



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Monday
June 15, 2026
6:00 p.m.*

*Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Beach Community Development District

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

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, June 15, 2026, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Beach Community Development District

Meeting Date: Monday, June 15, 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. 9-12](#)
 - B. Vesta Property Services
 1. Lifestyle Management Report [Exhibit 3](#)
[Pgs. 14-18](#)
 2. Field Management Report [Exhibit 4](#)
[Pgs. 20-21](#)
- VI. Staff Reports – Questions from Board Members Only**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Resident(s) Subject to Disciplinary Action
 2. Complaint & Incident Management Tracker – *Under Separate Cover*
 3. **Action Item Report** [Exhibit 5](#)
[Pgs. 23-27](#)
 4. **Meeting Matrix** [Exhibit 6](#)
[Pgs. 29-35](#)
 5. Final Form 1 Reminder, Due: July 1st

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 18, 2026 [Exhibit 7](#)
[Pgs. 37-40](#)
- B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on June 4, 2026 [Exhibit 8](#)
[Pgs. 42-44](#)
- C. Consideration for Acceptance – The May 2026 Unaudited Financial Statements [Exhibit 9](#)
[Pgs. 46-119](#)
- D. Approval of the Direct TV Proposal from the 6/4/2026 Workshop - Approximately \$60 per Month (Amenity Internet/Cable; GF; Line 52) – *If Needed* [Exhibit 10](#)
[Pg. 121](#)
- E. Approval of The Greenery, Inc. Pescara Drive Pocket Park Enhancement Proposal from the 6/4/2026 Workshop – \$5,116.87 (Landscape Improvement; GF; Line 34) [Exhibit 11](#)
[Pgs. 123-130](#)
- F. Approval of The Greenery, Inc. Event Lawn River Rock Proposal from the 6/4/2026 Workshop – NTE \$12,500 (Landscape Improvement; GF; Line 34) [Exhibit 12](#)
[Pgs. 132-142](#)
- G. Approval of Pool Sign to Read “Yield to Lap Swimmers” (*or similar Verbiage*) to be Posted Near Pool Entry (Community and Maintenance Repairs; GF; Line 38)
- H. Approval for Supervisor Young to Spend NTE \$500 on Items for Tamaya Hall (Community and Maintenance Repairs; GF; Line 38)
- I. Approval for Field Operations Manager to Spend NTE \$800 for Clay Spreader for Tennis Courts (Tennis Court Maintenance; GF; Line 55)
- J. Approval of Updated Comprehensive Amenity Facility Policies to Prohibit Residents Use of District Trash Dumpsters from the 6/4/2026 Workshop

VIII. Business Items

- A. Presentation & Acceptance of FY 2025 Financial Audit [Exhibit 13](#)
[Pgs. 144-180](#)
- B. Consideration for Approval Proposal from Just Call Ollie LLC for Shade Purchase and Installation (Tamaya Hall) - \$3,055.00 (Contingency; CRF; Line 9) [Exhibit 14](#)
[Pgs. 182-184](#)
- C. Consideration for Approval Proposal from The Mad Matter, Inc. for Mat Replacement - \$728.00 (Community and Maintenance Repairs; GF; Line 38) [Exhibit 15](#)
[Pgs. 186-187](#)

IX. Discussion Topics

A. Replacement of Foliage at Entrance – Supervisor Young

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: July 2 at 6:00PM

XV. Next Meeting Quorum Check: July 20 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, June 15, 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

Jun. 4

00 (26-03160D)

EXHIBIT 2



Beach CDD (Tamaya) May Irrigation Report
Inspection Date: 5/27-29, 2026

Fiera Vista Dr pond clock

- Run Days: W, Sa Start Time: 9pm Run Times: Sprays 15min, Rotors 30min
- 9 Zones, all functional except zone 8 which has a node that needs replaced
 - This work was part of approval in May and being performed now

Fiera Vista Dr (Jea station)

- Run Days : M,W,F Start Time: 1:30am Run Times: Rotors 30mins
- 5 Zones, all functional except zone 2 which has node that needs replaced
 - This work was part of approval in May and being performed now

3149 Spiro Cir

- Run Days: M,W,F Start Time: 9pm Run Times: Rotors 30mins
- 3 Zones, all functional except zone 2 which needs solenoid replaced
 - This work was part of approval in May and being performed now.

3149 Spiro Cir nodes

- Run Days: Su,Tu,Th Start Time: 9pm Run Times: Rotors 30 mins
- 3 Zones, all functional except zone 1 which has a broken lateral line
 - This work was part of approval in May and begin performed now

2836 Pescara (24)

- Controller is down and needs replaced or batteries, further investigation ongoing

Brettungar Dr (26)

- Run Days: Su,Tu,Th Start Time: 12am Run Times: Rotors 30 mins
- 4 zones, all functional, zone 1 had rotor not rotating and was replaced

Savona Ct (28)

- Run Days: None Start Time: None Run Times: Drip
- Not running drip in landscape as it is not necessary for plant material

Carissa and Costa (5)

- Run Days: M,W,F Start Time: 9pm Run Times: Rotors 15min, Sprays 15min
- 15 zones, low pressure throughout
 - This work is part of approval in May and being performed now

Tartus JEA (15)

- Controller needs replaced
 - Power is present at 122v at plug, controller issue not power issue

2686 Tartus (13)

- Run Days: Tu,Sa Start Time: 11pm Run Times: Sprays 15min, Rotors 30min
- 3 Zones, no issues

2823 Cassia (9)

- Run Days: Su,Tu,Th Start Time: 4pm Run Times: Rotors 25min
- 10 Zones, zones 4,5,6,7,8 failed. Low pressure being diagnosed
 - This work is part of approval in May and being performed now

2878 Preveza (23)

- Run Days: Su,W,F Start Time: 9pm Run Times: Sprays 15min
- 9 Zones, zones 8 and 9 failed.
 - This work is part of approval in May and being performed now

