



# BEACH COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Monday*

*May 18, 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

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

Board of Supervisors  
**Beach Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, May 18, 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, May 18, 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. **The Greenery, Inc.** [Exhibit 2](#)  
[Pgs. 9-47](#)
  - B. Vesta Property Services
    - 1. **Lifestyle Management Report** [Exhibit 3](#)  
[Pgs. 49-53](#)
    - 2. **Field Management Report** [Exhibit 4](#)  
[Pg. 55](#)
- VI. Staff Reports – Questions from Board Members Only**
  - A. District Counsel
    - 1. General Election Qualification Period Reminder – June 8, 2026 through June 12, 2026
  - B. District Engineer
  - C. District Manager
    - 1. Resident(s) Subject to Disciplinary Action – *Under Separate Cover*
    - 2. Complaint & Incident Management Tracker – *Under Separate Cover*
    - 3. Action Item Report [Exhibit 5](#)  
[Pgs. 57-61](#)
    - 4. **Meeting Matrix** [Exhibit 6](#)  
[Pgs. 63-69](#)
- VII. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 20, 2026 [Exhibit 7](#)  
[Pgs. 71-76](#)
  - B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on May 7, 2026 [Exhibit 8](#)  
[Pgs. 78-79](#)

## VII. Consent Agenda – continued

- C. Consideration for Acceptance – The April 2026 Unaudited Financial Statements [Exhibit 9](#)  
[Pgs. 81-144](#)
- D. Approval of The Greenery, Inc.’s Proposal for Irrigation Repairs from the 5/6/2026 Workshop - \$3,675.65 (Irrigation Repairs; GF; Line 36) [Exhibit 10](#)  
[Pgs. 146-149](#)
- E. Approval of the KaTom Restaurant Supply, Inc’s Proposal for Ice Machine from the 5/6/2026 Workshop – **REVISED AMOUNT \$2,981.23** (Contingency; CRF; Line 9) [Exhibit 11](#)  
[Pg. 151](#)
- F. Approval of the 360 Painting Proposal (Tamaya Hall Beam) from the 5/6/2026 Workshop - \$2,514.40 (Community & Amenity Repair; GF; Line 38) [Exhibit 12](#)  
[Pgs. 153-154](#)
- G. Approval of the 360 Painting Proposal (Cabana) from the 5/6/2026 Workshop - \$5,898.85 (Capital Improvement Plan – Future FY; CRF; Line 8) [Exhibit 13](#)  
[Pgs. 156-157](#)
- H. **Approval of Lucas Tree Company’s Proposal for Beach Boulevard’s Debris Clean Up – \$1,500.00 from the 5/6/2026 Workshop (District Contingency; GF; Line 27)** [Exhibit 14](#)  
[Pg. 159](#)
- I. Approval of 360 Painting Proposal for Mirrors in Group Fitness Room - \$ \_\_\_\_\_ from the 5/6/2026 Workshop (District Contingency; GF; Line 27) – *To Be Distributed* [Exhibit 15](#)
- J. Approval of RAMCO Protective Services, Inc. Proposal for Gate Replacement - \$6,000 from the 5/6/2026 Workshop (Amenity Gates/Control Access/Amenity Gate Repair; GF; Line 50) [Exhibit 16](#)  
[Pg. 162](#)

## VIII. Business Items

- A. **Consideration & Adoption of Resolution 2026-07, Approving FY 2027 Proposed Budget & Setting Public Hearing** [Exhibit 17](#)  
[Pgs. 164-174](#)
- B. Consideration of The Greenery, Inc. Installation of Sod at Roundabout Proposal - \$3,223.51 (Landscape Improvement; GF, Line 34) [Exhibit 18](#)  
[Pgs. 176-181](#)
- C. Consideration of The Greenery, Inc. for Aerification/Topdressing of the Event Lawn Proposal - \$3,800.76 (Landscape Improvement; GF, Line 34) [Exhibit 19](#)  
[Pgs. 183-187](#)
- D. Consideration of The Greenery, Inc. Credit Enhancement Proposal [Exhibit 20](#)  
[Pgs. 189-200](#)
- E. **Consideration of GTI Computer and Security’s Proposal for Cameras and Related Work - \$2,500.00 (Contingency; CRF; Line 9)** [Exhibit 21](#)  
[Pgs. 202-203](#)
- F. **Consideration of Morgan Inland LLC Equipment Proposal - \$3,840.00 (Contingency; CRF; Line 9)** [Exhibit 22](#)  
[Pgs. 205-206](#)

**IX. Discussion Topics**

**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: June 4 at 6:00PM**

**XV. Next Meeting Quorum Check: June 15<sup>th</sup> at 6:00 PM**

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, May 18, 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

May 7

00 (26-02602D)

# EXHIBIT 2

**Dear ,**

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,  
William Allen Flannery, CRM



## Client Communication Report

Tamaya

Reported On:  
**May 14, 2026**

Property Size:  
**70.77 Acres**

Report By:  
**William Allen Flannery**

Property Name:  
**Beach CDD (Tamaya)**

## Client Communication Report

### MAINTENANCE ITEMS

1. We have identified an area that needs to be cleaned up and detailed. Our production team have been alerted with the use of our internal Issue software. This will be scheduled by our Production Manager and executed by our production team. This is an area that could benefit from a nice pine straw application and we recommend performing this.
2. Crack weeds were noticeable at the entryway to the clubhouse today. Our production team applied herbicide for this area first thing this morning. We should start to see decline soon
3. Our team will work on cutting back the branches from this homeowner's residence and clean up this little hidden garden behind shrubs
4. We have an area we're gonna have our production team. Make sure we trim, hedges and clean the bed weeds up.

### ACCOMPLISHMENTS

1. Our production team have been working hard trimming the patio ligustrums near the tennis courts.
2. Here we have some before, and after images of our production team cleaning up the Birds of Paradise at the pool deck area
3. Our production team are working hard with bringing the beds with Juniper back into acceptable shape. Here is an example of our team trimming away from the sidewalk area areas.

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. A single dead Sylvester Palm tree has been identified at the Corner of Kernan Blvd and Tamaya Blvd. We are working on creating a proposal to remove and replace
2. We are working on a new proposal to replace an Oak tree at this location. We are going to create the proposal with 2 options. Option 1 will simply be to replace with a new oak tree, Option 2 will be to install new sod
3. Our team are working hard on revising the \$10,000 Enhancement credit proposal and should have that ready for the board to review soon. Here are some photos of the areas that have been identified as an example.
4. Our team has come to the conclusion that even with the proper nutrition and watering schedule the Turf at this roundabout will not perform like we want it to, and we are going to recommend replacing this Turf. It appears that there has been the neglect with nutrition in the right watering schedule for quite some time and is beyond the point of recovering on its own.

### NOTES TO OWNER/CLIENT

1. All though our production team had good intentions wanting to clean this specific area, they were a little too aggressive cutting back plant material. This was an honest mistake that we will bring to the teams attention.
2. Our PHC team are working on the ornamental fertilization application. We are very excited and are looking forward to seeing the results of healthy plant material.
3. Our PHC team are also working on spot treating Turf weeds ahead of the next Turf application
4. This is an area that will need to be re-sodded
5. Do you have a concern brought our attention by a homeowner regarding snake breeding in this area. We're going to blow as many leaves out as we can collect and remove.

## 1. MAINTENANCE ITEM

Created On April 30, 2026 by William Allen Flannery

We have identified an area that needs to be cleaned up and detailed. Our production team have been alerted with the use of our internal Issue software. This will be scheduled by our Production Manager and executed by our production team. This is an area that could benefit from a nice pine straw application and we recommend performing this.



### Note Attachments







## 2. MAINTENANCE ITEM

Created On April 30, 2026 by William Allen Flannery

Crack weeds were noticeable at the entryway to the clubhouse today. Our production team applied herbicide for this area first thing this morning. We should start to see decline soon



### Note Attachments



### 3. MAINTENANCE ITEM

Created On May 07, 2026 by William Allen Flannery  Created On Site

Our team will work on cutting back the branches from this homeowner's residence and clean up this little hidden garden behind shrubs



#### Note Attachments



#### 4. MAINTENANCE ITEM

Created On May 07, 2026 by William Allen Flannery  Created On Site

We have an area we're gonna have our production team. Make sure we trim, hedges and clean the bed weeds up.



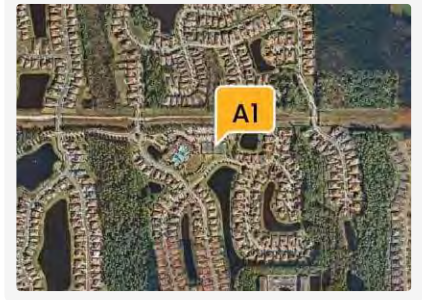
##### Note Attachments



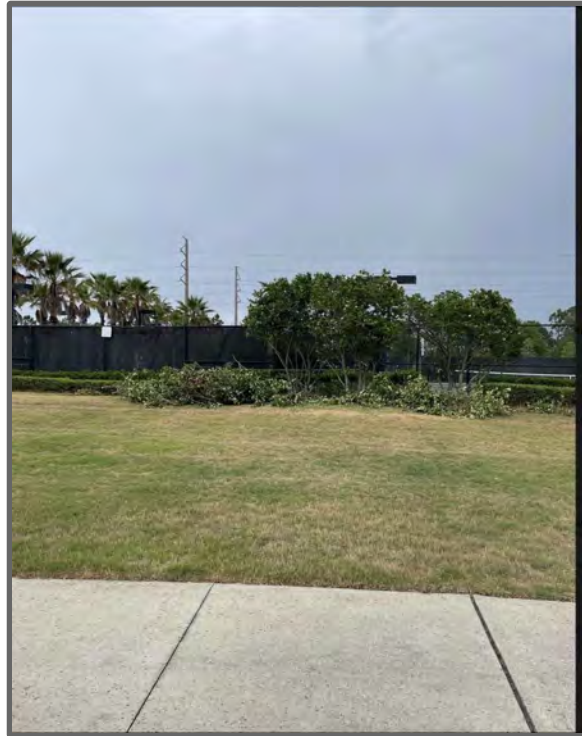
## 1. ACCOMPLISHMENTS

Created On April 30, 2026 by William Allen Flannery

Our production team have been working hard trimming the patio ligustrums near the tennis courts.



### Note Attachments



## 2. ACCOMPLISHMENTS

Created On April 30, 2026 by William Allen Flannery

Here we have some before, and after images of our production team cleaning up the Birds of Paradise at the pool deck area



### Note Attachments



### 3. ACCOMPLISHMENTS

Created On April 30, 2026 by William Allen Flannery

Our production team are working hard with bringing the beds with Juniper back into acceptable shape. Here is an example of our team trimming away from the sidewalk area areas.



#### Note Attachments



## 1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On April 30, 2026 by William Allen Flannery

A single dead Sylvester Palm tree has been identified at the Corner of Kernan Blvd and Tamaya Blvd. We are working on creating a proposal to remove and replace



### Note Attachments



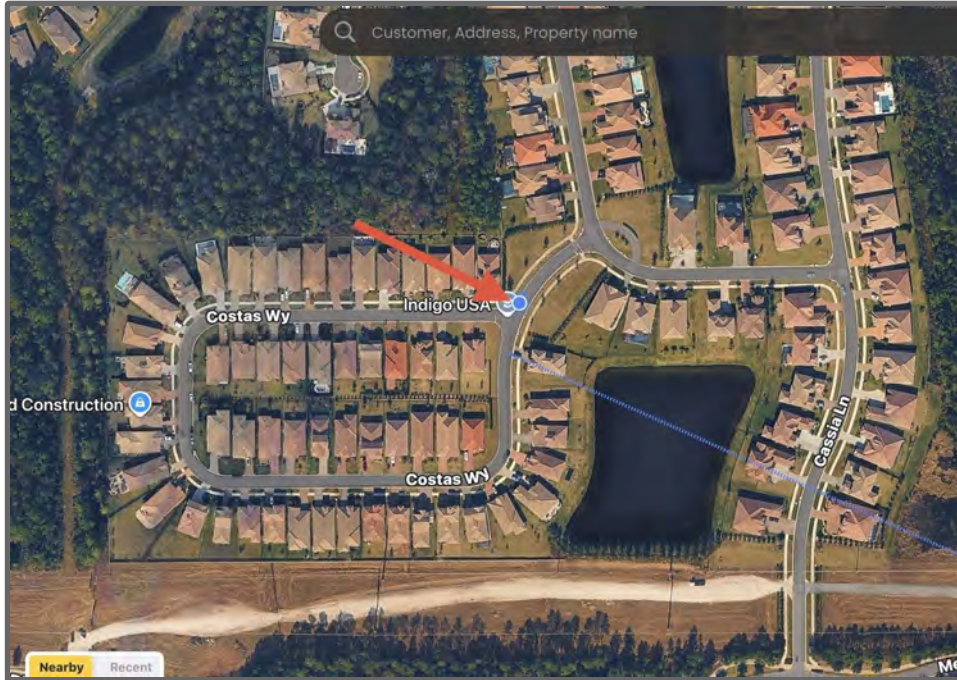
## 2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On April 30, 2026 by William Allen Flannery

We are working on a new proposal to replace an Oak tree at this location. We are going to create the proposal with 2 options. Option 1 will simply be to replace with a new oak tree, Option 2 will be to install new sod



### Note Attachments



### 3. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On May 08, 2026 by William Allen Flannery

Our team are working hard on revising the \$10,000 Enhancement credit proposal and should have that ready for the board to review soon. Here are some photos of the areas that have been identified as an example.



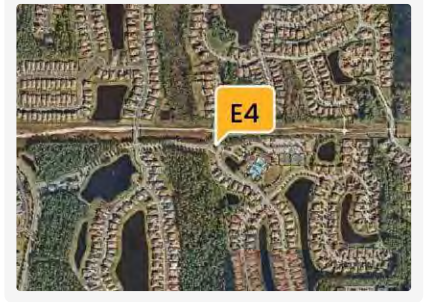
Note Attachments



#### 4. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On May 08, 2026 by William Allen Flannery

Our team has come to the conclusion that even with the proper nutrition and watering schedule the Turf at this roundabout will not perform like we want it to, and we are going to recommend replacing this Turf. It appears that there has been the neglect with nutrition in the right watering schedule for quite some time and is beyond the point of recovering on its own.



##### Note Attachments



## 1. NOTES TO OWNER/CLIENT

Created On April 30, 2026 by William Allen Flannery

All though our production team had good intentions wanting to clean this specific area, they were a little too aggressive cutting back plant material. This was an honest mistake that we will bring to the teams attention.



### Note Attachments



## 2. NOTES TO OWNER/CLIENT

Created On May 04, 2026 by William Allen Flannery  Created On Site

Our PHC team are working on the ornamental fertilization application. We are very excited and are looking forward to seeing the results of healthy plant material.



### Note Attachments



### 3. NOTES TO OWNER/CLIENT

Created On May 04, 2026 by William Allen Flannery  Created On Site

Our PHC team are also working on spot treating Turf weeds ahead of the next Turf application



#### Note Attachments



#### 4. NOTES TO OWNER/CLIENT

Created On May 07, 2026 by William Allen Flannery  Created On Site

This is an area that will need to be re-sodded



#### Note Attachments



## 5. NOTES TO OWNER/CLIENT

Created On May 07, 2026 by William Allen Flannery  Created On Site

Do you have a concern brought our attention by a homeowner regarding snake breeding in this area. We're going to blow as many leaves out as we can collect and remove.



### Note Attachments



Enhancing People's Lives Through Beautiful Landscapes

**Dear Tamaya,**

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,  
William Allen Flannery, CRM



## Client Communication Report

Tamaya

Reported On:  
**May 14, 2026**

Property Size:  
**70.77 Acres**

Report By:  
**William Allen Flannery**

Property Name:  
**Beach CDD (Tamaya)**

## Client Communication Report

### MAINTENANCE ITEMS

1. None
2. We keep this on our radar for mowing. It's a little overgrown and will need attention soon . Our production team will bring mowers in once it dries out a bit
3. Our team needs to do some weed treatment and go after the vines that are climbing over the wall in this section. We also want to let the shrubbery grow up just a bit over the wall to help block the view.
4. Our production team have been informed that we have some vines creeping up through one of the ornamental trees that need to be removed. Also, we are going to have our production team, selectively hand, prune branches of Juniper away from the Landscape lighting as to expose the lighting fixture itself.
5. We want to strategically do a hard pruning of 2 selected trees/shrubs at the pool deck area as to allow visibility with security cameras

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. We're gonna work on a proposal to remove the existing Mulch underneath the pergola and converted into River rock

### NOTES TO OWNER/CLIENT

1. Our Irrigation team will work on moving five Irrigation heads away from the low spot along the pond bank
2. Our Irrigation team has a work ticket and will be replacing a damaged Irrigation head near Kernan
3. We have what appears to be low pressure caused by a seal that needs to be replaced in an irrigation head in this small portion of sod at the pool deck area. We have a work ticket created for our Irrigation team to address as soon as possible.

## 1. MAINTENANCE ITEM

Created On May 14, 2026 by William Allen Flannery  Created On Site



### Note Attachments



## 2. MAINTENANCE ITEM

Created On May 14, 2026 by William Allen Flannery

We keep this on our radar for mowing. It's a little overgrown and will need attention soon . Our production team will bring mowers in once it dries out a bit



### Note Attachments



### 3. MAINTENANCE ITEM

Created On May 14, 2026 by William Allen Flannery  Created On Site

Our team needs to do some weed treatment and go after the vines that are climbing over the wall in this section. We also want to let the shrubbery grow up just a bit over the wall to help block the view.



#### Note Attachments





#### 4. MAINTENANCE ITEM

Created On May 14, 2026 by William Allen Flannery  Created On Site

Our production team have been informed that we have some vines creeping up through one of the ornamental trees that need to be removed. Also, we are going to have our production team, selectively hand, prune branches of Juniper away from the Landscape lighting as to expose the lighting fixture itself.



##### Note Attachments



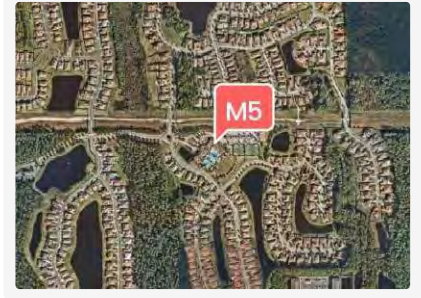




## 5. MAINTENANCE ITEM

Created On May 14, 2026 by William Allen Flannery  Created On Site

We want to strategically do a hard pruning of 2 selected trees/shrubs at the pool deck area as to allow visibility with security cameras



### Note Attachments



## 1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On May 14, 2026 by William Allen Flannery

We're gonna work on a proposal to remove the existing Mulch underneath the pergola and converted into River rock



### Note Attachments





## 1. NOTES TO OWNER/CLIENT

Created On May 14, 2026 by William Allen Flannery

Our Irrigation team will work on moving five Irrigation heads away from the low spot along the pond bank



### Note Attachments



## 2. NOTES TO OWNER/CLIENT

Created On May 14, 2026 by William Allen Flannery  Created On Site

Our Irrigation team has a work ticket and will be replacing a damaged Irrigation head near Kernan



### Note Attachments



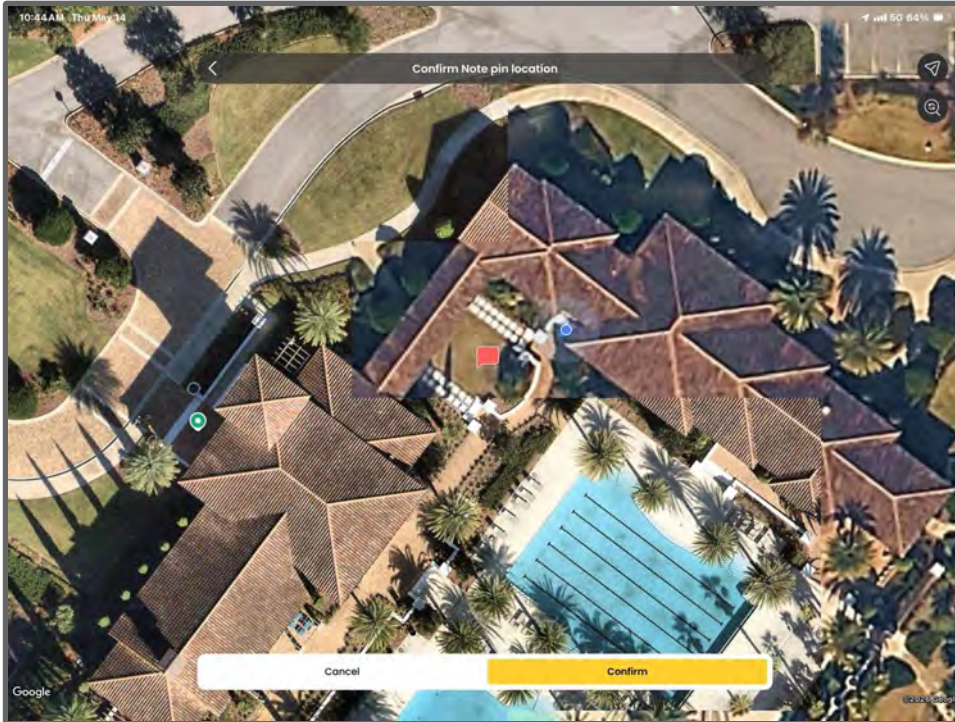
### 3. NOTES TO OWNER/CLIENT

Created On May 14, 2026 by William Allen Flannery  Created On Site

We have what appears to be low pressure caused by a seal that needs to be replaced in an irrigation head in this small portion of sod at the pool deck area. We have a work ticket created for our Irrigation team to address as soon as possible.



