| 400 Mbps              | \$1676.57     | \$839.54      | \$1749.54      | \$1770.19      | \$1201.44      | \$1945.40      | \$1161.62      |
| 500 Mbps              | \$1823.26     | \$860.44      | \$1770.43      | \$1730.48      | \$1161.73      | \$1945.40      | \$1167.42      |
| 600 Mbps              | \$2025.06     | \$1103.62     | \$1810.29      | \$1934.39      | \$1365.64      | \$2204.55      | \$1118.23      |
| 1000 Mbps             | \$2706.06     | \$1282.01     | \$2071.15      | \$1813.49      | \$1244.74      | \$2595.05      | \$1125.31      |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

**36-month Term - Third-Party Local Switched Access Connection MRC Price Group 15 - 21**

| Port Connection Speed | Price Groups   |                |                |                |                |                |                |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                       | Price Group 15 | Price Group 16 | Price Group 17 | Price Group 18 | Price Group 19 | Price Group 20 | Price Group 21 |
| 2 Mbps                | \$574.31       | \$257.35       | \$308.23       | \$249.57       | \$383.10       | \$249.57       | \$249.57       |
| 4 Mbps                | \$574.31       | \$271.82       | \$308.23       | \$263.64       | \$383.10       | \$263.64       | \$263.64       |
| 5 Mbps                | \$574.31       | \$304.64       | \$308.23       | \$308.23       | \$383.10       | \$290.73       | \$313.85       |
| 8 Mbps                | \$717.20       | \$351.93       | \$458.68       | \$333.34       | \$397.39       | \$333.34       | \$382.08       |
| 10 Mbps               | \$717.20       | \$384.19       | \$458.68       | \$268.09       | \$397.39       | \$340.99       | \$514.88       |
| 20 Mbps               | \$765.92       | \$447.62       | \$752.61       | \$309.91       | \$467.63       | \$401.63       | \$604.70       |
| 50 Mbps               | \$850.18       | \$562.97       | \$1426.24      | \$368.60       | \$644.89       | \$544.82       | \$889.29       |
| 100 Mbps              | \$969.31       | \$828.58       | \$1859.03      | \$445.25       | \$776.37       | \$643.65       | \$1031.23      |
| 150 Mbps              | \$1292.85      | \$979.16       | \$2538.27      | \$527.19       | \$828.79       | \$736.56       | \$1045.09      |
| 250 Mbps              | \$1292.85      | \$1136.62      | \$3931.20      | \$495.37       | \$828.79       | \$727.41       | \$1080.92      |
| 400 Mbps              | \$1292.85      | \$1250.65      | \$3931.20      | \$597.14       | \$828.79       | \$669.65       | \$1072.17      |
| 500 Mbps              | \$1435.95      | \$1298.12      | \$4395.53      | \$557.43       | \$828.79       | \$645.29       | \$1064.59      |

AT&amp;T and Customer Confidential Information

Page 6 of 10

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

|                  |           |           |           |          |           |          |           |
|------------------|-----------|-----------|-----------|----------|-----------|----------|-----------|
| <b>600 Mbps</b>  | \$1474.32 | \$1446.48 | \$6141.25 | \$740.02 | \$1177.61 | \$659.49 | \$1083.06 |
| <b>1000 Mbps</b> | \$1642.87 | \$1458.72 | \$6141.25 | \$675.99 | \$1177.61 | \$767.50 | \$1359.00 |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

| <b>36-month Term - Third-Party Local Switched Access Connection MRC Price Group 22 - 28</b> |                       |                       |                       |                       |                       |                       |                       |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Port Connection Speed</b>  | <b>Price Groups</b>   |                       |                       |                       |                       |                       |                       |
|   | <b>Price Group 22</b> | <b>Price Group 23</b> | <b>Price Group 24</b> | <b>Price Group 25</b> | <b>Price Group 26</b> | <b>Price Group 27</b> | <b>Price Group 28</b> |
| <b>2 Mbps</b>   | \$249.57              | \$249.57              | \$221.20              | \$221.20              | \$249.57              | \$441.84              | \$249.57              |
| <b>4 Mbps</b>   | \$263.64              | \$263.64              | \$304.15              | \$304.15              | \$263.64              | \$308.23              | \$298.77              |
| <b>5 Mbps</b>   | \$290.73              | \$290.73              | \$327.85              | \$327.85              | \$290.73              | \$333.34              | \$347.43              |
| <b>8 Mbps</b>   | \$333.34              | \$364.42              | \$375.25              | \$375.25              | \$260.86              | \$397.39              | \$391.41              |
| <b>10 Mbps</b>  | \$317.11              | \$390.57              | \$395.00              | \$395.00              | \$260.86              | \$254.52              | \$394.61              |
| <b>20 Mbps</b>  | \$384.78              | \$761.05              | \$466.10              | \$466.10              | \$308.34              | \$302.25              | \$544.27              |
| <b>50 Mbps</b>  | \$476.36              | \$987.28              | \$620.15              | \$620.15              | \$496.92              | \$368.60              | \$623.19              |
| <b>100 Mbps</b>   | \$565.16              | \$1599.00             | \$845.30              | \$845.30              | \$641.17              | \$360.78              | \$644.06              |
| <b>150 Mbps</b>   | \$624.98              | \$3682.30             | \$987.50              | \$987.50              | \$648.21              | \$1292.85             | \$822.80              |
| <b>250 Mbps</b>   | \$662.03              | \$5195.72             | \$1133.65             | \$1133.65             | \$696.30              | \$4652.68             | \$1028.42             |
| <b>400 Mbps</b>   | \$651.74              | \$5195.72             | \$1287.70             | \$1287.70             | \$696.30              | \$553.03              | \$1028.42             |
| <b>500 Mbps</b>   | \$632.49              | \$5866.13             | \$1374.60             | \$1374.60             | \$712.02              | \$526.25              | \$1028.42             |
| <b>600 Mbps</b>   | \$609.46              | \$6532.00             | \$1520.75             | \$1520.75             | \$701.20              | \$587.63              | \$931.43              |
| <b>1000 Mbps</b>  | \$584.93              | \$7206.50             | \$1840.70             | \$1840.70             | \$789.24              | \$533.76              | \$931.43              |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