Aegean (25)

- Run Days: T,Th,Sa Start Time: 7:30pm Run Times: Sprays 15min
- 6 Zones, zones 3 and 5 failed.
 - This work is part of approval in May and being performed now

Guard Shack

- Run Days: M,Tu,W,Th,Fr Start Time: 8pm Run Times: Sprays 15min, Rotors 20min
- 71 Zones, zone 11 broken spray, zone 15 broken bubbler, zone 27 broken bubbler, zone 35 low pressure, zone 45 broken spray, zone 51 bad solenoid, zone 56 bad solenoid
 - This work is part of approval in May and being performed now

Cala Cove (7)

- Run Days: M,W,F Start Time: 4pm Run Times: Sprays 10min, Rotors 30min
- 4 Zones, low pressure
 - This work is part of approval in May and being performed now

Caprera Ct

- Run Days: Su,Tu,F Start Time: 2am Run Times: Rotors 30min
- 4 Zones, no issues

Cassia (4)

- Run Days: M,W,F Start Time: 1am Run Times: Sprays 15min, Rotors 20min
- 12 Zones, low pressure
 - This work is part of approval in May and being performed now

Amenity Center (3)

- Run Days: M,Tu,W,Th,F Start Time: 8:15pm Run Times: Sprays 15min, Rotors 20mins
- 75 Zones, zone 2 low pressure, zone 41 broken spray, zone 44 broken spray

- This work is part of approval in May and being performed now

Danube (10)

- Run Days: Su,T,Th Start Time: 9pm Run Times: Sprays 15min, Rotors 25min
- 14 Zones, low pressure throughout
- This work is part of approval in May and being performed now

Front Entry (1)

- Run Days: Su,T,F Start Time: 9pm Run Times: Sprays 10min, Rotors 20min
- 19 Zones, zone 2 needs decoder, zone 6 wire issue
- This work is part of approval in May and being performed now

Karatas (14)

- Run Days: M,W,Sa Start Time: 3am Run Times: Sprays 15min, Rotors 30min
- 7 Zones, zones 3 and 5 have low pressure
- This work is part of approval in May and being performed now

Laurel Bay (6)

- Run Days: Tu,Th,Sa Start Time: 7pm Run Times: Sprays 10min, Rotors 15min
- 8 Zones, zones 3,4,5 have low pressure
- This work is part of approval in May and being performed now

Laurel Bay (8)

- Run Days: Tu,Sa Start Time: 2am Run Times: Sprays 25min
- 4 Zones, no issues

Marmaris (20)

- Run Days: M,W,F Start Time: 11pm Run Times: Sprays 15min, Rotors 30min
- 8 Zones, nozzles needed adjusting, no other issues

Marmaris (21)

- Run Days: M,W,F Start Time: 11pm Run Times: Sprays 15min, Rotors 30min
- 8 Zones, zone 3 needs heads raised, zone 7 needs nozzle replacements
- This work is part of approval in May and being performed now

Marmaris (22)

- Run Days: Su,Tu,Th Start Time: 4am Run Times: Sprays 15min, Rotors 30min
- 8 Zones, zone 3 has broken spray
- This work is part of approval in May and being performed now

Ostia (12)

- Run Days: Th Start Time: 4pm Run Times: Sprays 10min
- 10 Zones, no water, need to locate meter and determine if off
- This work is part of approval in May and being performed now

Pescara (18)

- Run Days: M,W,F Start Time: 4pm Run Times: Sprays 15min, Rotors 30min
- 6 Zones, no issues

Pescara (19)

- Run Days: Tu,Th,Sa Start Time: 1am Run Times: Rotors 30min
- 16 Zones, zone 9 broken line, zones 13, 14 need rotors moved, zone 15 broken rotor
- This work is part of approval in May and being performed now

Povati (17)

- Run Days: M,W,F Start Time: 4pm Run Times: Rotors 30min
- 4 Zones, no issues

Sovona (28)

- Run Days: M,W,F Start Time: 4am Run Times: Sprays 15min, Rotors 25
- 6 Zones, no issues

Tartus (11)

- Run Days: M,Tu,Sa Start Time: 9am Run Times: Sprays 15min, Rotors 30min
- 14 Zones, zones 3 and 4 low pressure, zones 12 and 14 failed need diagnosed
- This work is part of approval in May and being performed now

Work Completed Through 5/29 From May Approval

- Clock 8 – 2 spray head replaced
- Clock 9 – located and repaired zones 4,5,6,7. Diagnosed and corrected low pressure issues
- Clock 5 – spray head replaced, low pressure issues diagnosed and corrected
- Clock 4 – low pressure issues diagnosed and corrected
- Clock 22 – all repairs completed
- Clock 21 – nozzles replaced. Still need to locate zones 1 and 2
- Clock 20 – zones 4,5,6 located and diagnosed, zone 4 needs node replaced
- Clock 19 – 2 rotors replaced, repaired 3/4” line
- Clock 11 – low pressure issues diagnosed and corrected
- Clock 10 – lateral line repaired, replaced 27 nozzles, low pressure issues diagnosed and repaired

EXHIBIT 3



Amenity Managers Report

Date of report: 6.04.2026

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

Notables

- I spoke with Supervisor Repak regarding the unauthorized use of the amenity dumpster and noted that current policy does not include a penalty or explicitly prohibit this action.
- Conducted a walk-through with Supervisor Kendig at the playground to discuss potential additional play equipment or upgrades.
- Conducted a walk-through with Supervisor Kendig behind the tennis courts to revisit the topic of installing four pickleball courts.
- **Memorial Day Splash Bash Summary**

The Memorial Day Splash Bash was a tremendous success and highly enjoyed by residents, with 294 attendees registered. Guests were treated to a wide array of food, including over 230 hot dogs, 150 burgers, as well as potato salad, coleslaw, chips, and refreshments.