#### Note Attachments



Enhancing People's Lives Through Beautiful Landscapes

# EXHIBIT 3



## Amenity Managers Report

Date of report: **4.30.2026**

Submitted by: **Oliver Ingram & Kaylie Fitzhugh**

### Notables

- Conducted a walkthrough with Supervisor Caprera around the pool areas. During the walkthrough, he identified several issues, including broken sound system speakers, damaged landscape lighting, and mold present on the pillars near the splash pad and throughout the pool areas. All identified concerns were reported to the Field Operations team for follow-up and corrective action.
- Met with Supervisor Pavel to review deficiencies identified with the cleaning company's work at the amenity center, specifically concerning the men's restroom air vents and door frames. The issues were discussed with the cleaning company, and all identified concerns have since been addressed and corrected to the expected standard.
- The Book Drive officially ended on **April 21, 2026**, and it was a great success. We would like to extend a sincere thank-you to our community for your participation and generosity. Because of your support, the book club was able to collect a wonderful assortment of books and donate them to a meaningful cause, making a positive impact beyond our community.
- At the request of the board to extend lifeguard hours, we have added a total of **15 lifeguards** to the roster to ensure adequate coverage for the extended slide hours.
- Per Supervisor Kendig's request, Tai Chi classes will be offered by Briene with Circle of Chi Wellness of Jacksonville. She will be hosting a **free introductory class on Friday, May 22, at 6:00 PM**, located in the **Group Fitness Room**. Space is limited to **15 attendees**, so residents are encouraged to sign up early before spots fill up.
- As summer is fast approaching, we would like to remind parents that children under 15 years of age must be accompanied and supervised at all times by a patron while using the pool facility. Parents are responsible for the conduct of their children and guests.
- We have observed children riding e-bikes on the event lawn, playgrounds, tennis courts, and basketball courts; please be advised that e-bikes are not permitted in these areas. Failure to comply with this policy may result in enforcement action, including the loss of amenity privileges, up to and including being trespassed from the amenity center.
- We have received an updated proposal for the ice machine ranging from **\$7,000 to \$8,000**, which has been submitted to the board chair for review. We are currently awaiting pricing for delivery and installation from an installer recommended by KaTom, the ice machine vendor.

In addition, we received a quote of **\$1,675.00** to add a water connection for the ice machine; however, we are also waiting to receive comparative bids from the installer recommended by KaTom.

- I have submitted photos and pricing information to the board chair for the replacement refrigerator in the Tamaya Hall kitchen. The refrigerator options range in price from approximately **\$1,600 to \$2,700**.
- Ron and I removed all furniture from Tamaya Hall in preparation for floor refinishing.
  
- The Tamaya Clubhouse floor refinishing has commenced and is expected to be completed by **Friday, May 1st**. However, please note that the office will not be available for occupancy until **Saturday, May 2nd** to allow proper curing time.
- Met with Supervisor Pavel and conducted a walkthrough of the amenity center to review proposed locations for the new security cameras. During the walkthrough, we discussed several key security concerns to ensure proper video coverage of the facility. The security camera installation has been delayed due to ongoing renovations in the amenity center office. Once renovations are complete, we will coordinate with the vendor to obtain an updated installation date.
- We are currently awaiting an updated proposal for the video announcement board with a smaller, more suitable size. The vendor submitted a revised proposal; however, it was for the same size unit at a higher cost. As a result, I reached out to an additional vendor to request a quote and am awaiting their response.
- I informed Supervisor Young that an electrician visited Tamaya Hall to provide a quote for installing a conventional/air fryer oven into the kitchen cabinets. However, the electrician advised that there is not sufficient cabinet depth to accommodate the installation.
- During amenity staff walkthroughs, ongoing graffiti was observed on the gazebo pillars at the event lawn. Additionally, broken sprinkler heads and damaged landscape lighting were identified. All issues have been reported to the Field Operations team for follow-up and repair.
- Please note that the AT&T fiber-optic installation for the internet service upgrade has been delayed and is now scheduled for completion on May 15.
- The security camera upgrade has been postponed due to the ongoing renovations at the amenity center and will be rescheduled once completion of the renovations is confirmed.
- Several residents have inquired about information they encountered on Facebook regarding the upcoming Community Development District (CDD) board election. Residents were advised that, if they wish to obtain additional or verified information, they are encouraged to attend the CDD board meetings.
- Met with Supervisor Young on multiple occasions to monitor the progress of the floor refinishing. All work appeared to be on schedule, with completion anticipated for Friday, May 1<sup>st</sup>.

### **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 [oiogram@vesatapropertyservices.com](mailto:oiogram@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 any way whatsoever. If you are interested in starting a new social club please stop by or contact the office for more information

Current Club Gathering and Times Available:

- *Travel Social* - Please contact Karen Young for more information and schedule at: [youngk1001@att.net](mailto:youngk1001@att.net)
- *Bunco* - Held the last Monday of every month at Tamaya hall at 7:00 PM. Please contact Karen Young for more information and schedule at: [youngk1001@att.net](mailto:youngk1001@att.net)
- *Lunch Brunch Chili's* – Tuesday, February 10<sup>th</sup> 11:30 AM – 1:30 PM. Please contact Paula Rodrigez for more information at: [ppesci@racsystems.com](mailto:ppesci@racsystems.com)
- *Chapter Chatters* – Held the last Tuesday of every month at Tamaya Hall at 6:30 PM. Please contact Becky Farinella for more info and schedule at: [fourfarinellas@comcast.net](mailto:fourfarinellas@comcast.net)

## **Programing**

### **Tai Chi**

Brienne, with Circle of Chi, will begin offering Tai Chi—a fitness and mental wellness class. Please be on the lookout for sign-up information. Classes will be limited to 15 participants per session.

### **Zumba**

Come join the party every Thursday from 6:30 PM – 7:30 PM in the group fitness room. Zumba is a total body workout, combining all elements of fitness to include cardio, muscle conditioning, balance, flexibility, and boosting 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. Class rates are \$8 per participant Text (352) 215-1801 to sign up!

### **Year at a Glance**

*\*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.

*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

## 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)
13 - Mar	Teen	family	\$ 1,800	69	\$ 26	\$ 1,900	\$0	\$1,900	100	\$ 19	\$ (100)	31	\$ 7
14 - Mar	Potluck	family	\$ 150	18	\$ 8	\$ 31	\$0	\$31	5	\$ 6	\$ 119	-13	\$ 2
22 - Mar	Storytime	family	\$ 150	28	\$ 5	\$ 85	\$0	\$85	19	\$ 4	\$ 65	-9	\$ 1
28 - Mar	Easter Event	family	\$ 3,500	368	\$ 10	\$ 3,655	\$250	\$3,405	250	\$ 14	\$ 95	-118	\$ (4)
10 - Apr	Spring Happy Hour	adult	\$ 1,000	88	\$ 11	\$ 1,024	\$0	\$1,024	70	\$ 15	\$ (24)	-18	\$ (3)
12 - Apr	Story Time	family	\$ 150	6	\$ 25	\$ 84	\$0	\$84	14	\$ 6	\$ 66	8	\$ 19
17 - Apr	Trivia Night	family	\$ 500	69	\$ 7	\$ 471	\$0	\$471	55	\$ 9	\$ 29	-14	\$ (1)
25 - Apr	Goat Yoga	family	\$ 900	21	\$ 43	\$ 811	\$190	\$621	19	\$ 33	\$ 280	-2	\$ 10
			\$ 26,400	2,233	\$ 12	\$ 22,629	\$ 9,940	\$12,689	1,973	\$ 6	\$ 13,711	-260	\$ 5

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	\$ 17,600	1,025	\$ 17	\$ 17,122	\$ 940	\$16,182	1,449	\$ 11	\$ 478	424	\$ 6
adults	\$ 8,800	541	\$ 16	\$ 5,507	\$ 9,000	-\$3,494	524	\$ (7)	\$ 3,294	-17	\$ 23
<b>TOTAL</b>	<b>\$ 26,400</b>	<b>1,566</b>	<b>\$ 17</b>	<b>\$ 22,629</b>	<b>\$ 9,940</b>	<b>\$12,689</b>	<b>1,973</b>	<b>\$ 6</b>	<b>\$ 3,771</b>	<b>407</b>	<b>\$ 10</b>

# EXHIBIT 4



## Field Operations Managers Report

Date of report: **5.14.2026**

Submitted by: **Ron Zastrocky**

### **Notables & Projects**

- Refresh crosswalk and stop bar painting – *Scheduled to be completed by 5/29/26 In Progress RZ 4/7/26. 24 stop bars to freshen up paint. 8 are complete.*
- Assess sprinklers in pond that may be watering pond – *Will discuss with Greenery regarding start date 4/1. Meeting with Greenery on 4/30/26 to discuss. Waiting on quote to move. Update 5/14/26 There will be no charge for moving heads. It is covered under the inclusive irrigation contract.*
- Moved speed sign to Fiera Vista Dr 5/14/26
- Repair of speed limit sign on Tamaya Blvd – *Not CDD property. MyJax ticket opened 2/3/2026; this is the second ticket submitted. No update from COJ as of 5.7.2026. Update 5/14/26 ticket through myjax is still open and no update.*
- Install existing solar lighting in breezeway area (x2) – *Will review with Oliver and provide completion date by end of week. Scheduled to be completed by 4/30/26 Met with Jim for locations. Est completion date of 4-30-26. Update 4/30/26 Installed 1 light but did not come on. Need to get ladder and check it. Checked and turned on light. Need to check to see if it lights up sidewalk when dark.*
- Ron to check leveling of property on Karatas and confirm if trees were removed – *Will contact homeowner to request access to verify whether the issue has been rectified. In engineer's hands RZ 4/7/26*
- *Replaced 3 speakers at pool area.*
- *The faucet left in men's pool bathroom does not work. Replaced battery. Faucet needs replacement. Update 5/14/26 replacement will be done 5/15/26*
- *Pavers under pergola at event lawn sinking. Update 5/14/26 filled with paver base and will monitor. If it looks ok, we will replace pavers.*
- *Wood floors in amenity center are getting refinished. Est completion date 5/1/26*
- *Clean and seal columns at fountain on beach blvd. Est completion date is 4/17/26. completed*
- *Repair speed bump at main entrance – Scheduled for 3/31 Move completion date to 4/15. Looking at different options like asphalt. 5.7.2026 at workshop on 5.6.2026 agreed not to replace.*
-

# 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	Removal of mulch complete. Will get a count of burned out lights.
12/4/2025	<b>FOM</b> to obtain additional quotes for drainage on Costas Way	Done
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. – will be presented at May Meeting
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	Done
12/15/2025	<b>FOM</b> to check operation ability of new pedestrian gates	Done
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. Will review area with the Greenery on Thursday ride.
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. Will need to acquire areas where trees are 10ft away from light pole. Once acquired we

		will bring it back to the board for review.
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. Met with Jim for locations.
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 4/1. New date for completion by 6/1
3/16/2026	<b>FOM</b> to obtain information on mirrors in group fitness/yoga room	underway
4/2/2026	<b>FOM</b> to obtain references for Solitude Lake Management for 5/7/2026 workshop	Done
5/6/2026	<b>FOM</b> to power waah curbs where tires have bushed up against them and left marks	
	<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 – Install is scheduled for first/second week of May.
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. 4.28.26: flooring resurface is underway will work with Sup. Young on chart.
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 - Done
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 – Information sent. Area will not accommodate due to size.
4/2/2026	<b>AM</b> to obtain additional information on digital sign for 5/7/2026 workshop	pending
4/2/2026	<b>AM</b> to send out an E-Blast on or about 4/27 regarding Furniture Sale	Done
4/20/2026	<b>AM</b> to prepare and send out an E-Blast reminding residents not to leave personal property (e.g. bikes, E-Bikes, scooters) locked to District property. Use designated parking and locking locations.	4/24: Email with guidance language sent to Oliver

4/20/2026	<b>AM</b> to prepare and send out an E-Blast reminding residents not to leave personal property (e.g. bikes, E-Bikes, scooters) locked to District property. Use designated parking and locking locations.	4/24: Email with guidance language sent to Oliver
	<b>District Manager Section</b>	
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	
	<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
	<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	

# EXHIBIT 6

# BEACH CDD MEETING AGENDA MATRIX

June 2026

**Workshop  
6/4**

***Presentations***

- Introductory discussion with Joe Schofield, P.E. (new District Engineer with Alliant Engineering)
- Asphalt Rejuvenation by Charlie Breidenbach of Total Asphalt, Inc.

***Upcoming Business Item***

- 1. Landscape Enhancement Options from The Greenery, Inc.
- 2. Duval Asphalt Proposal for Speedbump Installation
- 3. Just Call Ollie LLC Proposal for Blinds in Tamaya Hall

***Supervisor Projects***

**Chair Kendig**

- 1. Arborist/Options for Oak Trees
- 2. Truck Gate Entrance (from 1/12/2026 meeting)
- 3. Digital Signage Options
- 4. Tarps for Playground and Palm Court
  - Custom Canopies, Inc.
  - Southern Breeze
- 5. Group Fitness Classes (from 5/6/2026 Workshop)
- 6. Roving Patrol Questionnaire
- 7. Cabana Security (from 5/6/2026 Workshop)

**Vice Chair Szeszko**

- 1. Gate Access Control—TEK Control Research
- 2. The Greenery Inc. \$10,000 Credit

**Supervisor Young**

- 1. Capital Improvement Plan Projects
  - 1a. Re-Marcite Coating
- 2. Air Fryer Capable Warming Oven (Tamaya Hall)
- 3. Tamaya Hall Renovation Proposal Options
  - 3a. 360 Painting--\$4,489.63
  - 3b. (2<sup>nd</sup> Quote Needed)
  - 3c. (3<sup>rd</sup> Quote Needed)
- 4. Roving Patrol vs. CCTV
- 5. Refrigerator Replacement in Tamaya Hall

- 1. 4/13: Email to Ron requesting options from The Greenery Inc.
- 2. Exhibit 9 from the 5/6/2026 Workshop
- 3. 5/8/2026: Exhibit emailed to Jackie
  
- 1. Ron to obtain quotes for removal of certain trees
- 2. Waiting for new DE to start
- 3. Exhibit 13 from the 5/6/2026 Workshop
- 4.. Exhibits emailed to Jackie on 5/8
  
- 6. Chair to obtain assistance from resident (Dr. Renn)



# BEACH CDD MEETING AGENDA MATRIX

<p style="font-size: 24pt; transform: rotate(-90deg);"><b>June 2026</b></p>	<p><b>Regular Meeting: 6/18</b></p>	<p><b>Vendor Reports</b></p> <p><b>Presentations</b></p> <p><b>Consent Agenda Items</b></p> <ul style="list-style-type: none"> <li>• 1. Minutes             <ul style="list-style-type: none"> <li>○ 1a. Workshop—6/4/2026</li> <li>○ 1b. Regular Meeting—5/18/2026</li> </ul> </li> <li>• 2. Unaudited Financials             <ul style="list-style-type: none"> <li>○ 2a. May 2026</li> </ul> </li> </ul> <p><b>Business Items</b></p> <p><b>Discussions</b></p> <p><b>Staff Reports</b></p> <ul style="list-style-type: none"> <li>• District Manager             <ul style="list-style-type: none"> <li>○ 1. Resident(s) Subject to Disciplinary Action</li> <li>○ 2. Incident Report Tracker</li> <li>○ 3. Action Item Report</li> <li>○ 4. Meeting Matrix</li> </ul> </li> <li>• District Counsel</li> <li>• District Engineer</li> </ul>	
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# BEACH CDD MEETING AGENDA MATRIX

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



## 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/Alliant Engineering Inc.	4/22/2026-
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	4/1/2026 – 3/31/2027 1 year auto renewal (30 days)
Landscape Maintenance/The Greenery Inc.	4/1/2026- 3/31/2027—auto renew for 2 consecutive 1 year terms (30 days for failure to perform; 30 days without cause)
Pest Control/Turner Pest Control	3/23/2017-
Phone/Internet Service—AT&T	3/19/2026-3/24/2029
Refuse Removal/GFL Environmental)	10/1/2028 (auto renewal for 3 years--no less than 90 days notice)

## BEACH CDD MEETING AGENDA MATRIX

Security Guard Service/RAMCO Protective of Orlando, Inc.	4/1/2026-3/31/2027- (30 days)
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, April 20, 2026 at 6:01 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

7 Supervisor 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	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 Kaylie Fitzugh	Assistant Amenity Manager, Vesta Property Services
19 Ron Zastrocky	Field Operations Manager, Vesta Property Services
20 Allen Flannery	The Greenery, Inc.
21 Eric Wyrick	The Greenery, Inc.
22 Carole Repak	Resident
23 Jasleen Raina	Resident
24 Dave Putnam	Resident
25 Rebecca Rose Mitchell	Resident
26 Chris Ziser	Resident

27  
28 *The following is a summary of the discussions and actions taken at the April 20, 2026 Beach CDD Board*  
29 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
30 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

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

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

35 Carole Repak expressed appreciation for The Greenery, Inc.’s landscape report as presented in the  
36 agenda package.

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

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

39 A. Exhibit 2: The Greenery, Inc. – Client Communication Report

40 Mr. Flannery and Mr. Wyrick provided an overview of their irrigation services in relation to  
41 watering restrictions. A Board member requested landscaping proposals for FY 2027.

42 B. Vesta Property Services

43 A Board member asked staff how the Breezeway staff had responded to the change in ID checks.  
44 Mr. Ingram noted that the staff were informed that incident prevention was the new top priority.

- 45 1. Exhibit 3: Lifestyle Management Report  
46 2. Exhibit 4: Field Management Report

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

48 A. District Counsel

49 Mr. Haber had nothing to report.

50 B. District Engineer

51 Mr. McInnes provided a summary of the email response from the District Engineer regarding a  
52 question about the restoration of District property behind 2554 Karatas Ct. The District Engineer  
53 had noted that there were no concerns regarding the removal of trees or any fill not removed.  
54 Supervisor Kendig noted the email received by Board members to the St. Johns Water Management  
55 District and noted that Dave Putnam, the HOA President was advised as well.

56 C. District Manager

57 1. Resident(s) Subject to Disciplinary Action

58 Mr. McInnes presented the two incident reports with residents subject to disciplinary action.

59 The resident, a minor, spoke on the incident and apologized for their behavior. Their mother,  
60 Ms. Stewart, also spoke briefly on the incident. Discussion ensued regarding the suspension  
61 time.

62 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved  
63 the suspension of Ms. Stewart's son's amenity privileges for 60 days from the date of incident, for the  
64 Beach Community Development District.

65 Ms. Black, mother of the second minor involved in the second incident, spoke on the incident  
66 that her minor was involved in. Discussion ensued with Mr. Haber provided legal input  
67 regarding the current policies in place for such incidents.

68 On a MOTION by Mr. Szeszko, SECONDED by Mr. Caprita, WITH Mr. Repak voting 'yay' and Mr.  
69 Kendig and Ms. Young voting 'nay', the Board approved to reconsider the vote for suspension for 30 days  
70 of suspension from the date of the incident, for the Beach Community Development District.

71  
72 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH Ms. Young voting 'yay' and Mr.  
73 Repak and Mr. Caprita voting 'nay', the Board approved to suspend Ms. Black's son's amenity privileges  
74 for 30 days from the date of the incident, for the Beach Community Development District.

- 75 2. Complaint & Incident Management Tracker  
76 3. Exhibit 5: Action Item Report  
77 4. Exhibit 6: Meeting Matrix

78  
79

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

- 81 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
82 Held on March 16, 2026
- 83 B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held  
84 on April 2, 2026
- 85 C. Exhibit 9: Consideration for Acceptance – The March 2026 Unaudited Financial Statements
- 86 D. Exhibit 10: Ratification of IAS invoice for Gate Repair - \$1,280.00
- 87 E. Exhibit 11: Ratification of Morgan Inland LLC Equipment Proposal NTE \$20,000 & GTI Guys  
88 Installation Proposal NTE \$5,000 (Contingency; CRF; Line 9)
- 89 F. Exhibit 12: Ratification of C Buss Enterprises, Inc. Proposal for Emergency Pool Repair -  
90 \$3,457.59
- 91 G. Exhibit 13: Approval of the Southern Breeze Pool Area Chairs and Tables (Option 3) from the  
92 4/2/2026 Workshop - \$ 53,541.32 plus 2 Additional Tables and 8 Chairs – Revised Total of  
93 \$59,142.00 (CIP-Future FY; CRF; Line 8)
- 94 H. Exhibit 14: Approval of the 360 Painting Paver Repair Proposal from the 4/2/2026 Workshop -  
95 \$6,286.00 (Community and Amenity Repairs; GF; Line 38)
- 96 I. Exhibit 15: Approval of the Ice Machine Proposal from KaTom Restaurant Supply Inc. from the  
97 4/2/2026 Workshop – NTE \$12,000 with Installation fir a Smaller Unit of (250 lbs. to 350 lbs.  
98 (Contingency; CRF; Line 9)
- 99 J. Approval of Revised Post Orders from the 4/2/2026 Workshop—*Under Separate Cover*
- 100 K. Exhibit 16: Approval to Amend Beach CDD Comprehensive Amenity Facility Policies (dated  
101 11/17/2025) and Facility Rental Application (if applicable) to:
- 102 1. Change Water Slide Operational Hours (Monday: Closed; Tuesday-Friday: Noon-7:00 PM;  
103 Saturday, Sunday and Holidays: 10:00 AM-7:00 PM)--from the 4/2/2026 Workshop
- 104 2. No Longer Require Additional Staff for Events with Over 25 Individuals Attending--from the  
105 4/2/2026 Workshop
- 106 3. Require Individuals to be 21 Years of Age to Attend Adult Events--from the 4/2/2026  
107 Workshop
- 108 L. Exhibit 17: Approval of Revised Tamaya Facility Rental Agreement from the 4/2/2026 Workshop  
109 to No Longer Require Additional Staff for Events with Over 25 Individuals Attending
- 110 Supervisor Szeszko requested that it Item I be removed from the Consent Agenda to be further  
111 discussed at the next workshop.