| <b>36-month Term - Third-Party Local Switched Access Connection MRC Price Group 29 - 30</b> |                       |                       |
|---|-----------------------|-----------------------|
| <b>Port Connection Speed</b>  | <b>Price Groups</b>   |                       |
|   | <b>Price Group 29</b> | <b>Price Group 30</b> |
| <b>2 Mbps</b>   | \$403.00              | N/A                   |
| <b>4 Mbps</b>   | \$437.36              | N/A                   |
| <b>5 Mbps</b>   | \$440.00              | N/A                   |
| <b>8 Mbps</b>   | \$445.00              | N/A                   |
| <b>10 Mbps</b>  | \$450.00              | N/A                   |
| <b>20 Mbps</b>  | \$550.00              | N/A                   |
| <b>50 Mbps</b>  | \$707.08              | N/A                   |
| <b>100 Mbps</b>   | \$899.73              | N/A                   |
| <b>150 Mbps</b>   | \$982.06              | N/A                   |
| <b>250 Mbps</b>   | \$1200.00             | N/A                   |
| <b>400 Mbps</b>   | \$1369.24             | N/A                   |
| <b>500 Mbps</b>   | \$1403.09             | N/A                   |
| <b>600 Mbps</b>   | \$1800.00             | N/A                   |
| <b>1000 Mbps</b>  | \$1999.00             | N/A                   |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

**5.2.1.2. Third-Party Local Switched Access Mileage MRC**

| 36-month Term - Third Party Local Switched Access Mileage MRCs Price Groups |           |          |           |          |
|---|-----------|----------|-----------|----------|
| Port Connection Speed   | Mileage A |          | Mileage B |          |
|   | Fixed     | Per Mile | Fixed     | Per Mile |
| 2 Mbps - 1000 Mbps  | N/A       | \$110.05 | N/A       | \$110.05 |

Applicability of mileage will be determined during address qualification.

**5.2.1.3. Third-Party Local Dedicated Access Connection MRC**

| 36-month Term - Third Party Local Dedicated Access Connection MRC Price Groups 1 - 7 |               |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Port Connection Speed  | Price Groups  |               |               |               |               |               |               |
|  | Price Group 1 | Price Group 2 | Price Group 3 | Price Group 4 | Price Group 5 | Price Group 6 | Price Group 7 |
| 2 Mbps - 50 Mbps   | \$315.00      | \$885.00      | \$885.00      | \$1200.00     | \$1650.00     | \$2050.00     | \$2450.00     |
| >50 Mbps - 100 Mbps  | \$420.00      | \$1320.00     | \$1320.00     | \$1500.00     | \$3000.00     | \$4000.00     | \$6550.00     |
| >100 Mbps - 250 Mbps   | \$420.00      | \$1320.00     | \$1320.00     | \$1500.00     | \$3000.00     | \$4000.00     | \$6550.00     |
| >250 Mbps - 500 Mbps   | \$478.80      | \$1800.00     | \$1800.00     | \$2750.00     | \$3500.00     | \$4600.00     | \$7000.00     |
| >500 Mbps - 600 Mbps   | \$630.00      | \$3098.00     | \$3098.00     | \$4500.00     | \$5650.00     | \$7200.00     | \$7800.00     |
| 1000 Mbps  | \$120.70      | \$3438.00     | \$2006.30     | \$5500.00     | \$7047.53     | \$9250.00     | \$9699.21     |

Customer locations may qualify for service but fall outside of the Price Groups in this table. Customer must contact AT&T for custom pricing and sign a separate contract for service to those locations.

**5.2.1.4. Third-Party Local Dedicated Access Mileage MRC**

| 36-month Term - Third-Party Local Dedicated Access Mileage MRC Price Groups |           |          |           |          |           |          |           |          |
|---|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| Port Connection Speed   | Mileage A |          | Mileage B |          | Mileage C |          | Mileage D |          |
|   | Fixed     | Per Mile |
| 2 Mbps - 50 Mbps  | \$189.85  | \$6.75   | N/A       | N/A      | \$315.95  | \$29.11  | \$315.95  | \$29.11  |
| >50 Mbps - 100 Mbps   | \$277.97  | \$9.02   | N/A       | N/A      | \$397.60  | \$36.21  | \$397.60  | \$36.21  |
| >100 Mbps - 250 Mbps  | \$277.97  | \$11.29  | N/A       | N/A      | \$397.60  | \$51.12  | \$397.60  | \$51.12  |
| >250 Mbps - 500 Mbps  | \$518.66  | \$16.97  | N/A       | N/A      | \$727.75  | \$94.43  | \$727.75  | \$94.43  |
| >500 Mbps - 600 Mbps  | \$822.61  | \$24.85  | N/A       | N/A      | \$1121.80 | \$203.06 | \$1121.80 | \$203.06 |
| 1000 Mbps   | \$1296.11 | \$35.00  | \$202.35  | \$102.95 | \$2403.35 | \$348.61 | \$2403.35 | \$348.61 |

Applicability of mileage will be determined during address qualification.  
Mileage charged may be fixed only, per mile only or both and will be determined by the Third-Party location