Lifeguards were on duty from 10:00 AM to 7:00 PM to support the official seasonal opening of the pool slides, helping ensure a safe and fun experience for all. Supervisors Kendig, Young, Caprita, and Szesko were also present and joined in the festivities.

Although brief rain showers passed through during the event, they didn't dampen the spirit. The DJ kept the energy going with music throughout, and once the sun returned, residents continued enjoying the pool, waterslides, and entertainment.

Overall, the event created a fun, lively atmosphere and lasting memories for the community.

- We have recently experienced instances of underage teenagers and children at the pool being unaccompanied. Please be advised that residents and guests must be **16 years of age or older** to use the pool without adult supervision. Any children under the age of 16 who are not accompanied by an adult will be asked to leave the pool area. Thank you for your cooperation in helping us maintain a safe environment for all residents.

Pool Slide Hours Update

Per the Board's approval, please be advised of the new pool slide hours:

- **Monday:** Closed
- **Tuesday – Friday:** 12:00 PM – 7:00 PM
- **Saturday & Sunday:** 10:00 AM – 7:00 PM
- **Holidays falling on a Monday** (e.g., Memorial Day, Labor Day): 10:00 AM – 7:00 PM

Please note that these hours are subject to change.

Thank you for your cooperation.

- **Height Requirement:** Children under forty-eight (48) inches in height are not permitted to ride the waterslide.
- We have recently encountered residents using the fitness center without proper attire and have had to ask them to leave. Please be reminded that appropriate gym attire, including shirts and shoes, is required at all times.
- 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.
- All updated security camera equipment has been installed to enhance security around the amenity center.
- New network equipment has been installed and updated to improve Wi-Fi service for residents and the office.
- The Board has recently approved the purchase of an ice machine, in the amount of \$4,656.23, to be used for community events and rentals.
- The Tamaya Clubhouse floor refinishing was completed as scheduled on May 1st.
- The furniture was delivered as scheduled on May 3rd, and all resident feedback has been positive.
- Ron and I removed all furniture from Tamaya Hall in preparation for floor refinishing.

Community Clubs and Social Groups

Residents may form clubs and social groups around similar interests and will get access to the amenities for no charge according to a schedule that is agreed upon with management. For more information on all the active clubs and social groups in Tamaya, please contact Oliver at olingram@vesatapropertyservices.com and visit TamayaAmenities.com for the application form. Please note: Clubs are created and operated by residents of Tamaya and NOT by the Beach CDD, which does not endorse or express an opinion on any Club or Social Group or on any of their activities or publications. No Tamaya Club or Social Group is considered a program of the Beach CDD in 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
- *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
- *Lunch Brunch Chili's* – Tuesday, February 10th 11:30 AM – 1:30 PM. Please contact Paula Rodrigez for more information at: 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

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.

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.

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

July Events:

7/03/26 Happy Hour

7/12/26 Storytime & Craft Hour

7/18/26 Hawaiian Luau

7/20/26 CDD Board Meeting

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:

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
08 - May	Cinco de Mayo	family/adult	\$ 900	224	\$ 4	\$ 870	\$0	\$870	150	\$ 6	\$ 30	-74	\$ (2)
10 - May	Mother's Day Story Time	family	\$ 150	38	\$ 4	\$ 125	\$0	\$125	26	\$ 5	\$ 25	-12	\$ (1)
15 - May	Kentucky Derby Happy Hr	adult	\$ 1,000	69	\$ 14	\$ 950	\$0	\$950	50	\$ 19	\$ 50		\$ (5)
23 - May	Memorial Day Splash	family/adult	\$ 1,500	294	\$ 5	\$ 1,450	\$0	\$1,450	200	\$ 7	\$ 50		\$ (2)
			\$ 29,950	2,858	\$ 10	\$ 26,024	\$ 9,940	\$16,084	2,399	\$ 7	\$ 13,866	-459	\$ 4

	BUDGET			ACTUAL					VARIANCE		
	<i>cost</i>	<i>attend</i>	<i>cost per person</i>	<i>actual cost</i>	<i>total fee collect</i>	<i>net cost</i>	<i>attend</i>	<i>cost per person</i>	<i>net cost</i>	<i>attend</i>	<i>per person</i>
family	\$ 20,150	2,160	\$ 9	\$ 19,567	\$ 940	\$16,182	1,825	\$ 9	\$ 583	-335	\$ 0
adults	\$ 9,800	698	\$ 14	\$ 6,457	\$ 9,000	-\$3,494	574	\$ (6)	\$ 3,344	-124	\$ 20
TOTAL	\$ 29,950	2,858	\$ 10	\$ 26,024	\$ 9,940	\$12,689	2,399	\$ 5	\$ 3,926	-459	\$ 5

EXHIBIT 4



Field Operations Managers Report

Date of report: **6.4.2026**

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. Update 6.4.26 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. Update 6/4/26 light does not light up sidewalk. The mount is not angled enough.*
- Replaced 6 speakers in pool area. Update 5/28/26 have 3 more to replace.
- *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. Update 5/21/26 not sinking so we will replace pavers. Update 5/28/26 Pavers replaced on 5/24/26.*
- *Tamped down white lines on tennis courts 5/21/26*
- *Replaced 5 lights under warranty at pool area. Update 5/28/26 replaced 3 more lights under warranty*
- Cleaned splash pad fountain columns
- Cleaned multiple white columns by steps
- Caught a contractor dumping dirt on JEA easement. Contractor came back and cleaned up.
- Replaced 3 life rings at pool
- Repair beams in lobby. Scheduled for 5/28/26. This was completed on 5/28/26
- Pool cabana refinish. Scheduled for 5/28/26. This was completed on 5/28/26 and on 6/3/26 a third coat was put on.
- 5/27/26 added and rolled 12 bags of clay on courts 2 and 3.