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

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

- 115 A. Replacement of Breezeway Staff with Highline Security (Check-In No Longer Require)  
116 Discussion ensued regarding the benefits of the breezeway staff versus the security option.

117

118 On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Szeszko, Mr. Caprita, and Mr.  
119 Repak voting ‘nay’, the Board did not approve ending the breezeway staff effective in 14 days or to  
120 authorize staff to contact Vesta Property Services regarding the Board’s decision or to approve the Highline  
121 Security proposal, for the Beach Community Development District.

- 122 1. Exhibit 18: Highline Security Proposal
- 123 2. Consideration of Roving Patrol Post Orders—*Under Separate Cover*

124 This item was moved to the a future workshop.

- 125 B. Consideration of Purchase of Pool Furniture from Southern Breeze (CIP-Future FY; CRF; Line  
126 8)—Supervisor Young

127 Supervisor Young presented the proposals as well as an additional bid that was provided to the  
128 Board prior to the meeting, which was to add side tables to the proposal. She also noted which  
129 option she recommended that the Board approve. Discussion ensued.

- 130 1. Exhibit 19: Option 1: Chaise Lounge--\$25,282.00
- 131 2. Exhibit 20: Option 2: Chaise Lounge-\$30,127.00
- 132 3. Exhibit 21: Option 3: Chaise Lounge-\$37,252.00

133 On a MOTION by Ms. Young, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved  
134 Southern Breeze’s Option 2 proposal to include side tables, at a not-to-exceed of \$35,000.00, for the Beach  
135 Community Development District.

136 **The meeting moved back to Item A. under the same order of business to finalize the motion,**  
137 **at this time.**

- 138 C. Exhibit 22: Consideration & Adoption of **Resolution 2026-05**, Relating to the Disposal of Surplus  
139 Furniture

140 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board adopted  
141 **Resolution 2026-05**, Relating to the Disposal of Surplus Furniture, for the Beach Community Development  
142 District.

- 143 D. Exhibit 23: Consideration & Adoption of **Resolution 2026-06**, Setting Public Hearing on Revised  
144 Rules of Procedure

145 Mr. Haber provided a brief overview of the need for the revised Rules of Procedure.

146 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board adopted  
147 **Resolution 2026-06**, Setting Public Hearing on Revised Rules of Procedure, for the Beach Community  
148 Development District.

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

150 Mr. McInnes asked if the Board would like to add the General Election information to the website  
151 and to send out an E-Blast regarding the seats up for election 2026. The Board declined to do either  
152 option.

153  
154  
155

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

157 Supervisor Kendig requested that the May workshop be moved to either Tuesday, May 5 or  
158 Wednesday, May 6. The Board chose to move the May workshop to Wednesday, May 6.

159 Supervisor Caprita noted a concern he’d discussed previously with a wall on District property  
160 behind his property that was beginning to fall down. Mr. Haber provided his legal input on the  
161 matter as it pertained to the District potentially correcting the issue. Discussion ensued.

162 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*  
163 *3 minutes per individual)*

164 Jasleen Raina discussed the matter behind 2554 Karatas Ct. Supervisor Kendig provided comments  
165 noting that this was an ICI ARB issue and neither an HOA nor a CDD matter that could be enforced.  
166

167 Dave Putnam asked about the ownership of the light poles in the community as residents were locking  
168 their bicycles to them, and if action can be taken against these individuals. Mr. Haber provided legal  
169 input on the matter.  
170

171 Rebecca Rose Mitchell discussed an environmental issue in Flagler County and its implication on the  
172 landowner.  
173

174 Chris Ziser discussed other residents’ behavior.  
175

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

177 District Manager – Prepare notice to owner of bicycle locked on streetlight post requesting its  
178 removal.

179 Amenity Manager – Prepare and send out an E-Blast reminding residents not to leave personal  
180 property (e.g. bikes, E-Bikes, scooters) locked to District property. Use designated parking and  
181 locking locations.

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

183 5/6/2026 workshop:

- 184 • Ice Machine Proposal
- 185 • Retaining wall behind homes

186 Future Workshop Discussion: Post Orders for Roving Patrol

187 **FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: May 7 at**  
188 **6:00PM**

189 Confirmed for May 6 at 6:00 p.m.

190 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 18 at 6:00 PM**

191 Four out of five Board members present stated that they would be attending the next Board meeting  
192 on May 18 at 6:00 p.m. Supervisor Young stated that she would not be attending.

193 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

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

196 On a MOTION by Mr. Kendig, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adjourned  
197 the meeting at 7:42 p.m. for the Beach Community Development District.

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

201 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
202 **meeting held on May 18, 2026.**

203  
204  
205  
206

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

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

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

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

207 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 8

Wednesday, March 6, 2016 Workshop 6-9pm

Roll Call:

Kendig

Szeszko

Young

Repak

Caprita

No Audience Comments.

Upcoming Bus:

- Keep The Lake Doctors contract.
- Beach Blvd Debris Pickup – Lucas at ~\$1,500 – CONSENT AGENDA
- Casia Clean up – no action taken leave as is – natural landscape
- Irrigation repairs -discussed quid pro quo – remove from Ruppert and added to Greenery not including two units – CONSENT AGENDA
- Duval Asphalt – tabled – no action
- KaTom Rest. Supply – Karen Young provided an alternative solution – CONSENT AGENDA
- 360 Painting – Beam and Cabana – CONSENT AGENDA

KENDIG

Arborist – based upon research completed by resident Dr Renn and subsequent conversation with attorney – we will remove any tree within 10’ of a light pole – includes grinding and replacing grass.

Mirrors in group fitness room – proceed without bar – CONSENT AGENDA

Truck entrance – waiting on DE

Tarps for playground and palm court – more discussion needed at next workshop.

Group fitness classes – chair asked for recommendations.

Costas Way Tree – replant sod – CONSENT AGENDA

Security of Cabana – consider signs (Oliver)

Gate replacement – opted for RAMCO - \$6,000 – CONSENT AGENDA

Roving Patrol – Chair to develop questionnaire for community with research help from Dr Renn. Will be approved at next workshop.

## SZESZKO

Budget was reviewed and pending approval at May mtg – CONSENT AGENDA

Gate access control – tabled

PEDS Crossing – Remove

Greenery \$10,000 bonus – focus on front near guard house and front of Amenity Center – Vice Chair to pursue quote.

## YOUNG

Continue to seek out same size fridge for replacement. Staff to complete.

Pursue oven with some mill work in kitchen preparation area. Staff to complete.

Board of Supervisors and those present acknowledged the work Karen has done with the floor and furniture.

## REPAK

Walt reviewed updated to policy regarding vandalism – he will follow up with Dave and Wes.

## ADDITIONAL DISCUSSION:

Staff to power wash curbs that are black from tires hitting them.

Discussion ensued regarding lighting outside near the power lines.

Discussion ensued regarding storage building – Karen will pursue estimates.

Board affirmed reimbursement of up to \$500 for items purchased for ‘great room.’

Discussion ensued regarding unlocking gates around pool area – additional discussion needed.

## PRESENTATION:

Resident Victoria Acosta-Rubio Cardenas presented on a week long Spanish camp (refer to ppt for additional details) . Board approved pending contract, etc. with CDD.

# EXHIBIT 9

# Beach Community Development District

Financial Statements  
(Unaudited)

April 30, 2026



**Beach CDD**  
**Balance Sheet**  
**April 30, 2026**

	General Fund	Reserve Fund	Debt Service 2015A	Debt Service 2024	Total
<b>1 ASSETS</b>					
2 VNB Operating Account	2,650,603	-	-	-	2,650,603
3 BU Clover Account	45,621	-	-	-	45,621
4 SS Checking Account	68,588	-	-	-	68,588
5 BU CRF Money Market Account	-	175,994	-	-	175,994
6 Debt Service Accounts:					
7 Debt Service	-	-	-	1	1
8 Sinking Fund	-	-	180,001	275,001	455,002
9 Interest Fund	-	-	196,619	194,148	390,766
10 Redemption Fund	-	-	1	1	2
11 Prepayment Fund	-	-	19,082	13,579	32,662
12 Revenue Fund	-	-	232,582	211,405	443,988
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	30,956	6,042	8,267	9,459	54,725
20 Assessments Receivable Off-Roll	-	-	-	-	-
21 Due From Other Funds	-	292,958	8,418	9,632	311,009
22 Undeposited Funds	-	-	-	-	-
23 Prepaid	7,408	-	-	-	7,408
<b>24 TOTAL ASSETS</b>	<b>2,803,176</b>	<b>\$ 474,995</b>	<b>\$ 644,973</b>	<b>\$ 878,439</b>	<b>\$ 4,801,583</b>
<b>25 LIABILITIES</b>					
26 Accounts Payable	69,101	\$ -	\$ -	\$ -	\$ 69,101
27 Accrued Expense	-	-	-	-	\$ -
28 Deferred Revenue On-Roll	30,956	6,042	8,267	9,459	\$ 54,725
29 Deferred Revenue Off-Roll	-	-	-	-	\$ -
30 Due To Other Funds	311,009	-	-	-	\$ 311,009
<b>31 TOTAL LIABILITIES</b>	<b>411,066</b>	<b>6,042</b>	<b>8,267</b>	<b>9,459</b>	<b>434,834</b>
<b>32 FUND BALANCE</b>					
33 Nonspendable	-	-	-	-	-
34 Prepaid & Deposits	7,408	-	-	-	7,408
35 Capital Reserves	-	-	-	-	-
36 Operating Capital	364,639	-	-	-	364,639
37 Unassigned	2,020,063	468,952	636,706	868,980	3,994,702
<b>38 TOTAL FUND BALANCE</b>	<b>2,392,110</b>	<b>468,952</b>	<b>636,706</b>	<b>868,980</b>	<b>4,366,749</b>
<b>39 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,803,176</b>	<b>\$ 474,995</b>	<b>\$ 644,973</b>	<b>\$ 878,439</b>	<b>\$ 4,801,583.10</b>

**Beach CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to April 30, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of April	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUES</b>					
2 Assessments On-Roll	\$ 2,156,924	\$ 31,523	\$ 2,125,968	\$ (30,956)	99%
3 Interest Revenue	-	7,969	52,691	52,691	
4 Other Financing Sources	-	7,976	35,281	35,281	
<b>5 TOTAL REVENUES</b>	<b>\$ 2,156,924</b>	<b>\$ 47,468</b>	<b>2,213,940</b>	<b>\$ 57,016</b>	<b>103%</b>
6 Fund Balance Forward	\$ 30,908				
<b>7 TOTAL REVENUES &amp; BALANCE FORWARD</b>	<b>\$ 2,187,832</b>	<b>\$ 47,468</b>	<b>2,213,940</b>	<b>\$ 26,108</b>	<b>101%</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	2,800	(9,200)	23%
12 Supervisor Fees-Workshops	12,000	400	2,800	(9,200)	23%
13 District Management	46,790	3,899	27,294	(19,496)	58%
14 Engineering	5,460	-	1,197	(4,263)	22%
15 Dissemination Agent	2,785	-	2,785	-	100%
16 District Counsel	28,350	5,665	8,782	(19,568)	31%
17 Assessment Administration	6,127	511	3,574	(2,553)	58%
18 Arbitrage Rebate Calculation	676	-	650	(26)	96%
19 Audit	3,650	-	-	(3,650)	0%
20 Website	2,800	-	2,055	(745)	73%
21 Legal Advertising	3,500	197	2,269	(1,231)	65%
22 Dues, Licenses & Fees	175	-	175	-	100%
23 General Liability Insurance	68,000	431	53,953	(14,047)	79%
24 Office Miscellaneous	3,822	40	1,819	(2,003)	48%
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>11,542</b>	<b>114,187</b>	<b>(108,051)</b>	<b>51%</b>
<b>29 FIELD EXPENSES</b>					
30 Field Management	178,310	-	91,327	(86,983)	51%
31 Lake Maintenance	30,000	2,369	16,583	(13,417)	55%
32 Landscaping (Including Materials)	400,000	18,560	204,644	(195,356)	51%
33 Field Operations Contingency	100,000	-	-	(100,000)	0%
34 Landscape Improvement	20,800	-	-	(20,800)	0%
35 Mulch and Pine Straw	34,944	-	2,220	(32,724)	6%
36 Irrigation (Repairs)	4,368	290	494	(3,874)	11%
37 Utilities/Sewers/Propane Gas	305,550	16,347	107,935	(197,615)	35%
38 Community and Amenity Repairs	90,000	18,152	64,461	(25,539)	72%
39 Sidewalk Repairs	7,000	-	-	(7,000)	0%
<b>40 TOTAL FIELD EXPENSES</b>	<b>1,170,972</b>	<b>55,718</b>	<b>487,664</b>	<b>(683,308)</b>	<b>42%</b>
<b>41 AMENITY EXPENSES</b>					
42 Amenity Management	156,655	-	86,267	(70,388)	55%
43 Lifeguard	28,028	-	-	(28,028)	0%
44 Amenity/Fitness Center Staffing	89,114	-	20,264	(68,851)	23%
45 Swimming Pool Chemicals	20,802	2,923	10,970	(9,832)	53%
46 Pool/Entry Water Feature Maintenance	32,725	3,558	4,519	(28,206)	14%
47 Swimming Pool Inspection	929	-	-	(929)	0%
48 Holiday Decorations	10,400	-	11,465	1,065	110%
49 Amenity Cleaning	41,200	1,731	12,630	(28,570)	31%
50 Amenity Gates/Control Access/Amenity Gate Repair	27,872	1,280	4,102	(23,770)	15%
51 Amenity Website/Computer Equipment	10,400	-	2,997	(7,403)	29%
52 Amenity Internet/Cable	14,560	955	6,137	(8,423)	42%

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of April</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
53 Fitness Equipment Lease	18,500	1,540	10,780	(7,720)	58%
54 Lifestyles Programming	46,036	-	21,158	(24,878)	46%
55 Tennis Court Maintenance - 4 Clay Courts	3,770	3,049	3,079	(691)	82%
56 Pest Control	1,747	127	875	(872)	50%
57 Amenity Fire System Monitoring	1,556	-	1,275	(281)	82%
58 AED Lease	1,810	164	1,088	(722)	60%
59 Trash Collection	2,983	205	1,577	(1,406)	53%
<b>60 TOTAL AMENITY EXPENSES</b>	<b>509,087</b>	<b>15,532</b>	<b>199,181</b>	<b>(309,906)</b>	<b>39%</b>
<b>61 ACCESS CONTROL /GATE HOUSE</b>					
62 Guard Service (Gate Only)	192,172	18,266	135,216	(56,956)	70%
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>18,266</b>	<b>143,693</b>	<b>(141,842)</b>	<b>50%</b>
<b>68 TOTAL EXPENDITURES</b>	<b>2,187,832</b>	<b>101,058</b>	<b>944,724</b>	<b>(1,243,108)</b>	<b>43%</b>
<b>69 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(30,908)</b>	<b>(53,590)</b>	<b>1,269,216</b>	<b>1,300,124</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>(53,590)</b>	<b>1,269,216</b>	<b>1,575,045</b>	
75 Fund Balance - Beginning	476,519		1,122,894	646,375	
76 Fund Balance Forward	(30,908)				
<b>77 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 170,690</b>		<b>\$ 2,392,110</b>	<b>\$ 2,221,420</b>	
<b>78 ANALYSIS OF FUND BALANCE</b>					
79 NONSPENDABLE					
80 PREPAID & DEPOSITS	886		7,408		
81 CAPITAL RESERVES	-		-		
82 OPERATING CAPITAL	364,639		364,639		
83 UNASSIGNED	(194,835)		2,020,063		
<b>84 TOTAL FUND BALANCE</b>	<b>\$ 170,690</b>		<b>\$ 2,392,110</b>		

**Beach CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to April 30, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 421,016	\$ 414,974	\$ (6,042)
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	6,741	6,741
5 Reserve Balance	-	-	-
<b>6 TOTAL REVENUES</b>	<b>421,016</b>	<b>421,715</b>	<b>699</b>
<b>7 EXPENDITURES</b>			
8 Capital Improvement Plan (CIP) - Future FY	180,000	231,566	51,566
9 Contingency	150,000	36,131	(113,869)
10 Capital Reserve Fund Contribution	91,016	32,315	(58,701)
<b>11 TOTAL EXPENDITURES</b>	<b>421,016</b>	<b>300,011</b>	<b>(121,005)</b>
<b>12 REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>121,703</b>	<b>121,703</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>121,703</b>	<b>(153,218)</b>
18 Fund Balance - Beginning	157,892	347,249	189,357
<b>19 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 432,813</b>	<b>\$ 468,952</b>	<b>\$ 36,139</b>

**Beach CDD**  
**Debt Service 2015A**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to April 30, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 575,993	\$ 567,726	\$ (8,267)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	7,400	7,400
5 Misc. Revenue	-	19,081	19,081
<b>6 TOTAL REVENUES</b>	<b>575,993</b>	<b>594,207</b>	<b>18,214</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>397,589</b>	<b>393,652</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>397,589</b>	<b>393,652</b>
22 Fund Balance - Beginning	-	239,116	239,116
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 3,938</b>	<b>\$ 636,706</b>	<b>\$ 632,769</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 April 30, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Assessments On-Roll	\$ 659,084	\$ 649,625	\$ (9,459)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	11,792	11,792
5 Misc. Revenue	-	13,569	13,569
<b>6 TOTAL REVENUES</b>	<b>659,084</b>	<b>674,986</b>	<b>15,902</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>465,452</b>	<b>465,452</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>465,452</b>	<b>465,452</b>
22 Fund Balance - Beginning	-	403,527	403,527
<b>23 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ -</b>	<b>\$ 868,980</b>	<b>\$ 868,980</b>

\* Financed with prior year's revenue

**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	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 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>
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
02/09/2026	2061	The Greenery of North Florida, Inc.	50% Deposit		737.18	2,980,917.66
02/10/2026	2051	Pawel Szeszko	BOS Workshop 2/05/26		200.00	2,980,717.66
02/10/2026	2052	Todd Caprita	BOS Workshop 2/05/26		200.00	2,980,517.66
02/10/2026	021026ACH1	Turner Pest Control	Pest Control		127.18	2,980,390.48
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	2,978,395.48