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

| 36-month Term - Third-Party Local Dedicated Access Mileage MRC Price Groups |           |          |           |          |           |          |
|---|-----------|----------|-----------|----------|-----------|----------|
| Port Connection Speed   | Mileage E |          | Mileage F |          | Mileage G |          |
|   | Fixed     | Per Mile | Fixed     | Per Mile | Fixed     | Per Mile |
| 2 Mbps - 50 Mbps  | N/A       | \$61.77  | N/A       | N/A      | N/A       | N/A      |
| >50 Mbps - 100 Mbps   | N/A       | \$66.74  | N/A       | N/A      | N/A       | N/A      |
| >100 Mbps - 250 Mbps  | N/A       | \$69.58  | N/A       | N/A      | N/A       | N/A      |
| >250 Mbps - 500 Mbps  | N/A       | \$98.69  | N/A       | N/A      | N/A       | N/A      |
| >500 Mbps - 600 Mbps  | N/A       | \$139.87 | N/A       | N/A      | N/A       | N/A      |
| 1000 Mbps   | N/A       | \$155.49 | N/A       | N/A      | N/A       | N/A      |

Applicability of mileage will be determined during address qualification.  
Mileage charged may be fixed only, per mile only or both and will be determined by the Third-Party location

#### 5.2.1.5. Third-Party Bandwidth MRC

| Third-Party Bandwidth MRC — 36-month CIR |                        |                          |                        |             |           |
|--|------------------------|--------------------------|------------------------|-------------|-----------|
| Committed Information Rate (CIR)         | Class of Service (CoS) |                          |                        |             |           |
|  | Non Critical High      | Business Critical Medium | Business Critical High | Interactive | Real Time |
| 2 Mbps                                   | \$56.02                | \$57.75                  | \$60.64                | \$63.53     | \$66.41   |
| 4 Mbps                                   | \$58.20                | \$60.00                  | \$63.00                | \$66.00     | \$69.00   |
| 5 Mbps                                   | \$60.38                | \$62.25                  | \$65.36                | \$68.48     | \$71.59   |
| 8 Mbps                                   | \$61.84                | \$63.75                  | \$66.94                | \$70.13     | \$73.31   |
| 10 Mbps                                  | \$65.48                | \$67.50                  | \$70.88                | \$74.25     | \$77.63   |
| 20 Mbps                                  | \$72.75                | \$75.00                  | \$78.75                | \$82.50     | \$86.25   |
| 50 Mbps                                  | \$116.40               | \$120.00                 | \$126.00               | \$132.00    | \$138.00  |
| 100 Mbps                                 | \$174.60               | \$180.00                 | \$189.00               | \$198.00    | \$207.00  |
| 150 Mbps                                 | \$218.25               | \$225.00                 | \$236.25               | \$247.50    | \$258.75  |
| 250 Mbps                                 | \$254.63               | \$262.50                 | \$275.63               | \$288.75    | \$301.88  |
| 400 Mbps                                 | \$327.38               | \$337.50                 | \$354.38               | \$371.25    | \$388.13  |
| 500 Mbps                                 | \$363.75               | \$375.00                 | \$393.75               | \$412.50    | \$431.25  |
| 600 Mbps                                 | \$436.50               | \$450.00                 | \$472.50               | \$495.00    | \$517.50  |
| 1000 Mbps                                | \$545.63               | \$562.50                 | \$590.63               | \$618.75    | \$646.88  |

#### 5.2.2. Additional Charges

Charges for associated features or additional Service options may apply per Service Publication.

**AT&T SWITCHED ETHERNET ON DEMAND<sup>SM</sup>**  
**PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

**5.3. AT&T MANAGED SWITCHED ETHERNET ON DEMAND**

**5.3.1. Monthly Recurring Charges (MRCs)**

| AT&T Managed Switched Ethernet on Demand-Plus MRC – 36 month |                                  |           |
|--|----------------------------------|-----------|
| Managed Router*  | Committed Information Rate (CIR) | MRC       |
| 100 Mbps   | up to 100 Mbps                   | \$185.00  |
|  | 100 Mbps                         | \$185.00  |
| 1 Gbps   | up to 100 Mbps                   | \$201.00  |
|  | 100 Mbps to 250 Mbps             | \$235.00  |
|  | 250 Mbps to 500 Mbps             | \$371.00  |
|  | 500 Mbps to 1000 Mbps            | \$384.00  |
| 10 Gbps  | up to 1000 Mbps                  | \$470.00  |
|  | 1000 Mbps to 5000 Mbps           | \$654.00  |
|  | 5000 Mbps to 10000 Mbps          | \$920.00  |
| 100 Gbps   | 100000 Mbps                      | \$1395.00 |

\*Managed Router priced according to ASEoD port capacity.

**6. SPECIAL TERMS, CONDITIONS or OTHER REQUIREMENTS**

**6.1. Special Conditions for 10 Gbps Customer Port Connections**

With respect to 10 Gbps Ports, Customer may use the Business Center Portal to order such Ports, to request and schedule changes to the CIR (subject to the port configurations shown in Attachment A, Table 2) or CoS of such Ports, or to establish or change EVCs associated with such Ports. Real Time Class of Service is not available for EVCs exceeding 1000 Mbps. EVCs exceeding 1000 Mbps are subject to network availability.

**End of Document**



Sales Contact Information  
MAGLIANO; CHRISTIAN  
3052150638  
cm844s@att.com

### eSign Fax Cover Sheet

**To:** AT&T Automated Fax Handling Service

**From:**

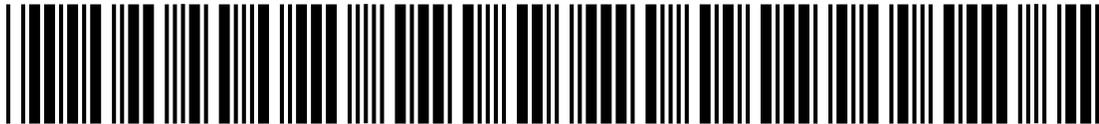
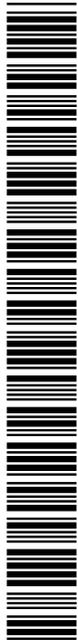
**Fax:** 877-374-4632 or 877-eSignFax