- Debris on Beach Blvd scheduled to be picked up on 5/30/26. This was completed on 5/30/26
- Resident gate arm scheduled to be installed on 5/28/26. This was completed on 5/28/26

EXHIBIT 5

Date of Action Item	Action Item	Status
	Field Operations Manager Section	
8/7/2025	FOM to research what needs to be done with pool pavers (repair needs if artificial turf is also to be installed)	On Hold 3.12.2026 Update: in the process of acquiring quotes. 5.28.2026 Update: This has been submitted to be included in the June workshop
9/15/2025	FOM 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. 5.28.2026 Update: Have replaced eight lights under warranty. Moving to replacement of non-warranty lights as time permits.
12/4/2025	FOM to obtain additional quotes for drainage on Costas Way	Done
12/4/2025	FOM and AM 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. 5.28.2026 Update: Quotes for just mirrors are being acquired from 360 paint. 6/4/2026: Board provided information on type of mirror to replace
12/4/2025	FOM obtain quote for construction of identified alternative storage area	Done
12/15/2025	FOM to obtain bids to replace tables in pool area	Done
12/15/2025	FOM to check operation ability of new pedestrian gates	Done
1/8/2026	FOM to request Ruppert Landscape trim cord grasses and shrubbery at Meritage Roundabout and intersection of Meritage & Cassia ASAP	Done

2/5/2026	FOM 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. 5.28.2026 Update: Count being acquired on 5.28. We will then acquire proposals. 6/4/2026: Phased approach to be used—starting with 3’ of streetlight post
2/5/2026	FOM 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 5.28.2026 Update: Lock being removed from JEA easement in an effort to access Patton Park.
2/9/2026	FOM 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. 5.28.2026 Update: Moving away from solar and looking to install permanent lighting for the solar lighting did not provide adequate coverage
2/9/2026	FOM to speak with JEA about multiple locks on JEA gate	Done
2/9/2026	FOM to show Supervisor Young paint color and stain colors being used in Tamaya Hall	Done
3/5/2026	FOM 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	FOM to refresh pedestrian crossings	Done
3/16/2026	FOM to obtain information on mirrors in group fitness/yoga room	Underway – 5.28.2026 Update: Waiting on quote from Tom with 360 paint.
4/2/2026	FOM to obtain references for Solitude Lake Management for 5/7/2026 workshop	Done
5/6/2026	FOM to power wash curbs where tires have bushed up against them and left marks	5.28.2026 Update: This is an ongoing item
6/4/2026	FOM to check with The Greenery Inc to determine if previously approved circle enhancement can be changed to rock design fashion	
6/4/2026	FOM to obtain revised quote from The Greenery Inc for replacement of 3 dead bushes and sod installation for the 6/15/2026 Meeting Agenda	
6/4/2026	FOM to consult with DE on lighting issues in parking lot and to obtain proposals based on recommendations from the DE	
6/4/2026	FOM to research optional plants at entry to community	
	Amenity Manger Section	
6/16/2025	AM and FOM 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. 5.28.2026 Update: Install has been completed; just waiting on the phone’s to be finalized
8/18/2025	AM to attempt to locate a swim school who do not rely on college students as instructors	Done

12/4/2025	AM and FOM 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. 5.28.2026 Update: This is already in the FO items above, see notes. 6/4/2026: Board provided information on type of mirror to replace
12/15/2025	AM to establish a chart (including measurements) showing locations of table and chair locations in Tamaya Hall.	Done
2/5/2026	AM to send out survey regarding pickleball courts and have results for the March workshop	Done
2/5/2025	AM to send out an E-Blast and Post Flyer in Breezeway regarding Summer Severe Weather Suggestions	Done
2/5/2025	AM to obtain updated quotes from the British Swim School	Done
3/5/2026	AM 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	AM to obtain additional information on digital sign for 5/7/2026 workshop	Done
4/2/2026	AM to send out an E-Blast on or about 4/27 regarding Furniture Sale	Done
4/20/2026	AM 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.	Done
6/4/2026	AM to obtain pool signage indicating “Yield to Lap Swimmers” and post sign as one enters the pool area	Done
	District Manager Section	

7/21/2025	DM to contact DE and obtain a proposal for work to be done on Bastia Court for drainage problem	7/22: Email to Scott; 8/23: Follow up email sent
2/5/2026	DM to discuss with DE the feasibility of a truck entrance lane at Gate House	Underway
	District Engineer Section	
6/4/2026	DE to evaluate gate entrance for a Truck Gate	
6/4/2026	DE to assist FOM with parking lot lighting issue	
6/4/2026	DE to review proposed locations for a total of 4 new pickleball courts	
	District Counsel Section	
10/20/2025	DC to write letter to Holland	Underway
	Board of Supervisors Section	
7/3/2025	Supervisor Young to email DC to check if it is possible to limit TekControl contact to adults only (so children cannot have access)	Underway
7/3/2025	Supervisor Young to check with TekControl to see if access to the app could be limited to adults only	Underway
7/3/2025	Vice Chair Szeszko to email DM the quote on the night lighting assessment for the pool	
10/2/2025	Supervisor Repak to contact COJ CC regarding speed bumps, speed device and JSO	