Date	Number	Name	Memo	Deposits	Payments	Balance
02/10/2026	400117	Vesta Property Services	Invoice: 430876 (Reference: Amenity Management Jan 26. )		33,596.16	2,944,799.32
02/10/2026	400118	Ramco Protective	Invoice: 74074 (Reference: Guard Services 2/1/26 - 2/28/26. )		17,048.64	2,927,750.68
02/11/2026	2053	Baer's Furniture Co., Inc.			20,716.00	2,907,034.68
02/17/2026	2054	Pawel Szeszko	BOS Meeting 2/9/26		200.00	2,906,834.68
02/17/2026	2055	Todd Caprita	BOS Meeting 2/9/26		200.00	2,906,634.68
02/17/2026	021726ACH2	GFL Environmental	Trash Service		204.75	2,906,429.93
02/17/2026	021726ACH1	Comcast	12788 Meritace Blvd MINI MDTA Jan 28, 2026 to Feb 27, 2026		453.94	2,905,975.99
02/17/2026	2056	Jacksonville Daily Record	Misapplied Credit Ck #400078 for inv25-07148D & 25-07149D		207.00	2,905,768.99
02/18/2026	2057	The Greenery of North Florida, Inc.	50% Deposit River Rock		13,471.55	2,892,297.44
02/18/2026	400119	Vesta District Services	Invoice: 430878 (Reference: Billable Expenses - Jan 2026. )		571.86	2,891,725.58
02/18/2026	400120	Southeastern Paper Group	Invoice: 06628895 (Reference: Janitorial Supplies. )		258.19	2,891,467.39
02/18/2026	400121	Screening One	Invoice: SC100401895 (Reference: Employment Screenings. )		1.90	2,891,465.49
02/18/2026	400122	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1276469 (Reference: Quarterly Sprinkler Inspection. )		75.00	2,891,390.49
02/19/2026	400123	Leisure Creations	Invoice: 00104434 (Reference: Replacement Seat Sling. )		511.60	2,890,878.89
02/19/2026	400124	360 Painting of Jacksonville	Invoice: 32444934 (Reference: Painting. )		2,056.47	2,888,822.42
02/19/2026	400125	Hawkins Inc.	Invoice: 7326745-1 (Reference: Pool Chemicals. )		1,319.50	2,887,502.92
02/19/2026	021926ACH1	TECO	12545 Beach Blvd - Dec 19, 2025 - Jan 22, 2026		73.50	2,887,429.42
02/19/2026	021926ACH2	JEA	Service for the month of Jan 2026		15,689.81	2,871,739.61
02/19/2026	021926ACH3	Comcast	12750 Meritage Blvd. GATEHOUSE Jan 30, 2026 - Feb 28, 2026		418.99	2,871,320.62
02/20/2026	022026CC1	US BANK VISA CC	Jan Statement 12/24/25 - 01/23/26		3,375.23	2,867,945.39
02/20/2026			Deposit	56.17		2,868,001.56
02/20/2026			Deposit	13,968.85		2,881,970.41
02/24/2026	400126	Blingle of Jacksonville	Invoice: 11013706-1 (Reference: Installation of Permanent Lighting System. )		3,000.00	2,878,970.41
02/24/2026	022426ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/18/25 - 1/22/26		15.08	2,878,955.33
02/24/2026	022426EFT	Florida Dept. of Revenue	January 2026 Sales Tax		637.75	2,878,317.58
02/27/2026	2059	LLS Tax Solutions, Inc.	Arbitrage Services Series 2024		650.00	2,877,667.58
02/28/2026			Interest	7,925.71		2,885,593.29
<b>02/28/2026</b>		<b>End of Month</b>		<b>59,389.66</b>	<b>128,907.01</b>	<b>2,885,593.29</b>
03/02/2026	030226ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Feb 10, 2026 to Mar 09, 2026		222.95	2,885,370.34
03/02/2026	030226ACH2	KS State Bank	Fitness Equipment Financing		1,539.95	2,883,830.39
03/02/2026			Deposit	66.50		2,883,896.89
03/02/2026	400127	Vesta District Services	Invoice: 431088 (Reference: Management Fees March 26. )		4,409.75	2,879,487.14
03/02/2026	400128	Clear Impressions Inc.	Invoice: 18494 (Reference: Installation of Ultra View 5. )		3,520.00	2,875,967.14
03/02/2026	400129	360 Painting of Jacksonville	Invoice: 32809561 (Reference: Painting. )		2,993.90	2,872,973.24
03/02/2026	400130	Kutak Rock LLP	Invoice: 3703053 (Reference: Legal Services Nov 25. )		3,117.00	2,869,856.24
03/02/2026	400131	The Lake Doctors, Inc.	Invoice: 351939B (Reference: Water Management March 26. )		2,369.00	2,867,487.24
03/02/2026	400132	Jacksonville Daily Record	Invoice: 26-01108D ( )		96.50	2,867,390.74
03/02/2026	400133	TEKWave Solutions LLC	Invoice: 7931 (Reference: VMS - MAR 26. )		350.00	2,867,040.74
03/04/2026	2060	Bouncers, Slides, and More Inc.	Teen Event 3/13/26		1,300.00	2,865,740.74
03/04/2026			Deposit	8,110.23		2,873,850.97
03/05/2026	400134	Cintas Corporation	Invoice: 9361655849 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	2,873,696.97
03/05/2026	400135	VGlobal Tech	Invoice: 8234 (Reference: Email hosting Mar 26. )		90.00	2,873,606.97
03/05/2026	400136	Just Call Ollie LLC	Invoice: INV-250693 (Reference: Drapery Rod Installation. )		500.00	2,873,106.97
03/05/2026	400137	Quality Cleaning by Viktoriia LLC	Invoice: 285_US (Reference: Cleaning Services March 26. )		1,680.00	2,871,426.97
03/09/2026	2062	Manmohan Singh Dhanjal	Rental Reservation Refund		850.00	2,870,576.97
03/09/2026	2063	Pawel Szeszko	BOS Workshop 3/05/26		200.00	2,870,376.97
03/09/2026	2064	Todd Caprita	BOS Workshop 3/05/26		200.00	2,870,176.97
03/09/2026	400138	Jacksonville Daily Record	Invoice: 26-01256D (Reference: News Paper ad. )		100.00	2,870,076.97
03/09/2026	400139	Buehler Air Conditioning	Invoice: 261023 (Reference: A/C Service. )		1,794.00	2,868,282.97
03/09/2026	400140	Vesta Property Services	Invoice: 431393 (Reference: Amenity Management Feb 26. )		33,707.66	2,834,575.31
03/11/2026	031126ACH1	Turner Pest Control	Pest Control		127.18	2,834,448.13
03/12/2026	EFT031226	Florida Dept. of Revenue	December 2025 Sales Tax		407.31	2,834,040.82
03/16/2026			Deposit	56.17		2,834,096.99
03/17/2026	400141	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1295513 (Reference: Fire Extinguisher Inspection. )		153.00	2,833,943.99
03/17/2026	400142	Integrated Access Solutions	Invoice: 5602 (Reference: Service Call. )		250.00	2,833,693.99

Date	Number	Name	Memo	Deposits	Payments	Balance
03/17/2026	400143	Hawkins Inc.	Invoice: 7354977 (Reference: Pool Chemicals. )		1,776.29	2,831,917.70
03/17/2026	400144	Jacksonville Daily Record	Invoice: 26-00597D (Reference: Legal Advertising. )		96.50	2,831,821.20
03/17/2026	400145	Southeastern Paper Group	Invoice: 06649571 (Reference: Janitorial Supplies. )		305.12	2,831,516.08
03/17/2026	031726ACH1	Comcast	12788 Meritage Blvd MINI MDTA Feb 28, 2026 to Mar 27, 2026		453.94	2,831,062.14
03/18/2026	2066	Lidiya Savitskiy	Rental Refund		1,550.00	2,829,512.14
03/18/2026	400146	Integrated Access Solutions	Invoice: 5627 (Reference: Barcode Stickers. )		452.36	2,829,059.78
03/18/2026	400147	First Coast Mulch	Invoice: 4596 (Reference: Installation of Playground Mulch. )		2,220.00	2,826,839.78
03/18/2026	031826ACH1	GFL Environmental	Trash Service		204.75	2,826,635.03
03/18/2026			Deposit	20,220.32		2,846,855.35
03/19/2026	031926ACH1	JEA	Service for the month of Feb 2026		12,685.89	2,834,169.46
03/19/2026	EFT031926	Florida Dept. of Revenue	February 2026 Sales Tax		502.49	2,833,666.97
03/19/2026	031926ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 01, 2026 to Mar 29, 2026		418.99	2,833,247.98
03/20/2026	032026ACH2	TECO	12545 Beach Blvd - Jan 23, 2026 - Feb 20, 2026		72.81	2,833,175.17
03/20/2026	032026ACH1	US BANK VISA CC	Feb Statement 01/24/25 - 02/23/26		2,659.92	2,830,515.25
03/24/2026	2067	Pawel Szeszko	BOS Meeting 3/16/26		200.00	2,830,315.25
03/24/2026	2068	Todd Caprita	BOS Meeting 3/16/26		200.00	2,830,115.25
03/24/2026	032426ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 1/22/26 - 2/20/26		17.13	2,830,098.12
03/27/2026	400148	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1298880 (Reference: Semi Annual Sprinkler Inspection. )		150.00	2,829,948.12
03/27/2026	400149	The Lake Doctors, Inc.	Invoice: 2210419 (Reference: Fountain Service Call. )		200.00	2,829,748.12
03/27/2026	400150	Life Fitness	Invoice: 8248607 (Reference: Pad & Roller Pad. )		317.30	2,829,430.82
03/27/2026	400151	Integrated Access Solutions	Invoice: 5680 (Reference: Gate Repair. )		675.00	2,828,755.82
03/27/2026	400152	Southeast Fitness	Invoice: 2604 (Reference: Fitness Equipment Inspection. )		756.00	2,827,999.82
03/30/2026	033026ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Mar 10, 2026 to Apr 9, 2026		222.95	2,827,776.87
03/30/2026	400153	Ruppert Landscape, LLC	Invoice: 801051 (Reference: Landscape Management Jan 26. )		33,068.80	2,794,708.07
03/31/2026			Interest	8,513.28		2,803,221.35
<b>03/31/2026</b>		<b>End of Month</b>		<b>36,966.50</b>	<b>119,338.44</b>	<b>2,803,221.35</b>
04/01/2026	400154	Lucas Tree Service, Inc.	Invoice: 10410 (Reference: Dead Pine Tree Removal. )		1,300.00	2,801,921.35
04/01/2026	400155	Jacksonville Daily Record	Invoice: 26-01687D (Reference: Legal Advertising. )		100.00	2,801,821.35
04/01/2026	400156	Life Fitness	Invoice: 8260912 (Reference: Concave Lumbar Pad. )		160.92	2,801,660.43
04/01/2026	040126ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,800,120.48
04/03/2026			Deposit	44,468.93		2,844,589.41
04/06/2026	400157	Smarter Investments of Jacksonville	Invoice: 335024 (Reference: Electrical Repair. )		100.00	2,844,489.41
04/06/2026	400158	US Water Services Corporation	Invoice: SI144198 (Reference: Lift Station Inspection. )		375.00	2,844,114.41
04/06/2026	400159	Vesta District Services	Invoice: 431769 (Reference: Management Fees Apr 26. )		4,409.75	2,839,704.66
04/06/2026	400160	Cintas Corporation	Invoice: 9366084097 (Reference: AED AUTOMATIC AGREEMENT. )		154.00	2,839,550.66
04/06/2026	400161	Hawkins Inc.	Invoice: 7378236 (Reference: Pool Chemicals. )		1,432.62	2,838,118.04
04/06/2026	400162	The Greenery of North Florida, Inc.	Invoice: 807566 (Reference: Landscape Maintenance Apr 26. ) Invoice: 807192 (Reference: Irriga...		20,034.37	2,818,083.67
04/06/2026	400163	The Lake Doctors, Inc.	Invoice: 360241B (Reference: Water Management Apr 26. )		2,369.00	2,815,714.67
04/07/2026	2069	Pawel Szeszko	BOS Workshop 4/02/26		200.00	2,815,514.67
04/07/2026	2070	Todd Caprita	BOS Workshop 4/02/26		200.00	2,815,314.67
04/08/2026	2071	BNY Mellon Tax Distributions			56,203.21	2,759,111.46
04/10/2026	400164	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 174509 (Reference: Har-Tru. )		3,049.24	2,756,062.22
04/10/2026	400165	Quality Cleaning by Viktoriia LLC	Invoice: 534_US (Reference: Cleaning Services Mar 26. )		1,730.61	2,754,331.61
04/10/2026	400166	Integrated Access Solutions	Invoice: 5723 (Reference: Gate Repair. )		1,280.00	2,753,051.61
04/10/2026	400167	Ramco Protective	Invoice: 75289 (Reference: Security Services Apr 26. )		18,266.40	2,734,785.21
04/14/2026	400168	Bob's Backflow & Plumbing Services	Invoice: 34031 (Reference: Backflow Testing & Repair. ) Invoice: 34032 (Reference: Backflow Te...		816.62	2,733,968.59
04/14/2026	400169	Vesta Property Services	Invoice: 432000 (Reference: Amenity Management Mar 26. )		33,373.21	2,700,595.38
04/14/2026	400170	Blingle of Jacksonville	Invoice: 11705924 (Reference: Lighting Repair at Guardhouse. )		980.00	2,699,615.38
04/14/2026	400171	Ramco Protective	Invoice: 74686 (Reference: Guard Services Mar 26. )		18,875.28	2,680,740.10
04/14/2026	400172	Kutak Rock LLP	Invoice: 3730008 (Reference: Legal Services Jan 26. )		5,665.08	2,675,075.02
04/14/2026	400173	Jacksonville Daily Record	Invoice: 26-01988D (Reference: Legal Advertising. )		100.00	2,674,975.02
04/15/2026			Deposit	56.17		2,675,031.19
04/15/2026	041526ACH1	GFL Environmental	Trash Service		204.75	2,674,826.44
04/16/2026			Deposit	165.00		2,674,991.44
04/16/2026	041626ACH1	JEA	Service for the month of March 2026		13,365.45	2,661,625.99

Date	Number	Name	Memo	Deposits	Payments	Balance
04/16/2026	041626ST1	Florida Dept. of Revenue	March 2026 Sales Tax		301.30	2,661,324.69
04/17/2026	041726ACH1	Comcast	12788 Meritace Blvd MINI MDTA Mar 28, 2026 to Apr 27, 2026		453.94	2,660,870.75
04/20/2026	042026ACH1	TECO	12545 Beach Blvd - Feb 21, 2026 - Mar 23, 2026		72.06	2,660,798.69
04/20/2026	042026ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 30, 2026 to Apr 29, 2026		418.99	2,660,379.70
04/20/2026	042026ACH3	Turner Pest Control	Pest Control		127.18	2,660,252.52
04/20/2026	400174	Ruppert Landscape, LLC	Invoice: 811911 (Reference: Landscape Management Feb 26. Check Stub Notes: Invoice reduced due ...		21,964.77	2,638,287.75
04/20/2026	400175	Vesta District Services	Invoice: 431906 (Reference: Billable Expenses - Mar 2026. )		71.81	2,638,215.94
04/20/2026	400176	Prime Stone, Inc.	Invoice: INV0001 (Reference: Fountain & Column Cleaning. )		1,490.00	2,636,725.94
04/20/2026	042026CC1	US BANK VISA CC	March Statement 02/24/25 - 03/24/26		3,405.68	2,633,320.26
04/20/2026			Deposit	11,257.38		2,644,577.64
04/21/2026	2072	Pawel Szeszko	BOS Meeting 4/20/26		200.00	2,644,377.64
04/21/2026	2073	Todd Caprita	BOS Meeting 4/20/26		200.00	2,644,177.64
04/22/2026	2074	Karen Young	Various Purchases		500.00	2,643,677.64
04/22/2026	2075	Risk Management Associates, Inc.	FY Insurance Policy # PK FL1 0164008 10/01/25 - 10/1/26 Policy Change		431.00	2,643,246.64
04/24/2026	042426ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 2/20/26 - 3/23/26		13.42	2,643,233.22
04/27/2026	2076	AT&T Mobility	Residential Gate Internet Mar 25 - Apr 04		81.98	2,643,151.24
04/27/2026	400177	ConservH2O LLC	Invoice: I153416660 (Reference: Repair Master Valve. )		290.00	2,642,861.24
04/29/2026	042926ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Apr 10, 2026 to May 9, 2026		222.95	2,642,638.29
04/30/2026			Interest	7,964.22		2,650,602.51
<b>04/30/2026</b>		<b>End of Month</b>		<b>63,911.70</b>	<b>216,530.54</b>	<b>2,650,602.51</b>

**Beach CDD**  
**Other Financing Sources Income**  
**April 30, 2026**

**Other Financing Sources Breakdown**

	<b>Year To Date Actual</b>	<b>Explantion</b>
Room Rentals	26,033	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	2,190	Sponsorship, Newsletter & Casino Night & Event
Access Cards	1,401	Access Cards Purchased & Sold by District
Barcode Decals	3,043	Barcodes Sold
Other Misc.	2,614	Clover Fees & OFFI Island Wing Deposits, Pedstrian Gate Repair
	\$ 35,281	

# Oliver's Receipts

March 2026

## Credit Card Expense Tracker

District: Beach CDD Tamaya  
 Cardholder: Oliver Ingram  
 Month: Mar-26

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
27-Feb	Amazon	1510140	\$ 48.05	Office Supplies
27-Feb	BJs	1580120	\$ 117.20	Movie Night
27-Feb	Amazon	1580120	\$ 95.96	Easter Event
28-Feb	Marco Pizza	1580120	\$ 271.31	Movie Night
1-Mar	Amazon	1580120	\$ 153.93	Easter Event
2-Mar	Amazon	1510140	\$ 13.02	Band-aids Office Supplies
2-Mar	Amazon	1580120	\$ 85.35	Movie Night, Easter, Story Time
4-Mar	The UPS Store	1510140	\$ 14.34	Office Supplies
12-Mar	Publix	1580120	\$ 150.48	Teen Event
13-Mar	Publix	1580120	\$ 13.47	Teen Event
13-Mar	BJs.com	1580120	\$ 97.60	Teen Event
13-Mar	Marco Pizza	1580120	\$ 108.68	Teen Event
13-Mar	Marco Pizza	1580120	\$ 141.54	Teen Event
14-Mar	Publix	1580120	\$ 31.36	Spring Pot Luck "lost receipt"
16-Mar	Constant Contact	1510140	\$ 64.32	Email Blast Service
18-Mar	Amazon	1510140	\$ 14.95	Office Supplies
19-Mar	Amazon	1580120	\$ 48.47	Event Supplies
19-Mar	Amazon	1510140	\$ 59.19	Printer Paper Office Supplies
22-Mar	Publix	1580120	\$ 83.46	Story Time and Craft Hour
22-Mar	Teachers Pay Teachers	1580120	\$ 1.70	Story Time and Craft Hour coloring page
23-Mar	Amazon	1510140	\$ 15.94	Super Glue Office Supplies
<b>Total on Report</b>			\$ 1,630.32	



**Final Details for Order #111-9856720-7540224**

**Order Placed:** February 26, 2026  
**Amazon.com order number:** 111-9856720-7540224  
**Order Total:** \$48.05

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

Shipped on February 26, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>In The Raw Turbinado Cane Sugar Packets, 200 Ct Box, 1 Pack, Pure, All-Natural Turbinado Sugar, Non-GMO Project Verified</i> <i>, Kosher, Vegan and Gluten Free</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$13.10
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$13.10 Shipping & Handling: \$0.00 ----- Total before tax: \$13.10 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	----- <b>Total for This Shipment: \$13.10</b> -----

Shipped on February 26, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360)</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$34.95
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$34.95 Shipping & Handling: \$0.00 ----- Total before tax: \$34.95 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	----- <b>Total for This Shipment: \$34.95</b> -----

**Payment information**

**Payment Method:**  
Visa | Last digits: 1058

Item(s) Subtotal: \$48.05  
Shipping & Handling: \$0.00

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

-----  
Total before tax: \$48.05  
Estimated Tax: \$0.00

-----  
**Grand Total: \$48.05**

**Credit Card transactions**

Visa ending in 1058: February 26, 2026: \$48.05

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

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Movie Night



**BJ'S WHOLESALE CLUB ONLINE ORDER RECEIPT**

**MEMBER NAME:** Oliver Ingram

**MEMBERSHIP ID:** \*\*\*\*\*6285

**PHONE NUMBER:** 9045366367    **DATE:** 02/27/202603:02 PM

**ORDER #:** 283932510

**MEMBER VEHICLE:** Sedan Gray 3

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
286591	070462008807	SOUR PATCH KIDS & SWEDISH FISH BULK CANDY VARIETY PACK, 200 CT.	1 of 1	\$19.99	
291740	034000451722	TWIZZLER & JOLLY RANCHER VARIETY BAG, 260 PC.	1 of 1	\$16.99	
328518	611247404089	THE ORIGINAL DONUT SHOP REGULAR KEURIG K-CUP PODS, 80 CT.	1 of 1	\$41.99	
335450	040000606567	M&M'S, SNICKERS & MORE EASTER CANDY EASTER BASKET STUFFERS, BULK BAG, 140 CT.	1 of 1	\$14.99	
340338	040000641865	SNICKERS, TWIX & MORE MINIS, GREAT FOR EASTER CANDY, CHOCOLATE CANDY BARS VARIETY PACK, BULK BAG, 200 CT.	1 of 1	\$17.99	

TOTAL QTY OF ITEMS: 5

**PAYMENT METHOD**

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

**ORDER SUMMARY**

PICKUP FEE**	\$0.00
ITEM TOTAL	\$115.94
PROMOTIONS & COUPONS	-\$3.99
TAX	\$5.25
<b>TOTAL</b>	<b>\$117.20</b>

\*\*The pickup fee covers the cost of handling and preparing orders for members.

**BJ'S REFUND POLICY:**

All merchandise can be refunded or exchanged except as noted below. See BJs.com/Return Policy for more detail.

If your return is regarding an electronic item, such as a TV or laptop, we recommend calling our free Tech Advisors service at 877-TECH888 (877-832-4888) prior to returning because many issues can be resolved over the phone.