**Total Pages:** 1  
(Excluding Fax Cover Sheet)

Or with Copiers / Scanners w/ email, Send To: [esign@att.com](mailto:esign@att.com)

To sign via fax:

1. Sign Only the Signature Page with Signature, Title and Date.
2. Fax Only two(2) Pages:
  - a. eSign Fax Cover Page – This Page first, then,
  - b. Signature Page with Contract Id: 5448943  
(see Picture below)



Request Id: 3523450  
Contract Id: 5448943



## Customer Signature Page

|  |   |        |             |          |
|--|---|--------|-------------|----------|
| <b>Customer</b>  | <b>AT&amp;T</b>   |        |             |          |
| Beach Community Development District<br>Street Address: 250 INTERNATIONAL PKWY STE 208<br>City: LAKE MARY<br>State/Province: FL<br>Zip Code: 32746-5062<br>Country: US   | AT&T Enterprises, LLC or<br>the AT&T Affiliate(s) (AT&T) identified on Customer's applicable Pricing<br>Schedule(s)   |        |             |          |
| <b>Customer Contact (for notices)</b>  | <b>AT&amp;T Contact (for notices)</b>   |        |             |          |
| Name: James Kendig<br>Title: Contracts Manager<br>Street Address: 250 INTERNATIONAL PKWY STE 208<br>City: LAKE MARY<br>State/Province: FL<br>Zip Code: 32746-5062<br>Country: US<br>Telephone: (321) 263-0132<br>Fax:<br>Email: dmcinnes@vestapropertyservices.com<br>Customer Account Number or Master Account: | Street Address: 11760 us hwy 1 N<br>City: North Palm Beach<br>State/Province: FL<br>Zip Code: 33408<br>Country: US<br><br>With a copy to:<br>AT&T Enterprises, LLC<br>208 S.Akard Street<br>Dallas, TX 75202<br>ATTN: Master Agreement Support Team Email: <a href="mailto:mast@att.com">mast@att.com</a> |        |             |          |
| <b>AT&amp;T Solution Provider or Representative Information (if applicable)</b>  |   |        |             |          |
| Name:  | Company Name:   |        |             |          |
| Agent Street Address:  | City:   | State: | Zip Code:   | Country: |
| Telephone:   | Fax:  | Email: | Agent Code: |          |

Customer signature serves as a signature of each document listed below. Edits to appended documents, as originally presented by AT&T, are rejected. Listed documents become effective upon execution of all documents identified by Contract ID below.

|  |                      |
|--|----------------------|
| <b>Documents Appended:</b>   | <b>Contract IDs:</b> |
| MASTER_AGREEMENT click <a href="#">here</a> for details or <a href="http://serviceguide.att.com/masteragreement/">http://serviceguide.att.com/masteragreement/</a> |                      |
| AT&T_NETWORK_ON_DEMAND_CONTRACT_ID_5448942.pdf   | 5448942              |

If Customer is purchasing Voice Over IP services, the following additional language applies:

The undersigned, on behalf of Customer, acknowledges that Customer has received and understands the advisories concerning the circumstances under which E911 service may not be available, as stated in the AT&T Business Voice over IP Services Service Guide found at [http://serviceguidenew.att.com/sg\\_flashPlayerPage/BVOIP](http://serviceguidenew.att.com/sg_flashPlayerPage/BVOIP). Such circumstances include, but are not limited to, relocation of the end user's CPE, use of a non-native or virtual telephone number, failure in the broadband connection, loss of electrical power, and delays that may occur in updating the Customer's location in the automatic location information database.

|   |
|---|
| <b>Customer</b><br>(by its authorized representative) |
| By:   |
| Name:   |
| Title:  |
| Date:   |

# EXHIBIT 21

# ESTIMATE

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

treesservice@lucas.com  
+1 (904) 241-3533  
<http://Lucastreeservice.com>

**Bill to**  
Beach CDD

**Ship to**  
Beach CDD

## Estimate details

Estimate no.: 7681  
Estimate date: 03/10/2026

| #  | Date | Product or service | Description  | Qty | Rate         | Amount            |
|----|------|--------------------|--|-----|--------------|-------------------|
| 1. |      | <b>Services</b>    | 12572 Costas Way. Drop two dead pine trees in preserve |     |              | \$1,000.00        |
| 2. |      | <b>Services</b>    | 12749 Laurel Bay. Drop one dead Pine tree in preserve  |     |              | \$300.00          |
|    |      |                    |  |     | <b>Total</b> | <b>\$1,300.00</b> |

## Note to customer

Thank You for calling Lucas Tree Service!

Accepted date

Accepted by

# EXHIBIT 22

# TAMAYA AMENITY CENTER: COMPREHENSIVE FACILITY RENTAL AGREEMENT

This **Master Facility Rental Agreement** ("Agreement") is entered into between the **Beach Community Development District** ("District"), located at 250 International Pkwy., Suite 208, Lake Mary, FL 32746, and the undersigned **Resident/Member** ("Renter").

The Tamaya Amenity Center is located at 12788 Meritage Blvd., Jacksonville, FL 32246. This unified document incorporates all policies regarding space usage, fees, conduct, and legal responsibilities for the temporary use of the Tamaya Amenity Center.

---

## SECTION I: RESIDENT AND EVENT REGISTRATION DATA

The following information must be provided in full at the time of application to ensure all necessary data is captured for the booking.