EXHIBIT 6

BEACH CDD MEETING AGENDA MATRIX

July 2026	Workshop 7/2	<p><i>Presentations</i></p> <p><i>Upcoming Business Item</i></p> <ul style="list-style-type: none"> • 1. Landscape Replacement Proposals from The Greenery, Inc. <ul style="list-style-type: none"> ○ 1a. Brettungar Drive Cul-de-Sac - \$2,157.72 (from the 6/4/2026 Workshop) • 2. 360 Painting Proposal for Mirrors in Group Fitness Room (Tabled at the 6/4/2026 Workshop) • 3. Pool Paver Repair (Tabled at the 6/4/2026 Workshop) <ul style="list-style-type: none"> ○ 3a. 360 Painting Proposal - \$15,966.44 ○ 3b. 2nd Quote ○ 3c. 3rd Quote • 4. Tamaya Light Upgrades (Tabled at the 6/4/2026 Workshop) <ul style="list-style-type: none"> ○ 4a. Map of Proposed Upgrades ○ 4b. Lamp Sales Unlimited, Inc. - \$16,563.00 ○ 4c. Beaches Electrical Service, Inc. - \$6,200.00 <p><i>Supervisor Projects</i></p> <p><u>Chair Kendig</u></p> <ul style="list-style-type: none"> • 1. Arborist/Options for Oak Trees • 2. Truck Gate Entrance (from 1/12/2026 meeting) • 3. Tarps for Playground and Palm Court <ul style="list-style-type: none"> ○ Custom Canopies, Inc. ○ Southern Breeze ○ 3rd Quote Needed • 4. Group Fitness Classes (from 5/6/2026 Workshop) • 5. Roving Patrol Questionnaire • 6. Cabana Security (Tabled at the 6/4/2026 Workshop) <p><u>Vice Chair Szeszko</u></p> <ul style="list-style-type: none"> • 1. Gate Access Control—TEK Control Research 	<ul style="list-style-type: none"> • 1a. Exhibit 3 from the 6/4/2026 workshop agenda package • 2. 6/7/2026: Ron to get quotes • 3a. Exhibit 5 from the 6/4/2026 workshop agenda package • 4a. Exhibit 8 from the 6/4/2026 workshop agenda package • 4b: Exhibit 9 from the 6/4/2026 workshop agenda package • 4c. Exhibit 10 from the 6/4/2026 workshop agenda package • 1. Ron to obtain quotes for removal of certain trees • 2. Waiting for new DE to start • 3.. Exhibits emailed to Jackie on 5/8
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BEACH CDD MEETING AGENDA MATRIX

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. (2nd Quote Needed)
 - 3c. (3rd Quote Needed)
- 4. Roving Patrol vs. CCTV
- 5. Refrigerator Replacement in Tamaya Hall (Tabled at the 6/4/2026 Workshop)
- 6. Oven with Mill Work in Kitchen Area

Supervisor Repak

- 1. Gate Access Control
- 2. Security
- 3. Proposed Rules Changes for Property and Personal Safety

Supervisor Caprita

- 1. Timing of Irrigation Cycles, Irrigation Inspection Reports and Irrigation Inspections

Pending from Prior Workshop(s)

Discussion Items

- 1. Alternatives to Secure Area to Prevent Jumping of Fence from the 4/2/2026 Workshop—Supervisor Young
- 2. Retaining Wall Behind Homes on Caprera Circle
- 3. Unlocking Gates in Pool Area (Tabled at the 6/4/2026 Workshop)
- 4. Pickleball Courts

Future Workshop

- 1. Post Orders for Roving Patrol (Supervisor Young)

- 3a. Exhibit 15 from the 5/6/2026 Workshop

- 1. Email from Supervisor Young on 4/4/2026

- 5. Exhibit emailed to Jackie on 6/4/2026

BEACH CDD MEETING AGENDA MATRIX

<p style="font-size: 2em; transform: rotate(-90deg);">July 2026</p>	<p>Regular Meeting: 7/20</p>	<p>Vendor Reports</p> <p>Presentations</p> <p>Consent Agenda Items</p> <ul style="list-style-type: none"> • 1. Minutes <ul style="list-style-type: none"> ○ 1a. Workshop—7/2/2026 ○ 1b. Regular Meeting—6/15/2026 • 2. Unaudited Financials <ul style="list-style-type: none"> ○ 2a. June 2026 <p>Business Items</p> <ul style="list-style-type: none"> • 1. PH & Adoption of FY 27 Proposed Budget • 2. PH & Approval of Updated Rules of Procedure <p>Discussions</p> <p>Staff Reports</p> <ul style="list-style-type: none"> • District Manager <ul style="list-style-type: none"> ○ 1. Resident(s) Subject to Disciplinary Action ○ 2. Incident Report Tracker ○ 3. Action Item Report ○ 4. Meeting Matrix • District Counsel • District Engineer 	<ul style="list-style-type: none"> • Resolution emailed to Jackie on 6/9 by Karen H. • Resolution and Revised Rules of Procedure emailed to Jackie on 6/9 by Karen H.
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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)
Gate Access Officer/RAMCO Protective of Orlando, Inc.	4/1/2026-3/31/2027- (30 days)
Gym Equipment Lease/American Capital	10/1/2023-9/30/2028
Internet and Phone Services—AT&T	3/19/2026-3/24/2029
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-

BEACH CDD MEETING AGENDA MATRIX

Refuse Removal/GFL Environmental)	10/1/2028 (auto renewal for 3 years--no less than 90 days notice)
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, May 18, 2026 at 6:02 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

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

8 Present and constituting a quorum were:

9 James Kendig	Board Supervisor, Chairman
10 Pawel Szeszko	Board Supervisor, Vice Chairman
11 Walter Repak	Board Supervisor, Assistant Secretary

12 Also, present were:

13 David McInnes	District Manager, Vesta District Services
14 Ryan Dugan <i>(via phone)</i>	District Counsel, Kutak Rock
15 Oliver Ingram	Amenity Manager, Vesta Property Services
16 Kaylie Fitzhugh	Assistant Amenity Manager, Vesta Property Services
17 Ron Zastrocky	Field Operations Manager, Vesta Property Services
18 Jason Davidson	Regional General Manager, Vesta Property Services
19 Aleta Trogisch	Resident
20 Pawel Szeszko	Resident
21 David Putnam	Resident
22 Dr. Robert Renn	Resident

23 *The following is a summary of the discussions and actions taken at the May 18, 2026 Beach CDD Board of*
24 *Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing*
25 [*PublicRecords@vestapropertyservices.com.*](mailto:PublicRecords@vestapropertyservices.com)

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

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

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

30 Aleta Trogisch asked about formatting on FY 2027 budget. Discussion ensued regarding the line
31 items she had questions about.