- Non-grocery merchandise must be in new condition and accessories intact. Items purchased over 1 year ago will not be considered in new condition.
- CDs, DVDs, computer software and video games must be unopened.
- Televisions, home theater displays, laptops and tablets found to be damaged upon initial inspection are returnable within 14 days of purchase with their original packing and accessories.
- Computers, electronics, undamaged televisions and home theater displays, and patio sets are returnable within 90 days of purchase with accessories intact.
- Products under a manufacturer's warranty which have service center only restrictions may not be



**Final Details for Order #111-1252177-3544246**

**Order Placed:** February 26, 2026  
**Amazon.com order number:** 111-1252177-3544246  
**Order Total:** \$95.96

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

Shipped on February 27, 2026	
<b>Items Ordered</b> 4 of: <i>GDWDGJ 300pcs Easter Eggs with Toys Inside Bulk Filled Easter Egg Fillers 100 Pack Non Candy Stuffed Easters Basket Stuf            fers Essentials for Kids Girls Toddlers Boys Easters Egg Hunt Party Favors</i> Sold by: GDWODE ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$23.99
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$95.96 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$95.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Rush Shipping	----- <b>Total for This Shipment: \$95.96</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$95.96 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$95.96 Estimated Tax: \$0.00 -----
<b>Grand Total: \$95.96</b>	
<b>Credit Card transactions</b>	Visa ending in 1058: February 27, 2026: \$95.96

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



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

**Order Type:** Delivery  
**Estimated Time:** 02/28/26 6:00 PM  
**Order No.:** 117  
**Transaction#:** 218249217

**Order Confirmation Email**

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

Item	Quantity	Price
<b>Large The Big Cheese</b>		
Original Crust, Pizza Sauce, Base Cheese, Cheddar Cheese, Shaved Parmesan, Garlic Sauce Crust, Parm Cheese Crust, No Side Cup,	7	\$118.93
<b>Large Pepperoni Magnifico®</b>		
Original Crust, Pizza Sauce, Base Cheese, Pepperoni, OWP, Romesan Everywhere, Garlic Sauce Crust, No Side Cup,	6	\$109.74
<b>Subtotal</b>		<b>\$228.67</b>
<b>Discounts</b>		<b>-\$0.00</b>
<b>Sales Tax</b>		<b>\$17.15</b>
<b>Tip</b>		<b>\$20.00</b>
<b>Delivery Charge</b>		<b>\$5.49</b>
<b>Total</b>		<b>\$271.31</b>
<b>Visa(1058)</b>		<b>\$271.31</b>

[Track My Order](#)

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



**Final Details for Order #111-4444842-3824251**

**Order Placed:** February 26, 2026  
**Amazon.com order number:** 111-4444842-3824251  
**Order Total:** \$153.93

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

Shipped on February 26, 2026	
<b>Items Ordered</b>	<b>Price</b>
3 of: 200 Pcs Prefilled Easter Egg Toys Set Include 100 Pastel Color Plastic Eggs Filled with 100 Assorted Mini Novelty Toys and Stickers for Easter Hunt Basket Stuffers, Party Favors for Kids Boys Girls Sold by: OCTERIC-US ( <a href="#">seller profile</a> ) Condition: New	\$25.99
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$77.97 Shipping & Handling: \$0.00 ----- Total before tax: \$77.97 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$77.97</b> -----

Shipped on February 28, 2026	
<b>Items Ordered</b>	<b>Price</b>
4 of: 50 Mochi Squishy Toy Prefilled Easter Eggs, Stress Relief Squishies Toy for Easter Theme Party Favor, Easter Eggs Hunt, Easter Basket Egg Fillers, Classroom Prize Supplies, Goodie Bag Stuffers Sold by: Kiddokids ( <a href="#">seller profile</a> ) Condition: New	\$18.99
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$75.96 Shipping & Handling: \$0.00 ----- Total before tax: \$75.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$75.96</b> -----

Payment information
---------------------

**Payment Method:**  
Visa | Last digits: 1058

Item(s) Subtotal: \$153.93  
Shipping & Handling: \$0.00

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

-----  
Total before tax: \$153.93  
Estimated Tax: \$0.00  
-----

**Grand Total: \$153.93**

**Credit Card transactions**

Visa ending in 1058: February 28, 2026: \$153.93

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

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**Final Details for Order #111-6079872-0415421**

**Order Placed:** March 1, 2026  
**Amazon.com order number:** 111-6079872-0415421  
**Order Total:** \$13.02

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

Shipped on March 2, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>CURAD Assorted Bandages Variety Pack, 300 Count, 6 Styles Including Antibacterial, Waterproof, Sheer, Plastic, Heavy Duty &amp; Flex-Fabric, Protects Scrapes, Cuts &amp; Burns, Latex-Free</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$13.02
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$13.02 Shipping & Handling: \$0.00 ----- Total before tax: \$13.02 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$13.02</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$13.02 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$13.02 Estimated Tax: \$0.00 ----- <b>Grand Total: \$13.02</b>
<b>Credit Card transactions</b>	Visa ending in 1058: March 2, 2026: \$13.02

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



Final Details for Order #111-0846014-0496232

Order Placed: February 28, 2026
Amazon.com order number: 111-0846014-0496232
Order Total: \$85.35

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

Shipped on March 2, 2026

Items Ordered Price
1 of: Movie Theater Style 12-Count Popcorn Packs - Pre-Measured 8-Ounce All-in-One Kernel, Salt, Oil Packets for Popping Machines by Great Northern Popcorn \$29.54
1 of: Easter Cellophane Treat Bags, 100 PCS Easters Gift Bags, Plastic Clear Cello Easters Candy Cookies Goodie Snack Bag with 100 Pcs Gold Twist Ties for Easter Party Favor Supplies, 4 Assorted Styles \$4.98
1 of: How to Catch a Leprechaun: A Saint Patrick's Day Book for Kids, Wallace, Adam \$6.33

Shipping Address: Oliver Ingram, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: FREE Prime Delivery
Item(s) Subtotal: \$40.85
Shipping & Handling: \$0.00
Total before tax: \$40.85
Sales Tax: \$0.00
Total for This Shipment: \$40.85

Shipped on March 2, 2026

Items Ordered Price
1 of: Movie Theater Style 12-Count Popcorn Packs - Pre-Measured 8-Ounce All-in-One Kernel, Salt, Oil Packets for Popping Machines by Great Northern Popcorn \$29.54

1 of: *Easter Cellophane Treat Bags, 100 PCS Easters Gift Bags, Plastic Clear Cello Easters Candy Cookies Goodie Snack Bag* \$4.98  
with  
*100 Pcs Gold Twist Ties for Easter Party Favor Supplies, 4 Assorted Styles*  
Sold by: ZheLuanKeJiUS ([seller profile](#))  
Condition: New

2 of: *Litmitfu 100 Pcs Happy Easter Treat Bags - Cute Bunny Cellophane Goodie Bags, Plastic Happy Easters Day Cello Candy* \$4.99  
*Good*  
*y Gift Bag with Twist Ties for Spring Easter Party Favor Supplies, 4 Styles*  
Sold by: Litmitfu ([seller profile](#))  
Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

Item(s) Subtotal: \$44.50  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$44.50  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$44.50**  
-----

**Payment information**

**Payment Method:**

Visa | Last digits: 1058

**Billing address**

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

Item(s) Subtotal: \$85.35  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$85.35  
Estimated Tax: \$0.00  
-----

**Grand Total: \$85.35**

**Credit Card transactions**

Visa ending in 1058: March 2, 2026: \$85.35

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

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

Terminal....: POS35478                      Date.: 3/25/2026  
Employee....: 262049                        Time.: 12:46 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$14.34
	1 @	\$14.34	
Tax			\$0.00
MMYBR3HN6VJ63			
Tracking Number - 1ZAG01730308162626			
-----			
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.

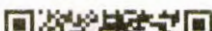


1 2 6 0 3 2 5 3 5 4 7 8 0 5 7 5 1 4

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.



Pickup time

March 13, 2026 at 5:15 PM

Pickup location

**Kernan Square**

12620 Beach Boulevard, Ste. 12, Jacksonville, FL, 32246

✓ This order has been paid online.

### Your order

Pick up from the Deli Department



**Publix Deli Sub Selections, Large**  
Qty: 2

**\$139.98**

### Order summary

Subtotal	\$139.98
Tax	\$10.50
<b>Total</b>	<b>\$150.48</b>

[View order details](#)

**Publix.**

Teen Night

# Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Saneathia McIntyre

904-554-3580



0644 3DR 089 730

PUB PURIFIED WATER

3 @ 4.49 13.47 F

Order Total 13.47

Sales Tax 0.00

Grand Total 13.47

Credit Payment 13.47

Change 0.00

\*\*\*\*\*

\* \* \* \* \*

IN THE MARKET

FOR \$1,000 IN GROCERIES?

Use this receipt to complete a survey at PublixSurvey.com for a chance to win \$1000 in Publix gift cards.

NO PURCH NEC. You must be legal age+. Other eligibility restrictions apply. See Official Rules (publixsurvey.com) for eligibility & prize info, odds, free entry method & other details.

¿LE GUSTARIAN \$1000 PARA SU COMPRA DE SUPERMERCADO?

Use este comprobante y visite



Gatorade Thirst Quencher Variety, 28 pk./12 fl. oz.

\$15.79

Item: 28833

Qty: 1



Frito Lay Variety Pack of Snacks and Chips, Premiere Mix, 30 ct.

\$19.99

Item: 290880

Qty: 1



Kellogg's Assorted Snacks Variety Pack Lunch Snacks, 40 ct.

\$14.99

Item: 333747

Qty: 1



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

\$19.79

Item: 38048

Qty: 1



Oreo Chocolate Sandwich Cookies, Snack Packs, 30 pk./2.4 oz.

\$13.79

Item: 71658

Qty: 1



Little Debbie Cosmic Brownies, 12 pk./12 oz.

\$10.58

Item: 7444

Qty: 2

<b>Subtotal</b>	<b>\$94.93</b>
Tax	\$2.67
Fees	\$0.00
<b>Pickup</b>	
Pickup Fee	\$0.00
<b>Total</b>	<b>\$97.60</b>



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

**Order Type:** Take Out  
**Estimated Time:** 03/13/26 5:30 PM  
**Order No.:** 132  
**Transaction#:** 219810213

**Order Confirmation Email**

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

Item	Quantity	Price
<b>Large Pepperoni Magnifico®</b> Original Crust, Pizza Sauce, Base Cheese, Pepperoni, OWP, Romesan Everywhere, Garlic Sauce Crust, No Side Cup,	3	\$54.87
<b>Large The Big Cheese</b> Original Crust, Pizza Sauce, Base Cheese, Cheddar Cheese, Shaved Parmesan, Garlic Sauce Crust, Parm Cheese Crust, No Side Cup,	3	\$50.97
<b>Subtotal</b>		<b>\$105.84</b>
<b>Discounts</b>		<b>-\$20.60</b>
<b>Sales Tax</b>		<b>\$6.39</b>
<b>Tip</b>		<b>\$17.05</b>
<b>Delivery Charge</b>		<b>\$0.00</b>
<b>Total</b>		<b>\$108.68</b>
<b>Visa(1058)</b>		<b>\$108.68</b>

[Track My Order](#)

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

**Order Type:** Delivery  
**Order Time:** 03/13/26  
 6:44 PM  
**Estimated Time:** 03/13/26  
 7:14 PM  
**Order No.:** 242  
**Transaction#:** 219880168

**Order Confirmation Email**

**Hello ,**  
 We have received your order. Get ready for some delicious food!

Item	Quantity	Price
<b>Large Pepperoni Magnifico®</b> Original Crust, Pizza Sauce, Base Cheese, Pepperoni, OWP, Romesan Everywhere, Garlic Sauce Crust, No Side Cup,	3	\$54.87
<b>Large The Big Cheese</b> Original Crust, Pizza Sauce, Base Cheese, Cheddar Cheese, Shaved Parmesan, Garlic Sauce Crust, Parm Cheese Crust, No Side Cup,	3	\$50.97
<b>Subtotal</b>		<b>\$105.84</b>
<b>Discounts</b>		<b>-\$0.00</b>
<b>Sales Tax</b>		<b>\$7.94</b>
<b>Tip</b>		<b>\$22.27</b>
<b>Delivery Charge</b>		<b>\$5.49</b>
<b>Total</b>		<b>\$141.54</b>
<b>Visa(1058)</b>		<b>\$141.54</b>

[Track My Order](#)

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[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:** 03/26/2026

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

### Invoices from 02/24/2026 to 03/26/2026

Date	Description	Charge Amount	Credit Amount
03/16/2026	Invoice #1773649276		\$64.32
	<b>Email message overage fee</b>		
	Total Send Count: 37159		
	Email Overage Count: 1159	\$2.32	
	From 02/16/2026 to 03/16/2026		
	<b>Constant Contact - Core</b>		
	501-1500 Contacts		
	Highest contact count: 1225	\$62.00	
	From 02/16/2026 to 03/16/2026		

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

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



**Final Details for Order #113-4269543-8177066**

**Order Placed:** March 17, 2026  
**PO number :** Tamaya  
**Amazon.com order number:** 113-4269543-8177066  
**Order Total: \$14.95**

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 53206 Special Events Cost <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast <b>Customer:</b> Beach CDD (DSD)

Shipped on March 18, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>GIBSON HOLDERS 3PL Adjustable White Wire and Clear Acrylic Display Easel, 3.875" W x 5.375" D x 5.25" H,</i> <i>Pack of 2</i> Sold by: Library Store ( <a href="#">seller profile</a> ) Business Price Condition: New	\$14.95
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$14.95 Shipping & Handling: \$0.00 ----- Total before tax: \$14.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$14.95</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$14.95 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$14.95 Estimated Tax: \$0.00 ----- <b>Grand Total: \$14.95</b>
<b>Credit Card transactions</b>	Visa ending in 1058: March 18, 2026: \$14.95

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



Final Details for Order #113-0364925-1184200

Order Placed: March 17, 2026  
PO number : Tamaya  
Amazon.com order number: 113-0364925-1184200  
Order Total: \$48.47

Business order information
<b>Location:</b> DSD - Tamaya <b>GL code:</b> 53206 Special Events Cost <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast <b>Customer:</b> Beach CDD (DSD)

Shipped on March 18, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Nuvantee Revolutionary Table Pad - Waterproof, Protects Table from Spills and Heat - 52 X 108 Inch Deluxe Vinyl Premium Table Protector - Flannel Backing, Lies Flat</i> Sold by: NUVANTEE ( <a href="#">seller profile</a> ) Condition: New	\$28.99
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$28.99 Shipping & Handling: \$0.00 ----- Total before tax: \$28.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$28.99</b> -----

Shipped on March 18, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>6 Pack Buffet Tongs, Stainless Steel Serving Tongs Serving Utensils 7Inch</i> Sold by: Dmoera ( <a href="#">seller profile</a> ) Business Price Condition: New	\$9.49
1 of: <i>Hiware 8-Piece Serving Set - Includes 4 Spoons and 4 Slotted Spoons, 18/8 Stainless Steel Buffet Utensils - Mirror Polished, Dishwasher Safe, 8.6-Inch</i> Sold by: BRILLBOW ( <a href="#">seller profile</a> ) Condition: New	\$9.99
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.48 Shipping & Handling: \$0.00 ----- Total before tax: \$19.48

<b>Shipping Speed:</b> Delivery in fewer trips to your address	Sales Tax: \$0.00 -----
	<b>Total for This Shipment: \$19.48</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$48.47 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$48.47 Estimated Tax: \$0.00 -----
	<b>Grand Total: \$48.47</b>
<b>Credit Card transactions</b>	Visa ending in 1058: March 18, 2026: \$48.47

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

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**Final Details for Order #113-7414957-9797044**

**Order Placed:** March 19, 2026  
**PO number :** Tamaya  
**Amazon.com order number:** 113-7414957-9797044  
**Order Total:** \$59.19

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

Shipped on March 19, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Office Depot White Copy Paper, 8 1/2in. x 11in., 20 Lb, 500 Sheets Per Ream, Case Of 10 Reams, 40402786	\$59.19
Sold by: MERCHANT SERVICES ( <a href="#">seller profile</a> )	
Condition: New	
<b>Shipping Address:</b>	Item(s) Subtotal: \$59.19
Oliver Ingram	Shipping & Handling: \$0.00
12788 MERITAGE BLVD	-----
JACKSONVILLE, FL 32246-0705	Total before tax: \$59.19
United States	Sales Tax: \$0.00
<b>Shipping Speed:</b>	-----
Standard Shipping	<b>Total for This Shipment: \$59.19</b>
	-----

Payment information	
<b>Payment Method:</b>	Item(s) Subtotal: \$59.19
Visa   Last digits: 1058	Shipping & Handling: \$0.00
	-----
<b>Billing address</b>	Total before tax: \$59.19
Oliver Ingram	Estimated Tax: \$0.00
12788 MERITAGE BLVD	-----
JACKSONVILLE, FL 32246-0705	<b>Grand Total: \$59.19</b>
United States	
<b>Credit Card transactions</b>	Visa ending in 1058: March 19, 2026: \$59.19

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

# Publix

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

Store Manager: Saneathia McIntyre

Annies Snack Vrtty Pk 12Pk	F	7.99
Jj Slim Berry Juice 8Pk	F	4.69
Mot A/S Apple 12Ct	F	9.79
Jj Ornge Mango Immnty 8Pk	F	4.69
Jj Slim Grape Juice 8Pk	F	4.69
Raspberries Red	F	4.99
Raspberries Red	F	4.99
Spongebob String Cheese	F	5.69
24Ct Assorted Cookie	F	5.99
Sweetest Batch Blackberry	F	6.99
Sweetest Batch Blackberry	F	6.99
Strawberries	F	3.99
Blueberries 110z	F	5.99
Blueberries 110z	F	5.99
Strawberries	F	0.00

You saved: \$3.99

Subtotal	83.46
Total Tax	0.00
Total	83.46
Credit	83.46
Change	0.00

\*\*\*\*\*  
**SAVINGS: \$3.99**  
\*\*\*\*\*

-----  
Visa: \*1058 \$83.46  
Credit Card Purchase  
Auth/Trace: 312253/047932 Ctl's  
Reference: 002653179410  
A0000000031010  
VISA CREDIT  
-----

03/22/2026 02:35PM

Thank you for shopping at store 0644  
Your cashier today was Elise.  
9113, 0104, 378

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Join today at [clubpublix.com/newmember](http://clubpublix.com/newmember).  
Terms & conditions apply.

Publix Super Markets, Inc.



0644 3MR 049 113



**Final Details for Order #113-3365449-4721822**

**Order Placed:** March 19, 2026  
**PO number :** Tamaya  
**Amazon.com order number:** 113-3365449-4721822  
**Order Total: \$15.94**

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

Shipped on March 23, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Gorilla Super Glue XL, Clear Glue, 25 Gram (Pack of 2) - All Purpose and Fast Setting for Projects and Repairs</i>	\$15.94
Sold by: Amazon.com	
Condition: New	
<b>Shipping Address:</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$15.94 Shipping & Handling: \$0.00 ----- Total before tax: \$15.94 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$15.94</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 1058	Item(s) Subtotal: \$15.94 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$15.94 Estimated Tax: \$0.00 ----- <b>Grand Total: \$15.94</b>
<b>Credit Card transactions</b>	Visa ending in 1058: March 23, 2026: \$15.94

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

# **Ron's Receipts**

**March 2026**





Final Details for Order #113-6801032-4047429

Order Placed: February 25, 2026  
PO number : tamaya  
Amazon.com order number: 113-6801032-4047429  
Order Total: \$139.99

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

Shipped on February 25, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Alolo Drafting Chair,Big and Tall Office Chair with Footrest Ring,Ergonomic Chair for Counter Height and Standing Desk Comfy with Lumbar Support and Flip-up Armrests in Heavy Rolling Base,Black</i> Sold by: SANHE-EU ( <a href="#">seller profile</a> )  Condition: New	\$139.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$139.99 Shipping & Handling: \$0.00 ----- Total before tax: \$139.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$139.99</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$139.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$139.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$139.99</b>
<b>Credit Card transactions</b>	Visa ending in 8047: February 25, 2026: \$139.99

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

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)220-0822

6365 00051 65006 02/27/26 11:27 AM  
SALE CASHIER DEBORAH

045242510061	45PCSHKWVE <A,S>	19.97N
	MKE SHOCKWAVE 45PC IMPACT BIT SET	
008925095408	4PC WIRE WL <A>	18.97N
	AVANTI PRO 4-PC REMOVAL PROJECT SET	
008925094715	4.5" MAS GRN <A>	4.47N
	DIABLO 4-1/2"X1/4"X7/8"MASON GRND DC	
008925094333	4" MAS GRND <A>	3.47N
	DIABLO 4"X1/4"X5/8"MASONRY DC WHEEL	
008925094029	4.5"FW 60G <A>	9.97N
	DIABLO 4-1/2" 60G STL DEMON CONICAL	

	SUBTOTAL	56.85
	SALES TAX	0.00

TAX EXEMPT

	TOTAL	\$56.85
--	-------	---------

XXXXXXXXXXXX8047 VISA

USD\$ 56.85

AUTH CODE 017233/8511618 TA

Chip Read

AID A000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 02/26: \$523.81

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**6365 02/27/26 11:27 AM**

6365 51 65006 02/27/2026 2985

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/28/2026



Final Details for Order #113-6116787-5644261

Order Placed: March 3, 2026  
PO number : tamaya  
Amazon.com order number: 113-6116787-5644261  
Order Total: \$23.98

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

Shipped on March 3, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Dreamxiang Self Closing Gate Hinges Adjustable Heavy Duty Hardware 90 Degree Gate Hinges Kit for Wood/Vinyl/Metal/Outdoor Fence, with Self-Tapping Screws and Swing Adjuster Tool, 2-Pack, Black Finish</i> Sold by: mawei88 ( <a href="#">seller profile</a> ) Condition: New	\$23.98
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$23.98 Shipping & Handling: \$0.00 ----- Total before tax: \$23.98 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$23.98</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$23.98 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$23.98 Estimated Tax: \$0.00 ----- <b>Grand Total: \$23.98</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 3, 2026: \$23.98

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



**Final Details for Order #113-3442476-0028256**

**Order Placed:** March 3, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-3442476-0028256  
**Order Total: \$407.18**

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

Shipped on March 3, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>KEYSCAN HID-C1325-50 HID Standard Proximity Card 36-bit Format (Pack of 50)</i> Sold by: JMAC Supply ( <a href="#">seller profile</a> ) Condition: New	\$407.18
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$407.18 Shipping & Handling: \$0.00 ----- Total before tax: \$407.18 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$407.18</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$407.18 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$407.18 Estimated Tax: \$0.00 ----- <b>Grand Total: \$407.18</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 3, 2026: \$407.18

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



**Final Details for Order #113-4694931-5689832**

**Order Placed:** March 4, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-4694931-5689832  
**Order Total:** \$203.96

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

Shipped on March 4, 2026	
<b>Items Ordered</b>	<b>Price</b>
4 of: <i>Rain Bird F4-PC Falcon 6504 Series Part Circle Rotor Pop-up Sprinkler</i>	\$50.99
Sold by: Big Frog Supply ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$203.96 Shipping & Handling: \$0.00 ----- Total before tax: \$203.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$203.96</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$203.96 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$203.96 Estimated Tax: \$0.00 ----- <b>Grand Total: \$203.96</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 4, 2026: \$203.96

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

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)220-0822

6365 00051 76516 03/04/26 06:14 AM  
SALE CASHIER KRISTEN

044882106450 5/8" X 15 FT <A> 12.98N  
FLEXON 5/8" 15FT MALE/HOSE LDR HOSE

SUBTOTAL 12.98  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$12.98

XXXXXXXXXXXX8047 VISA

USD\$ 12.98

AUTH CODE 504061/3512233 TA

Chip Read

AID A000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 03/03: \$680.63

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**6365 03/04/26 06:14 AM**

6365 51 76516 03/04/2026 1638

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/02/2026



**Final Details for Order #113-4488897-6209042**

**Order Placed:** March 6, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-4488897-6209042  
**Order Total:** \$7.99

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

Shipped on March 6, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Zozen 50Pack Fluorescent Orange Marking Flags, Writable/15x4x5 Inch, Yard Flags for Lawn &amp; Irrigation &amp; Landscap e &amp; Sprinkler &amp; Survey &amp; Dog Training.</i> Sold by: Zozen - US ( <a href="#">seller profile</a> ) Business Price Condition: New	\$7.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$7.99 Shipping & Handling: \$0.00 ----- Total before tax: \$7.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$7.99</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$7.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$7.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$7.99</b>

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



**Final Details for Order #113-1516401-5727436**

**Order Placed:** March 6, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-1516401-5727436  
**Order Total: \$28.99**

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

Shipped on March 6, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Heavy Duty Self Closing Gate Hinges for Metal/Vinyl/PVC/Wood Fence,90 Degree Narrow Wood Door Hinges with Adjustable Ten sion,Gate Closer Hinges for Swing Door,Gate Hardware Kit,2 Pack/Set,Black Finish</i> Sold by: HILLMASTER ( <a href="#">seller profile</a> ) Condition: New	\$28.99
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$28.99 Shipping & Handling: \$0.00 ----- Total before tax: \$28.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$28.99</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$28.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$28.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$28.99</b>

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



**Final Details for Order #113-2626302-1808227**

**Order Placed:** March 11, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-2626302-1808227  
**Order Total:** \$275.67

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

Shipped on March 11, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>UltraTech 0752 - 5' x 2' Urethane Retrofit Ultra-ADA Warning Pad with Raised Truncated Dome Design, Yellow</i>	\$275.67
Sold by: AmericaSources ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$275.67 Shipping & Handling: \$0.00 ----- Total before tax: \$275.67 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$275.67</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$275.67 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$275.67 Estimated Tax: \$0.00 ----- <b>Grand Total: \$275.67</b>
<b>Credit Card transactions</b>	Visa ending in 8047: March 11, 2026: \$275.67

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



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**Mr. Appliance of Jacksonville, Ponte Vedra, & St. Augustine**

7901 Baymeadows Way, Ste 23  
 Jacksonville, Florida 32256  
 (386) 864-7667  
 mrappliancepv@gmail.com

**Billing Address:**  
 Ingram, Oliver  
 12788 Meritage Blvd  
 Jacksonville, Florida 32246

**Job Address:**  
 Ingram, Oliver  
 12788 Meritage Blvd  
 Jacksonville, Florida 32246  
 (904) 577-3075

**Invoice #:** 10409071  
**Invoice Date:** 03/11/2026  
**Completed:** 03/11/2026  
**Technician:** Michael  
**Auth #:**  
**PO #:**  
**Model #:** BI-36UFD/S/TH  
**Serial #:** F4435719

**Trouble Reported**

Subzero Refrigerator (built in) - the freezer drawer at the bottom is freezing up, can't open the freezer door, the bottom basket seems the rollers have some issues it doesn't roll smoothly and the basket will fall all the way through- they will thaw the unit for you to do better

**Diagnosis / Work Performed**

When we arrived we mediately noticed that the doors not shutting properly, the unit has been off for roughly 20 hours so they're still a little bit or are you spell the dog but then we noticed that the front facia of the cabinet is completely cracked is not allowing the door to see properly. This is causing ice to get into the hinges and into the basket itself. The only way to correct this is to replace the entire unit or have the owner try and caulk or silicone the broken piece. And then we can come back out and assess what other parts need to be done.