### 1.1 Resident Information

| Field                   | Resident Data |
|-------------------------|---------------|
| Full Legal Name         |               |
| Tamaya Address          |               |
| Primary Phone Number    |               |
| Primary Email Address   |               |
| Emergency Contact Name  |               |
| Emergency Contact Phone |               |
| Today's Date            |               |

### 1.2 Event Specifications

| Field                     | Data  |
|---------------------------|-------|
| Date of Reservation       |       |
| Type of Event             |       |
| Total Expected Attendance |       |
| Setup\Access Time         |       |
| Event Start Time          | AM/PM |
| Event End Time            | AM/PM |
| Cleanup/Departure Time    | AM/PM |

| Field             | Data |
|-------------------|------|
| Total Block Hours |      |

## SECTION II: FACILITY SELECTION AND CAPACITY VERIFICATION

*Check the specific area(s) to be reserved. Standard durations and attendee limits apply.*

| Selection                | Facility Area                                       | Max Capacity | Standard Duration | Rental Fee | Security Deposit |
|--------------------------|---|--------------|-------------------|------------|------------------|
| <input type="checkbox"/> | Boardroom   | 12           | 4 Hours           | \$200.00   | \$150.00         |
| <input type="checkbox"/> | Group Fitness Room                                  | 25           | 4 Hours           | \$250.00   | \$150.00         |
| <input type="checkbox"/> | Pool Cabana<br>(Includes pool access)               | 25           | 4 Hours           | \$200.00   | \$150.00         |
| <input type="checkbox"/> | Palm Court and Bar                                  | 50           | 4 Hours           | \$250.00   | \$350.00         |
| <input type="checkbox"/> | Tamaya Hall<br>(Hardwood floors - Addendum applies) | 80           | 6 Hours           | \$850.00   | \$750.00         |
| <input type="checkbox"/> | Combo (Hall, Palm Court, and Bar)                   | 130          | 8 Hours           | \$1,250.00 | \$750.00         |
| <input type="checkbox"/> | Large Event Lawn                                    | 100          | 8 Hours           | \$0.00     | \$350.00         |

## SECTION III: VENDOR AND SERVICE DETAILS

*All third-party vendors must be identified and provide proof of insurance.*

| Field                     | Data  |
|---------------------------|---|
| Catering Services         | <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| Catering Company Name     |   |
| Catering business contact |   |
| Alcohol Service           | <input type="checkbox"/> Yes <input type="checkbox"/> No (Requires Licensed Bartender and Security) |

| Field                          | Data |
|--------------------------------|------|
| Licensed Bartender Name        |      |
| Entertainment (DJ, Band, etc.) |      |

## SECTION IV: SECURITY AND INSURANCE REQUIREMENTS

*Security is mandatory for events past 6:00 PM, over 25 guests, or where alcohol is present.*

| Field                                     | Data  |
|---|---|
| Security Officer Required?                | <input type="checkbox"/> Yes <input type="checkbox"/> No                |
| Total Security Hours Required             |   |
| Liability Insurance Certificate Received? | <input type="checkbox"/> Yes <input type="checkbox"/> No                |
| Insurance Requirements                    | \$1,000,000.00 limit, naming Beach CDD as co-insured/certificate holder |

## SECTION V: FINANCIAL SUMMARY AND PAYMENT TRACKING

*Payments must be made via two separate checks or money orders payable to Beach CDD.*

| Payment Category       | Amount Due | Check # | Date Collected |
|------------------------|------------|---------|----------------|
| Base Rental Fee        | \$         |         |                |
| Security Deposit       | \$         |         |                |
| Addl. Hours (\$50/hr.) | \$         |         |                |
| <b>TOTALS</b>          | \$         |         |                |

## SECTION VI: GENERAL RESERVATION POLICIES AND ELIGIBILITY

### 6.1 Residency and Good Standing

The use of the Tamaya Amenity Center is a privilege reserved exclusively for **Residents and Members in good standing** with the District. Good standing implies the Renter has no outstanding violations or unpaid fees owed to the District. All reservations must be made by a

Resident, and the Resident **must be present** for the entire duration of the event, including setup and teardown.

## 6.2 Reservation Timelines and Frequency

**Lead Time:** Reservations must be submitted in person at least **two (2) weeks (14 days)** prior to the event.

**Advance Booking:** Reservations may be made up to **four (4) months** in advance. **Weddings and receptions** may be booked up to **one (1) year** in advance with District approval.

**Frequency Limit:** Each household is limited to renting facility portions no more than **six (6) times per calendar year**.

## 6.3 Availability and Blackout Dates

The Tamaya Amenity Center is **unavailable for private events** on major holidays and holiday weekends, including:

- Easter, July 4th, Thanksgiving, Christmas Eve/Day, and New Year's Eve/Day
- Memorial Day Weekend and Labor Day Weekend
- Any weekend where a federal holiday falls on a Monday or Friday (with the exception of MLK Day, Washington's Birthday, Columbus Day, and Veterans Day)

---

# SECTION VII: ATTENDANCE AND GUEST MANAGEMENT

## 7.1 Occupancy Limits

The Renter agrees to strictly adhere to the maximum occupancy limits listed in Section II. These capacities are set by building and fire codes. The Facility Manager has the discretion to limit event size further after reviewing event details. **Any guests in excess of the approved number will be turned away** by staff or security.

## 7.2 Renter Responsibility

The Renter represents they have the authority to bind all attendees and vendors to the terms of this Agreement. The Renter is solely responsible for the conduct of all guests and any damage they may cause.

---

# SECTION VIII: OPERATIONAL HOURS AND CURFEWS

## 8.1 Total Block Time

The "Time of Reservation" is the "Total Block Time," which must include time for vendor deliveries, setup, the event itself, and post-event cleanup/load-out. Access will not be granted before the start time, and the facility must be vacated by the end time to avoid charges.

## 8.2 Additional Time and Extensions

Indoor areas (excluding the Large Event Lawn) may be rented for an additional **\$50.00 per hour** beyond the standard duration. All additional hours must be paid for at the time of registration. Staying past the scheduled end time without approval will result in **deposit forfeiture**.

---

## SECTION IX: FINANCIAL OBLIGATIONS AND DEPOSITS

### 9.1 Payment Submission

At the time of reservation, the Renter must submit **two (2) separate checks or money orders** made payable to the **Beach Community Development District** (or Beach CDD): one for the Rental Fee and one for the Security Deposit.