32 Pawel Szeszko discussed the expenses for roving patrol and provided his input as a resident for
33 why he considered it as an unnecessary expense.

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

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

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

37 There being no questions from the Board, the next item followed.

38 B. Vesta Property Services

39 1. Exhibit 3: Lifestyle Management Report

40 There being no questions from the Board, the next item followed.

41 2. Exhibit 4: Field Management Report

42 There being no questions from the Board, the next item followed.

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

44 A. District Counsel

45 1. General Election Qualification Period Reminder – June 8, 2026 through June 12, 2026

46 There being no questions from the Board, the next item followed.

47 B. District Engineer

48 The District Engineer was not present.

49 C. District Manager

50 1. Resident(s) Subject to Disciplinary Action – *Under Separate Cover*

51 Mr. McInnes discussed the suspension of a resident. Discussion ensued.

52 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved
53 the extension of the suspension until 07/04/2026 at 11:59 p.m., for the Beach Community Development
54 District.

55 2. Complaint & Incident Management Tracker – *Under Separate Cover*

56 There being no questions from the Board, the next item followed.

57 3. Exhibit 5: Action Item Report

58 There being no questions from the Board, the next item followed.

59 4. Exhibit 6: Meeting Matrix

60 There being no questions from the Board, the next item followed.

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

62 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
63 Held on April 20, 2026

64 B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held
65 on May 7, 2026

66 C. Exhibit 9: Consideration for Acceptance – The April 2026 Unaudited Financial Statements

67 D. Exhibit 10: Approval of The Greenery, Inc.’s Proposal for Irrigation Repairs from the 5/6/2026
68 Workshop - \$3,675.65 (Irrigation Repairs; GF; Line 36)

69 E. Exhibit 11: Approval of the KaTom Restaurant Supply, Inc’s Proposal for Ice Machine from the
70 5/6/2026 Workshop – REVISED AMOUNT \$2,981.23 (Contingency; CRF; Line 9)

71 F. Exhibit 12: Approval of the 360 Painting Proposal (Tamaya Hall Beam) from the 5/6/2026
72 Workshop - \$2,514.40 (Community & Amenity Repair; GF; Line 38)

73 G. Exhibit 13: Approval of the 360 Painting Proposal (Cabana) from the 5/6/2026 Workshop -
74 \$5,898.85 (Capital Improvement Plan – Future FY; CRF; Line 8)

75 H. Exhibit 14: Approval of Lucas Tree Company’s Proposal for Beach Boulevard’s Debris Clean Up
76 – \$1,500.00 from the 5/6/2026 Workshop (District Contingency; GF; Line 27)

77 I. Exhibit 15: Approval of 360 Painting Proposal for Mirrors in Group Fitness Room -\$
78 _____ from the 5/6/2026 Workshop (District Contingency; GF; Line 27) – *To Be*
79 *Distributed*

80 This item was not considered as a proposal was not presented.

81 J. Exhibit 16: Approval of RAMCO Protective Services, Inc. Proposal for Gate Replacement - \$6,000
82 from the 5/6/2026 Workshop (Amenity Gates/Control Access/Amenity Gate Repair; GF; Line 50)

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

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

86 A. Exhibit 17: Consideration & Adoption of **Resolution 2026-07**, Approving FY 2027 Proposed
87 Budget & Setting Public Hearing

88 Mr. McInnes provided a brief overview of the proposed FY 2027 budget. Discussion ensued.

89 On a MOTION by Mr. Kendig, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adopted
90 **Resolution 2026-07**, Approving FY 2027 Proposed Budget & Setting Public Hearing, as amended in
91 substantial form, authorizing the District Manager to make technical changes if necessary, for the Beach
92 Community Development District.

93 B. Exhibit 18: Consideration of The Greenery, Inc. Installation of Sod at Roundabout Proposal -
94 \$3,223.51 (Landscape Improvement; GF, Line 34)

95 C. Exhibit 19: Consideration of The Greenery, Inc. for Aerification/Topdressing of the Event Lawn
96 Proposal - \$3,800.76 (Landscape Improvement; GF, Line 34)

97 D. Exhibit 20: Consideration of The Greenery, Inc. Credit Enhancement Proposal

98 Supervisor Szeszko provided brief explanations of the three proposals from The Greenery, Inc. A
99 representative provided input where requested.

100 On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved
101 Business Items B, C, and D, for the Beach Community Development District.

102 E. Exhibit 21: Consideration of GTI Computer and Security’s Proposal for Cameras and Related Work
103 - \$2,500.00 (Contingency; CRF; Line 9)

104 F. Exhibit 22: Consideration of Morgan Inland LLC Equipment Proposal - \$3,840.00 (Contingency;
105 CRF; Line 9)

106 Supervisor Szeszko provided brief explanations of the two proposals.

107 On a MOTION by Mr. Szeszko, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved
108 Business Items E and F, for the Beach Community Development District.

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

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

111 Supervisor Szeszko provided an update on the WiFi and possible use of Direct TV.

112 Supervisor Repak discussed a possible rule change regarding e-bikes and other motorized bikes.

113 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*
114 *3 minutes per individual)*

115 A resident asked about the bike incident.

116
117 Dr. Robert Renn commented on the possible requesting comments from the community for roving patrol.
118 Discussion ensued.

119
120 Supervisor Kendig discussed the removal of trees within 10 feet of light poles and common property.

121
122 David Putnam asked about the tree removal.

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

124 Available upon request.

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

126 **FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: June 4th**
127 **at 6:00PM**

128 Confirmed

129 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 15th at 6:00 PM**

130 All three Board members present stated that they would be attending the next Board meeting on
131 June 15th at 6:00 p.m.

132 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

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

135 On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board
136 adjourned the meeting at 6:50 p.m. for the Beach Community Development District.