Task #	Description	Amount
OO72090	Two Tech Diagnostic Fee	\$165.00

I voluntarily agree to and accept the terms and conditions, which includes a minimum charge of a nonrefundable \$125 diagnostic fee or \$165 fee for two technicians. Cancellation of a repair after parts have been ordered will results in a 20% restocking fee of parts. Credit card charges will incur a 2.5% credit card processing fee.

<b>Sub-Total</b>	\$165.00
<b>Sales-Tax</b>	\$0.00
<b>Total Due</b>	\$165.00
<b>Prepayment</b>	
<b>Today's Payment</b>	\$165.00
<b>Payment Type</b>	VISA
<b>Balance Due</b>	\$0.00

Work Authorization Signature \_\_\_\_\_ Date: 03/11/26

**Remote Completion**

[Click here to pay now!](#)

Completion / Payment Signature \_\_\_\_\_ Date: 03/11/26

**Recommendations**

Recommend either replacing the unit itself or customer tries to reattach facia that is attached to the cabinet.

I voluntarily agree to and accept the terms and conditions, which includes a minimum charge of a nonrefundable \$125 residential diagnostic fee or \$165 fee for two technicians, \$240 for commercial diagnostic fee. Cancellation of a repair after parts have been ordered will result in a 20% restocking fee of parts. Card charges will incur a 2.5% card processing fee.

For questions concerning this invoice please call (386) 864-7667

Mr. Appliance© is part of Neighborly, your source for local home service professionals.



Services in your area:

Visit [Neighborly.com](https://www.neighborly.com) or call [844-210-0064](tel:844-210-0064) today.

- Appliance Repair
- Landscaping & Lawn Care
- Dryer Vent Cleaning Services
- Garage Door Services
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- Plumbing and Drain
- House Cleaning
- Window Cleaning
- Property Management
- Glide Out Shelving
- Windows and Doors
- Electrical
- Power Washing
- Auto Glass Repair and Replacement
- Heating and AC
- Junk Removal
- Handyman Services
- Home Inspection
- Fire and Water Damage
- Landscaping and Lawn Care

Services performed by independently owned and operated franchises. Services vary by location. For available service providers in your area, visit Neighborly.com. ©2021 Neighborly Franchising LLC



**Final Details for Order #113-7337741-4973828**

**Order Placed:** March 12, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-7337741-4973828  
**Order Total:** \$171.25

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

Shipped on March 12, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Hunter Pro-C P2C-400 Indoor Outdoor Modular Controller 4-Station Base Timer Expandable to 32 Stations w/ Optional Expansion Modules - P2C400 Replaces PC400 and PC400i (P2C-400 with 4 Zones)</i> <i>Sold by: Jamlyn-Supply (<a href="#">seller profile</a>)</i> <i>Condition: New</i>	\$171.25
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$171.25 Shipping & Handling: \$0.00 ----- Total before tax: \$171.25 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$171.25</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$171.25 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$171.25 Estimated Tax: \$0.00 ----- <b>Grand Total: \$171.25</b>

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

12721 ATLANTIC BLVD  
JACKSONVILLE, FL 32225 (904)220-0822

6365 00014 11032 03/12/26 03:31 PM  
SALE CASHIER ANDREW

012381226443 SINGLE BUTTO <A> 34.98  
1-BUTTON GARAGE DOOR REMOTE CONTROL

SUBTOTAL 34.98  
SALES TAX 2.62  
TOTAL \$37.60

XXXXXXXXXXXX8047 VISA  
USD\$ 37.60

AUTH CODE 412113/5141978 TA  
Chip Read  
AID A000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 03/11: \$1,752.46

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

**6365 03/12/26 03:31 PM**  
6365 14 11032 03/12/2026 6815

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/10/2026

a tap away.

\$

gallons

20.61  
6.247

**BJ's Members**

**1** HOLD BJ's  
MEMBERSHIP  
CARD BELOW  
SCANNER

**2** INSERT YOUR  
CREDIT CARD  
OR ATM/DEBIT  
CARD

**3** FOLLOW  
INSTRUCTIONS  
ON DISPLAY

518° SW STEELELEX ULTRA HARDWALL BY IRPCO 559M MADE IN USA



# **US BANK STATEMENTS**

**March 2026**



**Final Details for Order #113-8733134-9055456**

**Order Placed:** March 13, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-8733134-9055456  
**Order Total:** \$163.36

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

Shipped on March 17, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Hunter PCM-900 9 Station Expansion Module, Add Zones to Hunter Pro-C and Hydrawise HPC Controllers, Easy Install Irrigat  <i>ion System Upgrade, Sprinkler Timer Add On</i> Sold by: Amazon.com Condition: New	\$163.36
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$163.36 Shipping & Handling: \$0.00 ----- Total before tax: \$163.36 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$163.36</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$163.36 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$163.36 Estimated Tax: \$0.00 ----- <b>Grand Total: \$163.36</b>

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



**Final Details for Order #113-0834783-0661038**

**Order Placed:** March 23, 2026  
**PO number :** tamaya  
**Amazon.com order number:** 113-0834783-0661038  
**Order Total:** \$59.95

Business order information	
<b>Location:</b> DSD - Tamaya	
<b>GL code:</b> 14000 Prepaid Expense	
<b>Billable / Non-Billable:</b> Non-Billable	
<b>Cost center:</b> Northeast	
<b>Customer:</b> None	

Shipped on March 23, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: 971LM for Liftmaster/Chamberlain Garage Door Opener Remote (2 Pack) Sold by: Shopels ( <a href="#">seller profile</a> ) Condition: New	\$59.95
<b>Shipping Address:</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$59.95 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$59.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Rush Shipping	<b>Total for This Shipment: \$59.95</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 8047	Item(s) Subtotal: \$59.95 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
<b>Billing address</b> Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$59.95 Estimated Tax: \$0.00 ----- <b>Grand Total: \$59.95</b>

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



**March 2026 Statement**

Open Date: 02/24/2026 Closing Date: 03/24/2026

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>\$3,405.68</b>
<b>Minimum Payment Due</b>	<b>\$3,405.68</b>
<b>Payment Due Date</b>	<b>04/22/2026</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	\$34.05
Rewards Center Balance as of 03/23/2026	\$736.57
For details, see your rewards summary.	

<b>Activity Summary</b>		
Previous Balance	+	\$2,659.92
Payments	-	\$2,659.92 <sup>CR</sup>
Other Credits		\$0.00
Purchases	+	\$3,405.68
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
<b>New Balance</b>	=	<b>\$3,405.68</b>
<b>Past Due</b>		<b>\$0.00</b>
<b>Minimum Payment Due</b>		<b>\$3,405.68</b>
Credit Line		\$20,000.00
Available Credit		\$16,594.32
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



0047985319214485380003405680003405688

**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 \$3,405.68 will be automatically deducted from your account on 04/20/26.

106481793127055 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 03/23/2026</b>	
Rewards Center Activity*	\$0.00
Rewards Center Balance	\$736.57

**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.**

	<b>This Statement</b>	<b>Year to Date</b>
<b>Reward Dollars Earned</b>		
Cash Rewards	\$34.05	\$94.40
<b>Total Earned</b>	<b>\$34.05</b>	<b>\$94.40</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 \$3405.68 will be automatically deducted from your bank account on 04/20/2026. 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>					
02/27	02/27	9197	Amazon.com*B992I2HI1 Amzn.com/bill WA	\$48.05	_____
03/02	02/27	3314	BJS.COM #5490 800-257-2582 MA	\$117.20	_____
03/02	02/27	4515	AMAZON MKTPL*B95YO3811 Amzn.com/bill WA	\$95.96	_____
03/02	02/28	0582	MARCOS PIZZA - 8478 904-635-2322 FL	\$271.31	_____
03/02	03/01	1389	AMAZON MKTPL*B93IL6G40 Amzn.com/bill WA	\$153.93	_____
03/03	03/02	6873	Amazon.com*B91M87S30 Amzn.com/bill WA	\$13.02	_____
03/03	03/02	0236	AMAZON MKTPL*BE0IM63D1 Amzn.com/bill WA	\$85.35	_____
03/05	03/04	9460	THE UPS STORE 3547 904-8661939 FL	\$14.34	_____
03/13	03/12	3935	PUBLIX #644 863-688-1188 FL	\$150.48	_____
03/16	03/13	8332	PUBLIX #644 JACKSONVILLE FL	\$13.47	_____
03/16	03/13	8258	BJS.COM #5490 800-257-2582 MA	\$97.60	_____
03/16	03/13	0658	MARCOS PIZZA - 8478 904-635-2322 FL	\$108.68	_____
03/16	03/13	0732	MARCOS PIZZA - 8478 904-635-2322 FL	\$141.54	_____
03/16	03/14	5185	PUBLIX #644 JACKSONVILLE FL	\$31.36	_____
03/17	03/16	4770	CCI*CONSTANT-CONTACT 855-2295506 MA	\$64.32	_____
03/19	03/18	4874	AMAZON MKTPL*BD43C4VW1 Amzn.com/bill WA	\$14.95	_____
03/19	03/19	1735	AMAZON MKTPL*BD0BB0NX0 Amzn.com/bill WA	\$48.47	_____
03/20	03/19	2465	AMAZON MKTPL*BD9R05TX0 Amzn.com/bill WA	\$59.19	_____
03/23	03/22	0527	PUBLIX #644 JACKSONVILLE FL	\$83.46	_____

Continued on Next Page



March 2026 Statement 02/24/2026 - 03/24/2026  
 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	
03/23	03/22	5051	TEACHERSPAYTEACHERS.CO 646-588-0910 CA	\$1.70	_____	
03/24	03/23	9455	Amazon.com*B52BB7TG1 Amzn.com/bill WA	\$15.94	_____	
<b>Total for Account ##### 1058</b>				<b>\$1,630.32</b>		

Transactions		ZASTROCKY,RONALD W			Credit Limit	\$5000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
<b>Purchases and Other Debits</b>						
02/26	02/25	0967	AMAZON MKTPL*B14L76U10 Amzn.com/bill WA	\$139.99	_____	
03/02	02/27	2346	THE HOME DEPOT #6365 JACKSONVILLE FL	\$56.85	_____	
03/04	03/03	4113	AMAZON MKTPL*BE2XC8111 Amzn.com/bill WA	\$23.98	_____	
03/04	03/03	8769	AMAZON MKTPL*B96UA3U50 Amzn.com/bill WA	\$407.18	_____	
03/05	03/04	9956	AMAZON MKTPL*BE4IM7O10 Amzn.com/bill WA	\$203.96	_____	
03/06	03/04	7108	THE HOME DEPOT #6365 JACKSONVILLE FL	\$12.98	_____	
03/09	03/07	1373	AMAZON MKTPL*BE4G88PV0 Amzn.com/bill WA	\$7.99	_____	
03/09	03/07	5062	AMAZON MKTPL*BP6657612 Amzn.com/bill WA	\$28.99	_____	
03/12	03/11	2615	AMAZON MKTPL*BP5IB7BP1 Amzn.com/bill WA	\$275.67	_____	
03/12	03/11	4170	MR APPLIANCE OF PONTE 386-864-7667 FL	\$165.00	_____	
03/13	03/13	9833	AMAZON MKTPL*BD72P56K2 Amzn.com/bill WA	\$171.25	_____	
03/16	03/12	2345	THE HOME DEPOT #6365 JACKSONVILLE FL	\$37.60	_____	
03/16	03/14	5268	BJ'S FUEL #9108 JACKSONVILLE FL	\$20.61	_____	
03/18	03/17	8834	Amazon.com*BP2JB1UW0 Amzn.com/bill WA	\$163.36	_____	
03/24	03/24	3751	AMAZON MKTPL*BD2BK3R80 Amzn.com/bill WA	\$59.95	_____	
<b>Total for Account ##### 8047</b>				<b>\$1,775.36</b>		

Transactions		BILLING ACCOUNT ACTIVITY			Amount	Notation
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
<b>Payments and Other Credits</b>						
03/20	03/20	MTC	PAYMENT THANK YOU	\$2,659.92	CR _____	
<b>Total for Account ##### 8538</b>				<b>\$2,659.92</b>	CR	

2026 Totals Year-to-Date	
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	\$3,405.68	\$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

# Work Order Proposal



**Proposal Date:** 5/1/2026  
**Proposal Work Order #:** 91190  
**Prepared By:** ALLEN FLANNERY

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** Ron Zastrocky rzaastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

## Irrigation Inspection Proposal 4-29-26

Irrigation Proposal based on April irrigation inspection report

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Irrigation Repair</b>					<b>\$3,675.65</b>
Lateral Repair *	2.00	EA	\$264.50	\$529.00	
Spray Head Replacement *	4.00	EA	\$71.49	\$285.94	
Rotor Replacement *	3.00	EA	\$78.32	\$234.95	
Decoder Replacement *	1.00	EA	\$482.75	\$482.75	
Solenoid Replacement *	3.00	EA	\$235.80	\$707.40	
Flood Bubbler	2.00	Each	\$26.31	\$52.61	
Battery Operated Controller (Node)	2.00	EA	\$436.50	\$873.00	
Pressure Trouble Shooting	4.00	1 EA	\$102.00	\$408.00	
Wire Trouble Shoot	1.00	1 EA	\$102.00	\$102.00	
<b>Total for Work Order #91190</b>					<b>\$3,675.65</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. 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:** Ron Zastrocky rzastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

**Proposal Date:** 5/1/2026  
**Proposal Work Order #:** 91190  
**Prepared By:** ALLEN FLANNERY

Total: \$3,675.65  
Deposit Amount (50%): \$1,837.83

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 ALLEN FLANNERY  
ALLEN FLANNERY  
Date 5/1/2026  
The Greenery, Inc.

By \_\_\_\_\_  
Date \_\_\_\_\_

# EXHIBIT 11

**Sales Quote**

**Sales Quote Number: 860988**

Page: 1

**KaTom Restaurant Supply, Inc.**  
305 Katom Dr.  
KODAK, TN 37764

<b>Sales Quote Date:</b> 5/7/2026	<b>Due Date</b> 5/7/2026	<b>Ship Date</b> 4/29/2026
<b>Customer ID</b> 1912945	<b>Contact</b> Oliver Ingram	<b>SalesPerson</b> Isabella Mills
<b>Cust. Phone</b> (904) 329-2277	<b>Cust. Fax</b>	<b>Quote Expires:</b> 5/12/2026
oingram@vestapropertyservices.com		

**Sell**  
To: Vesta Property Services  
Oliver Ingram  
17288 Meritage Blvd  
JACKSONVILLE, FL 32246  
USA

**Ship**  
To: Vesta Property Services  
Oliver Ingram  
17288 Meritage Blvd  
JACKSONVILLE, FL 32246  
USA

<b>Terms</b> CREDIT CARD	<b>Ext Doc No.</b> F/U 5/6	<b>Your Reference</b>	<b>Ship Via</b>	<b>Loc Code</b> KODAK	<b>Loc Phone</b>	<b>Loc Fax</b>
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**Blueprint**

<u>No.</u>	<u>Number</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
	399-UDP0140A161B	UDP0140A 161B UC ICE MAKER AIR/DICE 140/90LB 115/60/1	1	EA	2,489.00	2,489.00
	631-IM3Y60U30000	AMSWCICE30KTYORPR60D COMMERCIAL ICE MAKER PLAN <input type="checkbox"/> 3 Year Manufacturer Warranty <input type="checkbox"/> Under \$30000 - Ext. Warranty to 60M	1	EA	335.25	335.25
		Item Ships in 1-3 Business Days from Vendor				
		Free Shipping to Customer				
	399-K00530	Must Ship LTL K00530 5 MICRON NEO REPLACEMENT CARTRIDGE	2	EA	50.99	101.98

**Website: katom.com**

**Phone: (800) 541-8683**

**Fax: (800) 821-9130**

This office will follow up with you within 24 hours to ensure you received this quotation. Quotation must be signed below to be official.

**Submitted by:** \_\_\_\_\_

**Accepted by:** \_\_\_\_\_

Subtotal: 2926.23  
S, H, & I: 55.00  
Total Sales Tax: 0  
Total: 2981.23

Federal and/or State tax laws may apply at the time of invoicing.

BY PLACING YOUR ORDER, YOU ACKNOWLEDGE AND AGREE THAT YOU HAVE READ AND AGREE TO BE BOUND BY KATOM'S POLICIES AND PROCEDURES STANDARD TERMS AND CONDITIONS, POLICIES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO THE KATOM PRIVACY POLICY, RETURN POLICY, SHIPPING POLICY, AND TERMS AND CONDITIONS (WHICH INCLUDE DISCLAIMERS AND LIMITATIONS OF KATOM'S LIABILITY, AS WELL AS A PROVISION WHEREBY YOU AGREE TO ARBITRATE ALL DISPUTES), LOCATED AT WWW.KATOM.COM/POLICY (COLLECTIVELY, THE "TERMS"). PLEASE CALL 1-800-541-8683 TO OBTAIN A PHYSICAL OR E-MAIL COPY OF THE TERMS. THE TERMS ARE ALSO AVAILABLE BY SCANNING THE QR CODE IN THE BOTTOM RIGHTHAND CORNER OF THIS QUOTE WITH THE CAMERA OF YOUR MOBILE DEVICE. IF YOU DO NOT AGREE TO BE BOUND BY ALL PROVISIONS OF THE TERMS, YOU MUST NOTIFY KATOM WITHIN TEN (10) DAYS OF RECEIPT OF THIS QUOTE AND IMMEDIATELY REJECT AND RETURN ALL GOODS TO KATOM. YOUR USE OF THE GOODS, OR YOUR FAILURE TO REJECT AND RETURN THE GOODS TO KATOM WITHIN TEN (10) DAYS, SHALL CONSTITUTE ACCEPTANCE OF ALL TERMS.