### 9.2 Security Deposit Conditions

The security deposit is a performance bond held to ensure compliance with cleaning standards and to cover potential damage. The District may retain all or part of the deposit for:

- **Property Damage:** Repairs to floors, walls, furniture, or equipment
- **Insufficient Cleaning:** Failure to remove trash, wipe surfaces, or clean appliances
- **Rule Violations:** Using prohibited items like tape on walls, glitter, or unauthorized movement of furniture
- **Late Departure:** Staying past the contracted block time

### 9.3 Refund Timeline

Refunds for security deposits are typically processed within **10 to 30 days** after a successful post-event inspection.

---

## SECTION X: MANDATORY SECURITY AND AFTER-HOURS STAFFING

### 10.1 Requirements for Security Personnel

A professional security officer, hired through the District's approved vendor at the Renter's expense, is **mandatory** for:

- Any event where **alcohol is present** (regardless of time or attendee count)
- Any event with **more than 25 attendees**
- Any reservation in Tamaya Hall or Palm Court extending **past 10:00 p.m.**

### 10.2 Security Costs and Authority

**Security is renter's choice as long as licensed and insured.**

Security services are billed directly to the renter. The security officer has the authority to enforce rules, monitor noise, and **terminate an event immediately** for serious violations or illegal activity.

---

## SECTION XI: ALCOHOL AND CATERING POLICIES

### 11.1 Alcohol Consumption and Insurance

**Prior Approval:** Alcohol must be disclosed and approved at the time of application.

**Insurance:** Event Liability Insurance of **\$1,000,000.00** naming Beach CDD as co-insured and certificate holder is **required** and must be submitted 14 days prior to the event.

**Service:** A **licensed bartender** must serve all alcohol; self-service is prohibited.

**Prohibited Areas:** Alcohol is strictly prohibited in the pool area, waterslide area, and fitness center.

**Age Restrictions:** No service is permitted to minors (under 21) or intoxicated persons.

## 11.2 Catering and Kitchen Usage

**Vendor Disclosure:** Renters must identify catering companies on the application.

**Kitchen Standards:** Tamaya Hall includes a kitchen for staging and warming; it is not for high-grease cooking. All equipment must be cleaned, and the refrigerator emptied and wiped at the conclusion of the event.

**Caterer Insurance:** Professional caterers must provide proof of insurance, including liquor liability if serving alcohol.

---

## SECTION XII: CONDUCT, DECORATIONS, AND PROHIBITED ITEMS

### 12.1 Decorating Guidelines

**Tabletop Only:** Decorations are limited to **tabletops only**. No wall or ceiling decorations are permitted.

**Prohibited Attachments:** No tape, nails, staples, tacks, or adhesives may be used on walls, woodwork, or ceilings.

**Prohibited Items:** No confetti, glitter, rice, birdseed, or smoke/fog machines.

**Fire Safety: No candles or open flames** are permitted.

**Table Linens:** Linens **must be used** on all tables if food is served to protect the furniture surfaces.

### 12.2 General Conduct

**No Smoking:** All indoor facilities are smoke-free; smoking and vaping are prohibited.

**Commercial Activity:** Facilities may not be used for profit-making, commercial activity, solicitation, or for-profit engagements.

**Illegal Activity:** Engaging in illegal activity results in immediate arrest and removal.

**Animals:** Pets are prohibited; only **documented service animals** with proper identification are permitted.

---

## SECTION XIII: PARKING AND ACCESS RESTRICTIONS

### 13.1 Parking Lot Usage

**Capacity:** Use is restricted to the parking lot, which has a maximum capacity of **96 vehicles**.

**Prohibited Areas:** Parking on the Event Lawn or grass is strictly prohibited and subject to towing.

### 13.2 Limited Access

**Non-Exclusive Amenities:** The Swimming Pool, Waterslide Area, and Fitness Center are community assets and **cannot be reserved for exclusive use**.

**Reserved Access:** Access is limited strictly to the area booked. No access is granted to tennis or basketball courts.

**Pool Access:** The **Pool Cabana** and **Palm Court** are the only rentals that permit guest access to the pool.

---

# SECTION XIV: TAMAYA HALL PREMIUM FACILITY ADDENDUM

Tamaya Hall is the premier asset of the Tamaya community, featuring high-performance hardwood floors and premium custom finishes. Because this space is a "showcase" status, the District maintains an uncompromising standard for its care.

## 14.1 Absolute Furniture Prohibition

**Under no circumstances shall any furniture (tables, chairs, sofas) be dragged, slid, or moved** by the Renter, guests, or vendors. Moving furniture risks scratching the floors and will result in **immediate and automatic forfeiture of 100% of the security deposit (\$750.00)**.

Custom layouts must be requested 7 days in advance for **staff approval and instruction**.

## 14.2 Rigorous Floor Protection and Decoration Rules

**Vendor Equipment:** All external equipment (DJ booths, catering carts, photo booths) must have non-marring rubberized feet or be placed on District-approved protective mats/rugs.

**Footwear and Spills:** Guests are discouraged from wearing stiletto heels ( $\geq 2.5$  in), metal cleats, or spikes. All liquid spills must be blotted immediately.

**Restricted Adhesives:** No tape, nails, staples, tacks, or screws may be applied to walls, woodwork, or floors. Decorations are limited to **tabletops only**.

**Fire Safety:** No candles, open flames, smoke machines, or fog machines are permitted.

## 14.3 Mandatory Photo-Audit Protocol

To ensure transparency and protect the Renter from liability for pre-existing conditions, the following "Photo-Audit" is required:

1. **Pre-Event Photos:** Renter must take **time-stamped photographs** of the entire hall (floors, furniture legs, kitchen, and walls) immediately upon arrival and prior to any setup.
2. **Post-Event Photos:** Renter must take an identical set of photos after cleanup but before departure.
3. **Legal Assumption:** Failure to capture "Before" photos constitutes a binding admission that the facility was in perfect, pristine condition upon arrival.