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

140 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
141 **meeting held on June 15, 2026.**

142
143
144
145
146

Signature

Signature

Printed Name

Printed Name

147 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 8

Wednesday, June 4, 2016, Workshop 6-8:15pm

Roll Call:

Kendig

Szeszko

Young

Repak

Caprita

Staff:

Ron and Kayleigh

No Audience Comments.

Introduction of Joseph Schodield as new DE.

- Review of DE for Pickel board courts.
- Review of truck and resident access lanes at entrance.

Prestation by Ethan Mills – Total Asphalt

Upcoming Bus:

- Pond banks – defeated
- Brettunger Drive cul-de-sac – on hold

360 Proposal for mirrors – rejected. The mirrors are to be similar or identical to the gym. This has been communicated several times to staff. The existing proposal is only half the wall – it was articulated to staff the purpose the mirrors.

360 Proposal – pool paver repair – on hold – Ron to discuss trees around pool to discern what action can be taken when we remarkite the pools – so fix the trees prior to fixing paver.

Direct TV – on hold. Staff given until next stated meeting to resolve. Supv Szeszko noted two of the Amazon sticks work, but the two other sticks do not. If not resolved by next meeting – secure a contract with Direct TV – at or about \$60 per month as noted.

Regarding already approved circle Ron to check with vendor if it's not too late to create rock in a design fashion - Ron

New proposal – consent agenda – replace 3 dead bushes and install sod. Ron will have updated quote during next meeting.

New Proposal for Event Lawn – consent agenda for NTE \$12,500.

Lighting issues in the parking lot – consult with new DE and obtain updated quotes (Ron).

Purchase of metal recycling collection containers – defeated.

Tamya Light Upgrades – have DE review.

Kendig

Arborist – Ron has count and due to potential cost may be phased approach with trees within 3’ of light pole vs 10’ – only impact phase 1 & 2 as Kendig and Young reached out to ICI to have them not put trees in – also see research by former board member Robert Renn. Proposal pending – Ron

Truck gate entrance – see comments under DE.

Digital sign – discussed with HOA – unlikely to purchase – defeated.

Tarps for Palm Court and playground – review previous proposal for playground – on hold due to cost for Palm Court (~\$38K without installation).

Group Fitness – board members noted other instructors waiting for mirrors prior to offering classes.

Roving Patrol – survey question was approved by all board members and send to DM to be sent to board members for final approval. Done 6/5/2026. During this discussion Vice Chair Szeszko stood up and stated to resident Renn after pointing a finger at him that he would go door to door to assure he is not elected and that he should not be living in this community (not verbatim). Chair counseled Vice Chair toward the conclusion of the meeting re: conduct of a board member with a resident.

Cabana Security – on hold.

Dumpster Security – addressed with Ron.

Sign approved for pool “Yield to Lap Swimmers” or similar sign to be placed as you enter pool area – affirmed – Oliver to obtain sign.

Szeszko

Updating capital reserve study.

Will designate budget to include \$180K for pool work.

Reviewed CCTV project.

Reviewed budget.

Young

Replace of fridge on hold due to size and placement issues.

Ice machine ordered and pending delivery and installation.

Discussed oven – pending.

Storage – quotes were obtained to construct new storage however due to the cost – defeated.

Consent agenda – approve Young to spend up to \$500 for items for Amenity Center.

Young mention condition of flowers in front – Ron noted irrigation and freeze issues. Research other types of plants.

Young discussed the handling of young boys in pool area with bikes, etc.

Young asked why warmers were not used for Memorial Day event. To be considered in the future.

Repak

Worked with legal, Wes to review update to policy. Walt to provide to David and ultimately Szescko to include in policy.

Caprita

Nothing to report.

Other Business

Consent agenda – NTE \$800 for clay spreader for tennis courts. Ron.

Szescko to update policy on dumping at dumpster.

Releasing of pool gates – on hold.

EXHIBIT 9

Beach Community Development District

Financial Statements
(Unaudited)

May 30, 2026



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

	General Fund	Reserve Fund	Debt Service 2015A	Debt Service 2024	Total
1 ASSETS					
2 VNB Operating Account	2,498,075	-	-	-	2,498,075
3 BU Clover Account	57,439	-	-	-	57,439
4 SS Checking Account	69,297	-	-	-	69,297
5 VNB CRF	-	169,015	-	-	169,015
6 Debt Service Accounts:					
7 Debt Service	-	-	-	1	1
8 Sinking Fund	-	-	1	1	2
9 Interest Fund	-	-	1	1	2
10 Redemption Fund	-	-	1	1	2
11 Prepayment Fund	-	-	9,082	3,579	12,662
12 Revenue Fund	-	-	234,485	214,022	448,507
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	20,917	4,083	5,586	6,392	36,977
20 Assessments Receivable Off-Roll	-	-	-	-	-
21 Due From Other Funds	-	278,633	11,099	12,700	302,432
22 Undeposited Funds	-	-	-	-	-
23 Prepaid	7,408	-	-	-	7,408
24 TOTAL ASSETS	2,653,136	\$ 451,731	\$ 260,258	\$ 401,909	\$ 3,767,034
25 LIABILITIES					
26 Accounts Payable	38,322	\$ -	\$ -	\$ -	\$ 38,322
27 Accrued Expense	-	-	-	-	\$ -
28 Deferred Revenue On-Roll	20,917	4,083	5,586	6,392	\$ 36,977
29 Deferred Revenue Off-Roll	-	-	-	-	\$ -
30 Due To Other Funds	302,432	-	-	-	\$ 302,432
31 TOTAL LIABILITIES	361,671	4,083	5,586	6,392	377,732
32 FUND BALANCE					
33 Nonspendable	-	-	-	-	-
34 Prepaid & Deposits	7,408	-	-	-	7,408
35 Capital Reserves	-	-	-	-	-
36 Operating Capital	364,639	-	-	-	364,639
37 Unassigned	1,919,418	447,648	254,673	395,517	3,017,256
38 TOTAL FUND BALANCE	2,291,465	447,648	254,673	395,517	3,389,303
39 TOTAL LIABILITIES & FUND BALANCE	\$ 2,653,136	\$ 451,731	\$ 260,258	\$ 401,909	\$ 3,767,034.26