# EXHIBIT 12

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



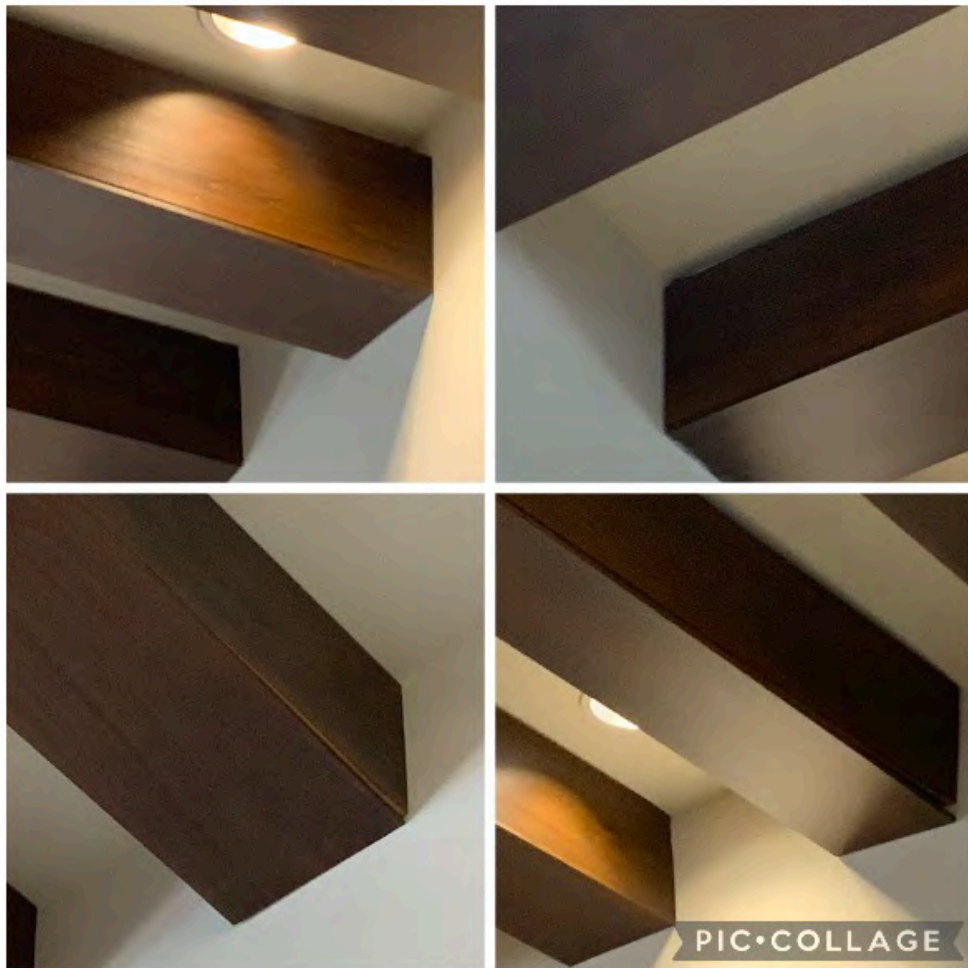
# Proposal

## Tamaya Hallway Beams

#33314516

Beach - 33314516  
- Beach  
CDD/Hallway  
Beams

360 Painting of  
Jacksonville



Welcome
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Proposal
Agreement
Certificate of Completion

NEW COLOR

#COATS

Tamaya  
Hallway  
Entrance  
Beams

1

Repair falling and seperating faux ceiling beams inside the foyer of Tamaya Clubhouse.

**TAMAYA HALLWAY BEAMS SUBTOTAL \$2,514.40**

**GRAND TOTAL \$2,514.40**



# EXHIBIT 13

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



# Proposal

## Outside SE Patio Area

NEW COLOR	#COATS
Siding-Masonry (Block, Brick, Efis, & Stucco) Materials: Loxon XP: , EXT Superpaint : Color Match	2
Doors 1-4 Panel Exterior Materials: EXT Duration : Color Match	2
Ceiling Materials: EXT Superpaint : Color Match	2
Band Board Materials: Loxon XP: , EXT Superpaint : Color Match	2
Posts (up to 12ft.) 4x4 or 6x6 Materials: Loxon XP: , EXT Superpaint : Color Match	2
Cabinet Doors (Standard/Front & Back) Materials: SWP WoodScapes Solid: TBD	2
Cabinet Boxes Materials: SWP WoodScapes Solid: TBD	2
Cabinet Sides (Box ends & etc...) Materials: SWP WoodScapes Solid: TBD	2
Pressure Wash	1
Set Up/Prep/Clean Up	1
Remove & Re- Caulk Counters	1

**#33314388**

**Beach  
CDD/Outside Area  
- 33314388 -  
Beach  
CDD/Outside  
Patio  
  
360 Painting of  
Jacksonville**

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Remove and Replace Cabinet Handles	Black	1
Remove and Replace Ceiling Fans		1
Home Depot Fans/Extension, (2) Fan Model #140625-86 Extension Model #803337	Bronze	1

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**OUTSIDE SE PATIO AREA SUBTOTAL    \$5,898.85**

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**GRAND TOTAL    \$5,898.85**

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# EXHIBIT 14

# ESTIMATE

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

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

**Bill to**  
Beach CDD

**Ship to**  
Beach CDD

## Estimate details

Estimate no.: 7730  
Estimate date: 05/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	Haul away debris from front of community			\$1,500.00

**Total** **\$1,500.00**

## Note to customer

Thank You for calling Lucas Tree Service!

**Accepted date**

**Accepted by**

# EXHIBIT 15

# EXHIBIT 16

# QUOTE



8961 Quality Rd, Bonita Springs, Florida 34135

QUOTE #	RAMQ2623
DATE	May 7, 2026

To: Beach CDD  
C/O Vesta Property Services

250 International Parkway  
Suite 208  
Lake Mary, FL 32746

## PROJECT

**Replacement Barrier Operator**

Salesperson	Payment Terms	Expiration Date
Arthur Gruber	NET 15	Jun 9, 2026

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Elka Fast Action Barrier P5000 Includes 15ft LED gate arm and breakaway flange Two (2) Year Manufacturer's Warranty from Date of Purchase	\$5,668.50	\$5,668.50
2	Complete installation of all hardware. Includes all required materials.	\$165.00	\$330.00

<b>SUBTOTAL</b>	\$5,998.50
<b>SALES TAX</b>	\$0.00
<b>TOTAL</b>	<b>\$5,998.50</b>

### Payment Options

Select your preferred payment option / purchase terms\*:  
 Check Purchase (purchase amount \$5,998.50)

*\* 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 17

**RESOLUTION 2026-07**  
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Beach Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

**2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 20, 2026  
TIME: 6:00 PM  
LOCATION: 12788 Meritage Blvd.,  
Jacksonville, FL 32246

**3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

**4. SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL, 2026.**

ATTEST:

**BEACH COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Proposed Budget

**Exhibit A**  
FY 2027 Proposed Budget

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2024 AUDITED</b>	<b>FY 2025 ACTUAL</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2026 YEAR-TO-DATE 10/1/25-4/30/26</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
<b>REVENUES</b>						
SPECIAL ASSESSMENTS	1,961,631	2,365,803	2,156,924	2,125,968	2,156,924	-
ROOM RENTALS	46,028	57,660	-	-	-	-
INTEREST INCOME	36,573	39,644	-	52,691	-	-
MISC. OTHER INCOME	6,769	1,695	-	35,281	-	-
EVENT SPONSORSHIP & ENTRY FEES (NEW LINE)	-	6,710	-	-	-	-
ACCESS CARDS	1,455	251	-	-	-	-
BARCODE DECALS	10,750	5,634	-	-	-	-
FUND BALANCE FORWARD	-	-	30,908	-	-	(30,908)
<b>NET REVENUES</b>	<b>2,063,207</b>	<b>2,477,397</b>	<b>2,187,832</b>	<b>2,213,940</b>	<b>2,156,924</b>	<b>(30,908)</b>
<b>FIELD EXPENSES</b>						
LANDSCAPING (INCLUDING MATERIALS)	378,700	389,070	400,000	204,644	222,720	(177,280)
UTILITIES/SEWER/PROPANE GAS	250,119	209,709	305,550	107,935	250,000	(55,550)
FIELD MANAGEMENT	126,938	171,602	178,310	91,327	185,442	7,132
COMMUNITY AND AMENITY REPAIRS	37,495	123,544	90,000	64,461	125,000	35,000
MULCH AND PINE STRAW	-	20,361	34,944	2,220	61,840	26,896
LAKE MAINTENANCE	30,052	29,850	30,000	16,583	31,500	1,500
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)	11,235	10,387	20,800	-	60,000	39,200
SIDEWALK REPAIRS	-	-	7,000	-	25,000	18,000
IRRIGATION (REPAIRS)	13,546	1,457	4,368	494	20,000	15,632
FIELD OPERATIONS CONTINGENCY (NEW LINE)	-	-	100,000	-	100,000	-
<b>TOTAL FIELD EXPENSES</b>	<b>848,085</b>	<b>955,980</b>	<b>1,170,972</b>	<b>487,664</b>	<b>1,081,502</b>	<b>(89,470)</b>
<b>AMENITY EXPENSES</b>						
AMENITY MANAGEMENT	126,620	148,748	156,655	86,267	188,384	31,729
AMENITY/FITNESS CENTER STAFFING	70,781	76,279	89,114	20,264	70,000	(19,114)
LIFESTYLES PROGRAMMING	37,023	36,903	46,036	21,158	50,000	3,964
AMENITY CLEANING	20,430	22,784	41,200	12,630	26,000	(15,200)
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	9,544	32,725	4,519	34,050	1,325
LIFEGUARD	27,658	26,383	28,028	-	40,000	11,972
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR (NEW NAME)	8,984	5,230	27,872	4,102	10,000	(17,872)
SWIMMING POOL CHEMICALS	20,002	23,728	20,802	10,970	25,000	4,198
FITNESS EQUIPMENT LEASE	18,479	21,559	18,500	10,780	23,000	4,500
AMENITY INTERNET/CABLE	12,449	12,423	14,560	6,137	10,200	(4,360)
HOLIDAY DECORATIONS	9,666	9,615	10,400	11,465	5,200	(5,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	5,899	10,400	2,997	7,500	(2,900)
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	2,381	3,770	3,079	4,500	730
TRASH COLLECTION	2,868	3,114	2,983	1,577	3,150	167
AED LEASE	-	1,794	1,810	1,088	1,900	90
PEST CONTROL	1,414	1,456	1,747	875	1,850	103
AMENITY FIRE SYSTEM MONITORING	900	1,350	1,556	1,275	2,000	444
SWIMMING POOL INSPECTION	850	850	929	-	1,000	71
AMENITY SECURITY	-	-	-	-	20,000	20,000
AMENITY GATE REPAIRS	1,275	1,429	-	-	-	-
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	886	-	-	-	-
<b>TOTAL AMENITY EXPENSES</b>	<b>417,298</b>	<b>412,356</b>	<b>509,087</b>	<b>199,181</b>	<b>523,734</b>	<b>14,647</b>
<b>ACCESS CONTROL /GATE HOUSE</b>						

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2024 AUDITED</b>	<b>FY 2025 ACTUAL</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2026 YEAR-TO-DATE 10/1/25-4/30/26</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
GUARD SERVICE (GATE ONLY)	230,663	230,010	192,172	135,216	232,210	40,038
ROVING GUARD SERVICE	-	38,055	37,123	7,007	38,650	1,527
BAR CODE EXPENSE	3,288	-	6,240	1,470	6,500	260
SECURITY CONTINGENCY	-	-	50,000	-	-	(50,000)
<b>TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES</b>	<b>233,951</b>	<b>268,065</b>	<b>285,535</b>	<b>143,693</b>	<b>277,360</b>	<b>(8,175)</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>						
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	75,341	68,000	53,953	81,600	13,600
DISTRICT MANAGEMENT	43,680	45,427	46,790	27,294	48,200	1,410
DISTRICT COUNSEL	24,753	22,234	28,350	8,782	29,800	1,450
SUPERVISOR FEES-REGULAR MEETINGS	9,600	5,600	12,000	2,800	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	5,000	12,000	2,800	12,000	-
TRUSTEE FEES	8,800	5,133	8,800	4,033	9,100	300
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	3,574	6,350	223
ENGINEERING	14,028	14,803	5,460	1,197	5,700	240
OFFICE MISCELLANEOUS	3,371	3,307	3,822	1,819	4,000	178
AUDIT	3,450	3,650	3,650	-	3,850	200
LEGAL ADVERTISING	2,741	2,859	3,500	2,269	4,000	500
WEBSITE	4,030	2,595	2,800	2,055	2,950	150
DISSEMINATION AGENT	2,600	2,704	2,785	2,785	2,900	115
ARBITRAGE REBATE CALCULATION	1,300	2,925	676	650	750	74
DUES, LICENSES & FEES	191	175	175	175	200	25
BONUS/APPRECIATION GIFTS (NEW LINE)	-	-	1,000	-	-	(1,000)
DISTRICT CONTINGENCY	6,995	-	16,303	-	50,928	34,625
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>207,791</b>	<b>197,702</b>	<b>222,238</b>	<b>114,187</b>	<b>274,328</b>	<b>52,090</b>
<b>TOTAL EXPENSES</b>	<b>1,707,124</b>	<b>1,831,023</b>	<b>2,187,832</b>	<b>944,724</b>	<b>2,156,924</b>	<b>(30,908)</b>
<b>TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES</b>	<b>356,083</b>	<b>646,375</b>	<b>-</b>	<b>1,269,216</b>	<b>-</b>	<b>-</b>
<b>OPERATIONS &amp; MAINTENANCE FUND BALANCE</b>						
FUND BALANCE - BEGINNING	229,755	585,838	585,838	1,122,893	1,122,893	537,055
TRANSFER OUT TO CAPITAL RESERVE FUND	-	(109,319)	(274,921)	-	-	274,921
FUND BALANCE FORWARD	-	-	(30,908)	-	-	30,908
NET CHANGE IN FUND BALANCE	356,083	646,375	-	1,269,216	-	-
<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>585,838</b>	<b>1,122,893</b>	<b>280,009</b>	<b>2,392,109</b>	<b>1,122,893</b>	<b>842,884</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ACTUALS</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2026 YEAR-TO-DATE 10/1/25-4/30/26</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
<b>REVENUES</b>						
SPECIAL ASSESSMENTS	\$ 100,269	\$ 221,849	\$ 421,016	\$ 414,974	\$ 421,016	\$ -
INTEREST	2,895	6,203	-	6,741	-	-
<b>TOTAL REVENUES</b>	<b>103,164</b>	<b>228,052</b>	<b>421,016</b>	<b>421,715</b>	<b>421,016</b>	<b>-</b>
<b>EXPENDITURES</b>						
CAPITAL IMPROVEMENT PLAN - CURRENT FY	30,827	38,696	-	-	-	-
CAPITAL IMPROVEMENT PLAN - FUTURE FY	-	-	180,000	231,566	180,000	-
CAPITAL CONTINGENCY	23,764	-	150,000	36,131	150,000	-
CAPITAL RESERVE FUND CONTRIBUTION	-	-	91,016	32,315	91,016	-
<b>TOTAL EXPENDITURES</b>	<b>54,590</b>	<b>38,696</b>	<b>421,016</b>	<b>300,011</b>	<b>421,016</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>48,573</b>	<b>189,356</b>	<b>-</b>	<b>121,703</b>	<b>-</b>	<b>-</b>
<b>OTHER FINANCING SOURCES &amp; USES</b>						
TRANSFER IN FROM GENERAL FUND	-	109,319	274,921	-	-	(274,921)
<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>109,319</b>	<b>274,921</b>	<b>-</b>	<b>-</b>	<b>(274,921)</b>
<b>CAPITAL RESERVE FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>48,573</b>	<b>48,573</b>	<b>347,249</b>	<b>347,249</b>	<b>298,675</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>48,573</b>	<b>298,675</b>	<b>274,921</b>	<b>121,703</b>	<b>-</b>	<b>(274,921)</b>
<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>48,573</b>	<b>347,249</b>	<b>323,494</b>	<b>468,952</b>	<b>347,249</b>	<b>23,754</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
<b>REVENUES</b>			
ASSESSMENTS (on roll and off roll)	\$2,156,924		Non-Ad Valorem assessment on all assessable properties to fund operating expenses. This line represents the portion of assessments collected via the Duval County Tax Collector.
ROOM RENTALS	\$0		The District receives revenue from the rental of the facilities.
INTEREST INCOME	\$0		The District earns interest income on its operating accounts. Interest is calculated based on the average monthly collected balance in the primary operating account.
OTHER INCOME & OTHER FINANCING SOURCES	\$0		The District earns income from certain revenue sharing agreements and other sources.
EVENT SPONSORSHIP & ENTRY FEES	\$0		The District earns income from event sponsors and entry fees
CARRYFORWARD	\$0		Use of fund balance to off-set assessment increases
<b>FIELD EXPENSES</b>			
LANDSCAPING (INCLUDING MATERIALS)	\$222,720	The Greenery Inc	The District contractor is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances. (Contract: 4/1/2026-3/31/2027)
UTILITIES / SEWERS / PROPANE GAS	\$250,000	JEA/JEA/FL Natural Gas	The District pays for water, sewer, electricity and propane gas.
FIELD MANAGEMENT	\$185,442	Vesta Property Services	The District's property management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. (Contract: 10/1/2025-9/30/2028)
COMMUNITY AND AMENITY REPAIRS	\$125,000	N/A	All general repairs throughout the amenity center and community.
MULCH AND PINE STRAW	\$61,840	The Greenery Inc	Mulch and pine straw throughout the community. (Contract: 4/1/2026-3/31/2027)
LAKE MAINTENANCE (INCLUDING CARP)	\$31,500	The Lake Doctors, Inc.	The District's vendor is to maintain the ponds located within the District. (Contract 10/1/2025-9/30/2026)
LANDSCAPE IMPROVEMENT	\$60,000	N/A	Landscape improvements not covered under the landscape maintenance contract
SIDEWALK REPAIRS	\$25,000	N/A	Sidewalk repairs throughout the community primarily caused by tree root damage.
IRRIGATION (REPAIRS)	\$20,000	The Greenery Inc	Repairs to the District's irrigation system. (Contract: 4/1/2026-3/31/2027)
FIELD OPERATIONS CONTINGENCY	\$100,000	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.
<b>AMENITY EXPENSES</b>			
AMENITY MANAGEMENT	\$188,384	Vesta Property Services	The District's property management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities. (Contract: 10/1/2025-9/30/2028)
AMENITY / FITNESS CENTER STAFFING	\$70,000	Vesta Property Services	Staffing for the Breezeway. (Contract: 10/1/2025-9/30/2028)
LIFESTYLES PROGRAMMING	\$50,000	Vesta Property Services	Monthly expenditures for Districts events and holiday parties coordinated via on-site Amenities staff. (Contract: 10/1/2025-9/30/2028)
AMENITY CLEANING	\$26,000	Quality Cleaning by Viktoriia LLC	Cleaning of the Amenity Center and Guard House. (Contract 4/1/2026-3/31/2027)
SWIMMING POOL / ENTRY WATER FEATURE REPAIRS	\$34,050	N/A	Repairs for the swimming pool and all water features
LIFEGUARD	\$40,000	Vesta Property Services	The District's vendor provides lifeguard services during a certain period of time each year. (Contract: 10/1/2025-9/30/2028)
AMENITY GATES / CONTROL ACCESS / AMENITY GATE REPAIRS	\$10,000	N/A	The District incurs expenses for damaged or broken gates and access points.
SWIMMING POOL CHEMICALS	\$25,000	Hawkins, Inc.	The District purchases pool chemicals. No contract--receive Vesta Property Service's discount.
FITNESS EQUIPMENT LEASE	\$23,000	Life Fitness (American Capital)	The District leases many pieces of the fitness room equipment. (Contract: 10/1/2023-9/30/2028)
AMENITY INTERNET / CABLE	\$10,200	AT&T	The District provides internet and cable service to the Amenity Center and Fitness Center. (Contract: 3/19/2026-3/24/2029)
HOLIDAY DECORATIONS	\$5,200	N/A	The District provides decorations for certain holidays each year.
AMENITY WEBSITE / COMPUTER EQUIPMENT	\$7,500	Vesta Property Services	The District's property management firm maintains an amenity website and the District provides computer equipment for on-site staff's use.
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	\$4,500	N/A	The District maintains 4 clay courts
TRASH COLLECTION	\$3,150	GFL Environmental	Contract for garbage dumpster service. (Contract: Expires 10/1/2028)
AED LEASE	\$1,900	Cintas	The District leases an AED device in the Fitness Center (Contract: 10/27/2023-11/2026)
PEST CONTROL	\$1,850	Turner Pest Control	Pest control services. (Contract: 3/23/2027-Present)
AMENITY FIRE SYSTEM MONITORING	\$2,000	Wayne Automatic Fire Sprinklers, Inc.	Inspection of the fire extinguishers and fire monitoring system. (Contract: 12/30/2025-12/30/2026)
SWIMMING POOL INSPECTION / PERMIT	\$1,000	FL Department of Health	State required permit (Department of Health)
AMENITY SECURITY	\$20,000	N/A	Amenity facility security system
<b>ACCESS CONTROL/GATE HOUSE</b>			
GUARD SERVICE (GATE ONLY)	\$232,210	RAMCO Protective of Orlando	Gate access control officer. (Contract: 4/1/2026-3/31/2027)
ROVING GUARD SERVICE	\$38,650	N/A	Roving security guard
BAR CODE EXPENSE	\$6,500	Integrated Access Solutions	The District purchases bar code devices for resale to residents. (No contract)
SECURITY CONTINGENCY	\$0	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>			
GENERAL LIABILITY INSURANCE / PUBLIC OFFICIAL / PROPERTY INSURANCE / WORKER'S COMPENSATION	\$81,600	Public Risk Underwriters of Florida, Inc.	The District maintains insurance coverage (Contract 10/1/2025-9/30/2026)
DISTRICT MANAGEMENT	\$48,200	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. (Contract: 5/1/2022-Present)
DISTRICT COUNSEL	\$29,800	Kutak Rock	The District's legal counsel delivers general legal services, including attendance at Board meetings, contract review, and other matters as assigned by the Board. (Contract 12/27/2022-Present)