## 14.4 Kitchen and Restoration Standards

Tamaya Hall must be returned in "Guest-Ready" condition.

| Category | Requirement  |
|----------|--|
| Kitchen  | Appliances wiped clean; refrigerator emptied/wiped; sink cleared of debris                         |
| Trash    | All waste bagged and moved to external District dumpster; new liners installed                     |
| Surfaces | Tabletops and bar areas wiped free of sticky residue/spills; linens must be used if food is served |
| Floors   | Entire area swept and spot-mopped using only District-approved cleaning agents                     |

## 14.5 Financial Obligations and Staffing for Tamaya Hall

**Fees:** Rental is **\$850.00** (6-hour limit) or **\$1,250.00** for a Combo rental (8-hour limit).

**Security Deposit:** A **\$750.00** performance bond is required at the time of booking.

**Mandatory Security:** A security officer is required for events with alcohol, **>25 guests**, or extending past 10:00 p.m.

**Alcohol:** Requires **\$1,000,000.00** liability insurance naming the District as co-insured and a licensed bartender.

---

## SECTION XV: CLEANUP AND RESTORATION REQUIREMENTS

The facility must be returned in "Guest-Ready" condition to receive a full deposit refund.

| Requirement Category | Cleaning Task   |
|----------------------|---|
| Trash Disposal       | All trash removed to external District dumpster; liners replaced                      |
| Surfaces             | All tabletops, counters, and bar areas wiped clean of residue                         |
| Kitchen              | Refrigerator emptied and wiped; microwave cleaned; sinks cleared                      |
| Floors               | All floors swept and spot-mopped for spills using approved agents                     |
| Furniture            | Tables and chairs returned to <b>exact original positions</b> (lifting, not dragging) |
| Decorations          | All tape, balloons, string, and signage removed; no wall damage                       |
| Glass/Restrooms      | Handprints wiped from glass doors; toilets flushed; debris removed                    |
| Personal Property    | All catering supplies and personal items removed from premises                        |

---

## SECTION XVI: LEGAL, CANCELLATION, AND INDEMNIFICATION

### 16.1 Cancellation Policy

**Full Refund:** Written notice must be communicated at least **two (2) weeks (14 days)** prior to the event.

**Late Cancellation:** If cancelled less than two weeks prior, the **security deposit is forfeited**, though the rental fee is returned.

**No-Show:** Reservations are considered cancelled if the Renter is more than **15 minutes late** for the start time, resulting in forfeiture of fees and deposits.

### 16.2 Indemnification and Liability

The Renter agrees to defend, indemnify, and hold harmless the Beach Community Development District, its supervisors, and staff from all liability, claims, actions, or personal property damage arising from the use of the facilities. Nothing in this Agreement waives the District's sovereign immunity under Section 768.28, Florida Statutes.

---

# SECTION XVII: FACILITY INSPECTION CHECKLIST

*This section must be completed by District Staff for office use.*

| Field                  | Data  |
|------------------------|---|
| Resident Check-in Time |   |
| Check-out Time         |   |
| Floors (Scratches)     | Pre-Event: ____ Post-Event: ____ Staff Notes: |
| Furniture Layout       | Pre-Event: ____ Post-Event: ____ Staff Notes: |
| Kitchen Cleanliness    | Pre-Event: ____ Post-Event: ____ Staff Notes: |
| Trash/Liners           | Pre-Event: ____ Post-Event: ____ Staff Notes: |
| Wall/Paint Condition   | Pre-Event: ____ Post-Event: ____ Staff Notes: |

## Final Disposition of Deposit:

- Full Refund Approved
- Partial Deduction:  
Reason \_\_\_\_\_ (Amt: \$ \_\_\_\_\_)
- Total Forfeiture:  
Reason \_\_\_\_\_ (Amt: \$ \_\_\_\_\_)

---

# SECTION XVIII: PRE-EVENT INSPECTION (CHECK-IN)

*This section must be completed before any setup or decorations are placed.*

| Item / Area                        | Satisfactory? (Y/N) | Pre-Existing Damage / Notes             |
|------------------------------------|---------------------|---|
| Floors<br>(Hardwood/Tile/Carpet)   |                     | Note any scratches, scuffs, or stains   |
| Furniture<br>(Tables/Chairs/Sofas) |                     | Count present and verify integrity      |
| Walls, Doors, and<br>Baseboards    |                     | Note existing marks or adhesive residue |
| Windows and Glass Doors            |                     | Inspect for smudges or fingerprints     |
| Kitchen:                           |                     | Verify fridge is empty and microwave is |

| Item / Area              | Satisfactory? (Y/N) | Pre-Existing Damage / Notes           |
|--------------------------|---------------------|---------------------------------------|
| Appliances/Countertops   |                     | clean                                 |
| Lighting and HVAC Panels |                     | Confirm functional settings           |
| Trash Receptacles        |                     | Ensure all bins are empty with liners |

**Mandatory Requirement:** The Resident is **strongly encouraged** to take **time-stamped photographs** of the facility (floors, furniture legs, and surfaces) upon arrival to establish a baseline.