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR FEES - REGULAR MEETINGS	\$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings.
SUPERVISOR FEES - WORKSHOPS	\$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 workshops.
TRUSTEE FEES	\$9,100	BNY Mellon	Covers trustee services for the District's bonds. Annual fees are based on a notice received from the Trustee
ASSESSMENT ADMINISTRATION	\$6,350	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books. (Contract: 5/1/2022-Present)
ENGINEERING	\$5,700	Alliant Engineering, Inc.	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested. (Contract: XXXXXX-Present)
OFFICE MISCELLANEOUS	\$4,000		This covers the cost of District related mailings
AUDIT	\$3,850	DMHB	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2029)
LEGAL ADVERTISING	\$4,000	Jacksonville Daily Record	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation. (No contract)
WEBSITE & SUPERVISOR EMAILS	\$2,950	Campus Suite (School Now)Vglobal	The District maintains a website and email service for Supervisors. (Contract 4/1/2022-Present)
DISSEMINATION AGENT	\$2,900	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. (Contract: 5/1/2022-Present)
ARBITRAGE REBATE CALCULATION	\$750	LLS Tax Solutions LLC	Vendor calculates the annual arbitrage rebate liability for the District's bond series. (Contract: 2024 Series: 7/16/2026; 2015 Series: 5/5/2027)
DUES, LICENSES & FEES	\$200	FL Department of Commerce	The District must registered with the State of Florida each year
BONUS / APPRECIATION GIFTS	\$0	N/A	The District provides appreciation gifts from time to time
DISTRICT CONTINGENCY	\$50,928	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>OPERATIONS &amp; MAINTENANCE BUDGET</b>	
NET O&M ASSESSMENT	<b>\$2,156,924.47</b>
COUNTY COLLECTION COSTS	\$81,613.36
EARLY PAYMENT DISCOUNT	\$93,272.41
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$2,331,810.24</u></b>

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

UNIT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2024 DEBT SERVICE <sup>(1)</sup>	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
<b>AA1</b>													
BELLA NINA	178	148		1.00	178.0	18.84%	\$439,219.28	\$2,467.52	1.00	178.0	18.84%	\$85,732.42	\$481.64
BELLA NIKA	406	367		1.00	406.0	42.96%	\$1,001,814.77	\$2,467.52	1.00	406.0	42.96%	\$195,546.97	\$481.64
BELLA ANA	21	19		1.00	21.0	2.22%	\$51,818.01	\$2,467.52	1.00	21.0	2.22%	\$10,114.50	\$481.64
<b>AA2</b>													
ISABELLA & LIV - 50'	112		111	1.00	112.0	11.85%	\$276,362.69	\$2,467.52	1.00	112.0	11.85%	\$53,943.99	\$481.64
ISABELLA & LIV - 60'	123		121	1.00	123.0	13.02%	\$303,505.46	\$2,467.52	1.00	123.0	13.02%	\$59,242.06	\$481.64
ISABELLA & LIV - 75'	105		104	1.00	105.0	11.11%	\$259,090.03	\$2,467.52	1.00	105.0	11.11%	\$50,572.49	\$481.64
	<b>945</b>	<b>534</b>	<b>336</b>		<b>945.0</b>	<b>100.00%</b>	<b><u>\$2,331,810.24</u></b>			<b>945.0</b>	<b>100.00%</b>	<b><u>\$455,152.43</u></b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	O&M AND CRF PER UNIT	SERIES 2024 DEBT SERVICE <sup>(2)</sup>	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	FY 2027 TOTAL PER UNIT <sup>(3)</sup>
<b>AA1</b>				
BELLA NINA	\$2,949.17	\$1,228.72		<b>\$4,177.88</b>
BELLA NIKA	\$2,949.17	\$1,362.22		<b>\$4,311.39</b>
BELLA ANA	\$2,949.17	\$1,617.82		<b>\$4,566.99</b>
<b>AA2</b>				
ISABELLA & LIV - 50'	\$2,949.17		\$1,750.00	<b>\$4,699.17</b>
ISABELLA & LIV - 60'	\$2,949.17		\$1,850.00	<b>\$4,799.17</b>
ISABELLA & LIV - 75'	\$2,949.17		\$1,931.00	<b>\$4,880.17</b>

FY 2026 TOTAL PER UNIT	VARIANCE FY26 TO FY27 PER UNIT	VARIANCE PER MONTH PER UNIT	% VARIANCE
\$4,177.88	\$0.00	\$0.00	0.0%
\$4,311.39	\$0.00	\$0.00	0.0%
\$4,566.99	\$0.00	\$0.00	0.0%
\$4,699.17	\$0.00	\$0.00	0.0%
\$4,799.17	\$0.00	\$0.00	0.0%
\$4,880.17	\$0.00	\$0.00	0.0%

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

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2024 DS</b>	<b>SERIES 2015 DS</b>	<b>TOTAL DS BUDGET</b>
<b>REVENUES</b>			
NET ASSESSMENTS LEVIED (MADS)	\$ 658,638	\$ 575,993	\$ 1,234,630
<b>TOTAL REVENUES</b>	<b>658,638</b>	<b>575,993</b>	<b>1,234,630</b>
<b>EXPENDITURES</b>			
INTEREST PAYMENTS			
May 1, 2027	189,550	193,373	382,923
November 1, 2027	184,475	187,620	372,095
PRINCIPAL RETIREMENT			
May 1, 2027	280,000	195,000	475,000
<b>TOTAL EXPENDITURES</b>	<b>654,025</b>	<b>575,993</b>	<b>1,230,018</b>
<b>TOTAL REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 4,613</b>	<b>\$ -</b>	<b>\$ 4,613</b>

TOTAL NET ASSESSMENTS	1,234,630
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	100,105
<b>TOTAL GROSS ASSESSMENTS</b>	<b>\$ 1,334,735</b>

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
11/1/2024	-	3.625%	115,173	115,173	115,173	8,255,000
5/1/2025	265,000	3.625%	199,338	464,338		7,990,000
11/1/2025	-	3.625%	194,534	194,534	658,872	7,990,000
5/1/2026	275,000	3.625%	194,534	469,534		7,715,000
11/1/2026	-	3.625%	189,550	189,550	659,084	7,715,000
5/1/2027	280,000	3.625%	189,550	469,550		7,435,000
11/1/2027	-	3.750%	184,475	184,475	654,025	7,435,000
5/1/2028	295,000	3.75%	184,475	479,475		7,140,000
11/1/2028	-	3.75%	178,944	178,944	658,419	7,140,000
5/1/2029	305,000	3.75%	178,944	483,944		6,835,000
11/1/2029	-	3.75%	173,225	173,225	657,169	6,835,000
5/1/2030	315,000	3.75%	173,225	488,225		6,520,000
11/1/2030	-	3.75%	167,319	167,319	655,544	6,520,000
5/1/2031	330,000	3.75%	167,319	497,319		6,190,000
11/1/2031	-	5.00%	161,131	161,131	658,450	6,190,000
5/1/2032	345,000	5.00%	161,131	506,131		5,845,000
11/1/2032	-	5.00%	152,506	152,506	658,638	5,845,000
5/1/2033	360,000	5.00%	152,506	512,506		5,485,000
11/1/2033	-	5.00%	143,506	143,506	656,013	5,485,000
5/1/2034	380,000	5.00%	143,506	523,506		5,105,000
11/1/2034	-	5.25%	134,006	134,006	657,513	5,105,000
5/1/2035	400,000	5.25%	134,006	534,006		4,705,000
11/1/2035	-	5.25%	123,506	123,506	657,513	4,705,000
5/1/2036	420,000	5.25%	123,506	543,506		4,285,000
11/1/2036	-	5.25%	112,481	112,481	655,988	4,285,000
5/1/2037	445,000	5.25%	112,481	557,481		3,840,000
11/1/2037	-	5.25%	100,800	100,800	658,281	3,840,000
5/1/2038	465,000	5.25%	100,800	565,800		3,375,000
11/1/2038	-	5.25%	88,594	88,594	654,394	3,375,000
5/1/2039	490,000	5.25%	88,594	578,594		2,885,000
11/1/2039	-	5.25%	75,731	75,731	654,325	2,885,000
5/1/2040	520,000	5.25%	75,731	595,731		2,365,000
11/1/2040	-	5.25%	62,081	62,081	657,813	2,365,000
5/1/2041	545,000	5.25%	62,081	607,081		1,820,000
11/1/2041	-	5.25%	47,775	47,775	654,856	1,820,000
5/1/2042	575,000	5.25%	47,775	622,775		1,245,000
11/1/2042	-	5.25%	32,681	32,681	655,456	1,245,000
5/1/2043	605,000	5.25%	32,681	637,681		640,000
11/1/2043	-	5.25%	16,800	16,800	654,481	640,000
5/1/2044	640,000	5.25%	16,800	656,800	656,800	-
<b>Total</b>	<b>8,255,000</b>		<b>4,993,804</b>	<b>13,248,804</b>	<b>13,248,804</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 658,638  
Data herein for the CDD's budgetary process purposes only.

**BEACH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2015A-1**

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

**Footnote:** Maximum Annual Debt Service (MADS): 575,993  
(a) Data herein for the CDD's budgetary process purposes only.

# EXHIBIT 18

**From:** Allen Flannery <[aflannery@thegreeneryinc.com](mailto:aflannery@thegreeneryinc.com)>  
**Sent:** Thursday, May 7, 2026 8:41 AM  
**To:** Ron W. Zastrocky <[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)>  
**Cc:** Eric Wyrick <[ericwyrick@thegreeneryinc.com](mailto:ericwyrick@thegreeneryinc.com)>; Roy Grantham <[roygrantham@thegreeneryinc.com](mailto:roygrantham@thegreeneryinc.com)>  
**Subject:** Roundabout sod proposal

External Sender - From: (Allen Flannery  
<[aflannery@thegreeneryinc.com](mailto:aflannery@thegreeneryinc.com)>)

This message came from outside your organization.

Hello Ron,

We feel that the sod in this roundabout is going to continue to struggle even with the right herbicide treatments, nutrient mix and irrigation schedule. This sod has probably not been given the right nutrients for quite some time and is in poor condition. We recommend replacing with new sod and have attached a proposal for review. Let me know if you need anything else.

Warm regards,



**Allen Flannery**

Client Relationship Manager

m: 904-556-1262

[AllenFlannery@thegreeneryinc.com](mailto:AllenFlannery@thegreeneryinc.com)

[www.thegreeneryinc.com](http://www.thegreeneryinc.com)

This email is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, forwarding all copies of the original message and any attachment(s).

# Work Order Proposal



**Proposal Date:** 5/7/2026  
**Proposal Work Order #:** 91437  
**Prepared By:** ALLEN FLANNERY

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** Ron Zastrocky rzaastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

## Roundabout Sod Replacement

This proposal is to remove and replace damaged sod in the roundabout leading up to the clubhouse.

We feel that even with proper nutrients, herbicide treatments and water, this sod will not recover to its full potential and needs to be removed and replaced

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b>					<b>\$273.93</b>
Site Prep	1.00	LS	\$199.62	\$199.62	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
<b>Sod</b>					<b>\$2,959.58</b>
Zoysia 'Empire' Sodding	2,250.00	SF	\$1.76	\$3,959.91	
<b>Total for Work Order #91437</b>					<b>\$3,233.51</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. 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:** Ron Zastrocky rzastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

**Proposal Date:** 5/7/2026  
**Proposal Work Order #:** 91437  
**Prepared By:** ALLEN FLANNERY

Total: \$3,233.51  
Deposit Amount (50%): \$1,616.76

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 ALLEN FLANNERY  
ALLEN FLANNERY  
Date 5/7/2026  
The Greenery, Inc.

By \_\_\_\_\_  
Date \_\_\_\_\_

# EXHIBIT 19

# Work Order Proposal



**Proposal Date:** 5/7/2026  
**Proposal Work Order #:** 89277  
**Prepared By:** ALLEN FLANNERY

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** Ron Zastrocky rzaastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

## Aerification / Topdressing

### Landscape Enhancement Proposal – Event Lawn Aerification & Top Dressing

We are recommending a comprehensive aerification and top dressing treatment for the event lawn located behind the amenity clubhouse. This turf area is currently exhibiting signs of soil compaction, thinning density, and overall stress, and is in immediate need of corrective cultural practices to restore health and performance.

Our proposed scope includes core aerification of the entire event lawn to relieve soil compaction, improve oxygen exchange, and enhance water and nutrient infiltration into the root zone. Following aerification, we will apply fertilizer and a uniform layer of quality top dressing material to improve soil structure, promote stronger root development, and create a smoother, more resilient playing surface.

This process will significantly enhance turf vigor, improve drainage, and encourage thicker, healthier growth. Given the high visibility and usage of this lawn area, this treatment will help restore its appearance and functionality while protecting the long-term investment in the property's landscape.

By addressing these issues now, we can prevent further decline and accelerate recovery, resulting in a more attractive, durable, and event-ready lawn for residents and guests.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Aerating/Topdress</b>					<b>\$3,800.76</b>
Aeration	25,993.00	SF	\$0.01	\$202.75	
Sand	10.00	CY	\$359.80	\$3,598.01	
<b>Total for Work Order #89277</b>					<b>\$3,800.76</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. 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:** Ron Zastrocky rzastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

**Proposal Date:** 5/7/2026  
**Proposal Work Order #:** 89277  
**Prepared By:** ALLEN FLANNERY

Total: \$3,800.76  
Deposit Amount (50%): \$1,900.38

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 ALLEN FLANNERY  
ALLEN FLANNERY  
Date 5/7/2026  
The Greenery, Inc.

By \_\_\_\_\_  
Date \_\_\_\_\_

# EXHIBIT 20

# Work Order Proposal



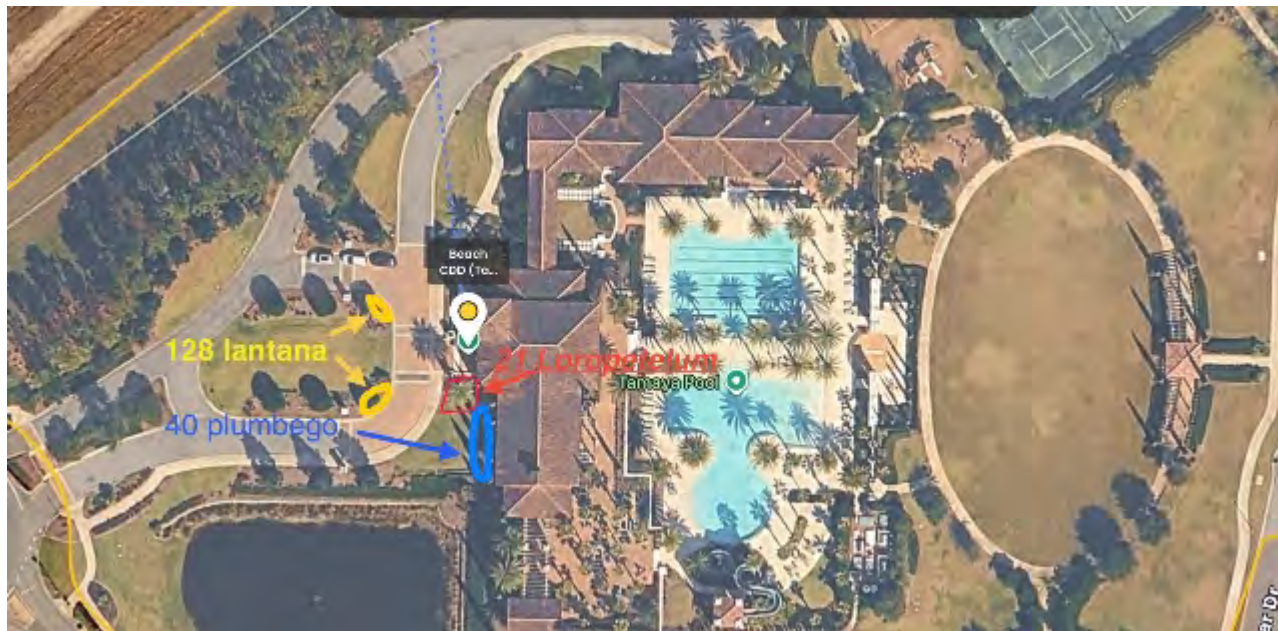
**Proposal Date:** 5/11/2026  
**Proposal Work Order #:** 91344  
**Prepared By:** ALLEN FLANNERY

**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** Ron Zastrocky rzaastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

## Enhancement Credit

This proposal is for the Enhancement credit. We wanted to focus on enhancing around the clubhouse areas by introducing new vibrant plant material with color and interest as well as repairing damaged areas with new Jasmine.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b>					<b>\$0.00</b>
Post-emergent Herbicide Application	0.00	SF	\$0.00	\$0.00	
Site Prep	1.00	LS	\$306.66	\$306.66	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
<b>Planting</b>					<b>\$0.00</b>
Loropetalum 'Ever Red' - 3 Gal	18.00	3 Gallon	\$62.39	\$1,122.98	
Plumbago - 1 Gal	155.00	1 Gallon	\$17.45	\$2,704.49	
Lantana 'New Gold' - 1 Gal	268.00	1 Gallon	\$16.56	\$4,437.12	
<b>Pinestraw &amp; Mulch</b>					<b>\$0.00</b>
Hardwood Mulching	3.00	CY	\$70.00	\$210.00	
<b>Total for Work Order #91344</b>					<b>\$0.00</b>

















# TERMS & CONDITIONS

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- 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.
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claim to profits that may arise from use of images.

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**Property Name:** Beach CDD (Tamaya HOA)  
**Address:** 12788 Meritage Blvd, Jacksonville, FL 32246  
**Client Contact:** Ron Zastrocky rzastrocky@vestapropertyservices.com  
**Client Phone #:** 904-557-3075

**Proposal Date:** 5/11/2026  
**Proposal Work Order #:** 91344  
**Prepared By:** ALLEN FLANNERY

Total: \$0.00  
Deposit Amount (50%): \$0.00

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 ALLEN FLANNERY  
ALLEN FLANNERY  
Date 5/11/2026  
**The Greenery, Inc.**

By \_\_\_\_\_  
Date \_\_\_\_\_

# EXHIBIT 21

3728 Philips Hwy Ste 12  
Jacksonville, Florida (FL) 32207  
www.gtiguys.com  
904-998-7555



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

Estimate #	2628
Estimate Date	05-14-2026
<b>Total</b>	<b>\$2,500.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Labor	Installation and configuration of 3 LPR and 5x cameras at front gate guard shack. Will configure multisite VPN to attach all cameras back to local recording device UNVR	\$2,500.00	1.0	\$2,500.00

# THIS IS AN ESTIMATE

## Disclaimer

I agree to release the above equipment to GTI Guys LLC DBA GTI Computures("GTI") for evaluation and/or repair. I agree that GTI is in no way responsible for the condition of the equipment prior to being serviced, or for lost or damaged data that may occur during the evaluation and/or repair . I agree that the above description of the equipment is based solely upon my representations and may be in error. I agree that GTI makes no representations, warranties or guarantees as to the length of time to make an evaluation on repairs, as to whether repairs can in fact be made, or as to the current or future impact any elaluation or reapairs may have on existing or future hardware, software or external and peripheral devices that may be attached to the equipment(e.g., networks). I understand that the service fees are charged by the hour for time spent on and off the premises related to this Service Work Order. I agree that service fees are payable whether or not a problem is solved. I agree that Grunski Technologies will not release the above equipment until all parts and/or labor charges have been paid in full.

**I have read this Service Work Order before signing and agree to its terms and conditions**

<b>Subtotal</b>	<b>\$2,500.00</b>
Tax	\$0.00
<b>Estimate Total</b>	<b>\$2,500.00</b>

Signed: \_\_\_\_\_

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



# EXHIBIT 22

Morgan Inland LLC  
 380 TENNANT AVE. UNIT 3. MORGAN HILL, California, 95037  
 United States  
 Tel: 415-704-8713

Quote No. MIL-38269  
 Date 05/15/2026  
 Validity 06/15/2026  
 Sales Rep. Kaleb Hurt

Fax: -  
 URL: [www.miatlantic.us](http://www.miatlantic.us)

Payment Terms Prepaid  
 Project/ BID No. -

Customer ID: MIL-16752

Bill to Address
Pawel Szeszko Beach Community Development District 250 International Parkway, Suite 208 Lake Mary, FL, 32746 United States Tel: 8609872359

Ship to Address
Pawel Szeszko Beach Community Development District 250 International Parkway, Suite 208 Lake Mary, FL, 32746 United States Fax: - Tel: 8609872359

Reference to your query for supply of equipment, Morgan Inland LLC is pleased to provide you with the following quote:

Sr.#	Part# Description	Condition	ETA	Qty	Unit Price	Amount
1	UCG-Ultra Ubiquiti ULTRA Gateway/Controller 1000 Mbit/S	New	In Stock	1	145.00	145.00
2	USW-PRO-MAX-16-POE Ubiquiti USW-Pro-Max-16-PoE (180W)	New	In Stock	1	425.00	425.00
3	USW-Flex (46W) Flex	New	In Stock	1	125.00	125.00
4	UVC-AI-LPR-B Ubiquiti Networks AI LPR (UVC-AI-LPR-B)	New	In Stock	3	520.00	1,560.00
5	UVC-G6-Pro-Turret-W Ubiquiti UniFi G6 Pro Turret Camera - White (UVC-G6-Pro-Turret-W)	New	In Stock	1	565.00	565.00
6	UVC-G6-Turret-W Ubiquiti UVC-G6-Turret-W UniFi Video Camera G6 Turret White	New	In Stock	4	255.00	1,020.00

SUB TOTAL	3,840.00
SALE TAX (6.00%)	0.00
FREIGHT	0.00
HANDLING	0.00
FEE	0.00
DISCOUNT	0.00
<b>GRAND TOTAL USD</b>	<b>3,840.00</b>

TERMS AND CONDITIONS

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All Quotations/Sale Orders and subsequent orders are subject to compliance to our standard terms & conditions unless stated otherwise.

- See Terms and Conditions of sale at [www.miatlantic.us/terms](http://www.miatlantic.us/terms)

- No returns accepted without prior authorization. See Return Policy at [www.miatlantic.us/return-policy](http://www.miatlantic.us/return-policy)

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