---

## SECTION XIX: POST-EVENT CLEANUP CHECKLIST (GUEST-READY STANDARDS)

*The Renter must satisfy all of the following conditions to be eligible for a full deposit refund.*

### 19.1 General Area Restoration

- **Furniture:** All tables and chairs returned to their **exact original positions**
- **Furniture Movement:** Absolutely no furniture was **dragged or slid** across hardwood floors (Tamaya Hall)
- **Trash Disposal:** All waste bagged, tied, and removed to the **external District dumpster**
- **Liners:** New trash bags/liners installed in all internal receptacles
- **Surfaces:** All tabletops, bar areas, and counters wiped free of sticky residue and debris
- **Decorations:** All tape, strings, balloons, and signs removed; no damage from adhesives

### 19.2 Kitchen and Appliances

- **Refrigerator:** Completely emptied and interior/exterior wiped down
- **Microwave:** All food residue, grease, and splatters cleaned
- **Sinks and Cabinets:** Sinks cleared and scrubbed; all used cabinets wiped out

### 19.3 Floors, Glass, and Utilities

- **Floors:** Swept completely and spot-mopped using **District-approved chemicals only**
  - **Glass Doors/Windows:** Handprints and smudges wiped from all glass surfaces
  - **Restrooms:** Toilets flushed and floors cleared of debris
  - **HVAC and Lights:** Lights off and HVAC returned to **76°F / standard unoccupied settings**
-

# SECTION XX: FINAL INSPECTION AND DISPOSITION

To be completed by a District Representative after the Renter completes cleanup.

| Area                | Satisfactory? (Y/N) | Staff Notes / Deduction Charges |
|---------------------|---------------------|---------------------------------|
| Trash and Liners    |                     | \$                              |
| Floor Condition     |                     | \$                              |
| Furniture Layout    |                     | \$                              |
| Kitchen Restoration |                     | \$                              |
| Rule Compliance     |                     | \$                              |

## Deposit Disposition:

- Full Refund Approved
- Partial Deduction:  
Reason \_\_\_\_\_ (Amt: \$ \_\_\_\_\_)
- Total Forfeiture:  
Reason \_\_\_\_\_ (Amt: \$ \_\_\_\_\_)

**Note:** Security deposits are typically processed via check within **10–30 business days** following a satisfactory inspection.

# SECTION XXI: ACKNOWLEDGMENT, AUTHORIZATION, AND SIGNATURE

By signing below, the Resident/Member acknowledges and represents as follows:

**ACKNOWLEDGMENT OF RECEIPT AND REVIEW:** I acknowledge that I have received, read, and fully understand this comprehensive Master Facility Rental Agreement, including all Sections I through XXI contained herein. I have received the full Facility Use Agreement and agree to adhere to all rules, including the **Tamaya Hall Addendum** (if applicable), which strictly prohibits the movement of furniture and requires mandatory photographic documentation to protect the security deposit.

**AUTHORIZATION TO BIND ATTENDEES:** I represent that I have the full authority to execute this Agreement and to bind all attendees, guests, vendors, contractors, and other persons participating in or attending the event covered by this Agreement to all terms and conditions

contained herein. I accept full responsibility for the conduct of all such persons and for any damage they may cause to the Premises.

**ACKNOWLEDGMENT OF STRICT DEPOSIT REQUIREMENTS:** I understand that Tamaya Hall contains immaculate hardwood floors and new, premium furniture that require special protection. I acknowledge that the requirements for return of the security deposit are extremely strict. I specifically understand and agree that:

- **NO FURNITURE SHALL BE MOVED, RELOCATED, OR REARRANGED UNDER ANY CIRCUMSTANCES** without the prior written approval of the Facility Manager. Any unauthorized movement of furniture will result in the immediate and automatic forfeiture of 100% of the security deposit (\$750.00).
- I am strongly encouraged to take comprehensive time-stamped photographs of the Premises before and after the event to document the condition and protect myself from liability for pre-existing conditions.
- Failure to take "Before" photographs constitutes a binding admission that the facility was in perfect, pristine condition upon my arrival.
- I accept full financial liability for any damage exceeding the security deposit, including floor refinishing or furniture replacement costs.

**COMPLIANCE WITH RULES AND REGULATIONS:** I agree to comply with all rules, regulations, policies, and directions from Amenity Facility Staff. I understand that any violation—particularly regarding furniture movement, floor care, unauthorized area access (Pool/Slide), or prohibited items—will result in the total forfeiture of the Security Deposit and potential additional billing.

**INDEMNIFICATION AND HOLD HARMLESS:** In consideration of being permitted to use the Premises, I hereby agree to defend, indemnify, and hold harmless the Beach Community Development District, its supervisors, agents, employees, and contractors from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for any injuries, death, theft, and real or personal property damage of any nature arising out of or in connection with the use of the facilities contemplated by this Agreement.

**UNDERSTANDING OF CONSEQUENCES:** I understand that failure to comply with the requirements of this Agreement may result in: forfeiture of all or part of the security deposit; additional charges for damage; immediate termination of the event; and loss of future rental privileges.

**STEWARDSHIP RESPONSIBILITY:** By renting Tamaya Hall or any facility of the Tamaya Amenity Center, I accept a responsibility to serve as a steward of these valuable community assets. I agree to use the facility only for its intended purposes, leave the facility in the same or better condition than it was found, report any damage or maintenance issues to the District, and encourage guests to respect the facility and its rules.

---

## RENTER SIGNATURE AND CERTIFICATION

By signing below, I, the undersigned, hereby certify that I have read and understand this entire Agreement, that all information provided by me is accurate and complete, that I have had the opportunity to ask questions and receive satisfactory answers, and that I agree to be bound by all terms, conditions, and obligations set forth herein.

|                                   |  |
|-----------------------------------|--|
|                                   |  |
| <b>Resident/Member Signature:</b> |  |
| <b>Printed Name:</b>              |  |
| <b>Date:</b>                      |  |

---

## DISTRICT REPRESENTATIVE ACKNOWLEDGMENT

|   |  |
|---|--|
|   |  |
| <b>District Representative Signature:</b> |  |
| <b>Printed Name/Title:</b>                |  |
| <b>Date:</b>                              |  |

---

## WITNESS ACKNOWLEDGMENT (OPTIONAL)

|                           |  |
|---------------------------|--|
|                           |  |
| <b>Witness Signature:</b> |  |
| <b>Printed Name:</b>      |  |
| <b>Date:</b>              |  |

---

**Beach Community Development District** 250 International Pkwy. Suite 208, Lake Mary, FL  
32746 Phone: 904-329-2277

*Document Revision Date: March 2026*