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

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments On-Roll	\$ 2,156,924	\$ 10,039	\$ 2,136,007	\$ (20,917)	99%
3 Interest Revenue	-	7,684	60,376	60,376	
4 Other Financing Sources	-	12,008	47,289	47,289	
5 TOTAL REVENUES	\$ 2,156,924	\$ 29,732	2,243,672	\$ 86,748	104%
6 Fund Balance Forward	\$ 30,908				
7 TOTAL REVENUES & BALANCE FORWARD	\$ 2,187,832	\$ 29,732	2,243,672	\$ 55,840	103%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 Trustee Fees	\$ 8,800	\$ -	\$ 4,033	\$ (4,767)	46%
11 Supervisor Fees-Regular Meetings	12,000	-	2,800	(9,200)	23%
12 Supervisor Fees-Workshops	12,000	600	3,400	(8,600)	28%
13 District Management	46,790	3,899	31,193	(15,597)	67%
14 Engineering	5,460	-	2,197	(3,263)	40%
15 Dissemination Agent	2,785	-	2,785	-	100%
16 District Counsel	28,350	-	8,782	(19,568)	31%
17 Assessment Administration	6,127	511	4,085	(2,042)	67%
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	275	2,544	(956)	73%
22 Dues, Licenses & Fees	175	-	175	-	100%
23 General Liability Insurance	68,000	-	53,953	(14,047)	79%
24 Office Miscellaneous	3,822	-	1,885	(1,937)	49%
26 Bonus/Appreciation Gifts	1,000	-	-	(1,000)	0%
27 District Contingency	16,303	-	-	(16,303)	0%
28 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	222,238	5,285	120,537	(101,701)	54%
29 FIELD EXPENSES					
30 Field Management	178,310	-	106,712	(71,598)	60%
31 Lake Maintenance	30,000	2,369	18,952	(11,048)	63%
32 Landscaping (Including Materials)	400,000	18,560	223,204	(176,796)	56%
33 Field Operations Contingency	100,000	-	-	(100,000)	0%
34 Landscape Improvement	20,800	3,517	3,517	(17,283)	17%
35 Mulch and Pine Straw	34,944	-	2,220	(32,724)	6%
36 Irrigation (Repairs)	4,368	1,838	2,518	(1,850)	58%
37 Utilities/Sewers/Propane Gas	305,550	18,157	126,093	(179,457)	41%
38 Community and Amenity Repairs	90,000	3,008	69,628	(20,372)	77%
39 Sidewalk Repairs	7,000	-	-	(7,000)	0%
40 TOTAL FIELD EXPENSES	1,170,972	47,449	552,844	(618,128)	47%
41 AMENITY EXPENSES					
42 Amenity Management	156,655	-	100,862	(55,793)	64%
43 Lifeguard	28,028	-	44	(27,984)	0%
44 Amenity/Fitness Center Staffing	89,114	-	24,502	(64,612)	27%
45 Swimming Pool Chemicals	20,802	-	11,450	(9,352)	55%
46 Pool/Entry Water Feature Maintenance	32,725	-	4,562	(28,163)	14%
47 Swimming Pool Inspection	929	850	850	(79)	92%
48 Holiday Decorations	10,400	-	11,465	1,065	110%
49 Amenity Cleaning	41,200	2,520	17,140	(24,060)	42%
50 Amenity Gates/Control Access/Amenity Gate Repair	27,872	6,688	10,946	(16,926)	39%
51 Amenity Website/Computer Equipment	10,400	-	3,139	(7,261)	30%
52 Amenity Internet/Cable	14,560	771	6,908	(7,652)	47%

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 Fitness Equipment Lease	18,500	1,540	12,320	(6,180)	67%
54 Lifestyles Programming	46,036	-	24,351	(21,685)	53%
55 Tennis Court Maintenance - 4 Clay Courts	3,770	-	3,079	(691)	82%
56 Pest Control	1,747	127	1,003	(744)	57%
57 Amenity Fire System Monitoring	1,556	-	1,275	(281)	82%
58 AED Lease	1,810	164	1,252	(558)	69%
59 Trash Collection	2,983	205	1,782	(1,201)	60%
60 TOTAL AMENITY EXPENSES	509,087	12,865	236,928	(272,159)	47%
61 ACCESS CONTROL /GATE HOUSE					
62 Guard Service (Gate Only)	192,172	20,648	155,864	(36,308)	81%
63 Roving Guard Service	37,123	-	7,007	(30,116)	19%
65 Security Contingency	50,000	-	-	(50,000)	0%
66 Bar Code Expense	6,240	452	1,922	(4,318)	31%
67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	285,535	21,100	164,793	(120,742)	58%
68 TOTAL EXPENDITURES	2,187,832	86,700	1,075,102	(1,112,730)	49%
69 REVENUE OVER (UNDER) EXPENDITURES	(30,908)	(56,968)	1,168,570	1,199,478	
70 OTHER FINANCING SOURCES & USES					
71 Transfers In	-	-	-	-	
72 Transfers Out	(274,921)	-	-	274,921	
73 TOTAL OTHER FINANCING SOURCES & USES	(274,921)	-	-	274,921	
74 NET CHANGE IN FUND BALANCE	(305,829)	(56,968)	1,168,570	1,474,399	
75 Fund Balance - Beginning	476,519		1,122,894	646,375	
76 Fund Balance Forward	(30,908)				
77 FUND BALANCE - ENDING - PROJECTED	\$ 170,690		\$ 2,291,465	\$ 2,120,775	
78 ANALYSIS OF FUND BALANCE					
79 NONSPENDABLE					
80 PREPAID & DEPOSITS	886		7,408		
81 CAPITAL RESERVES	-		-		
82 OPERATING CAPITAL	364,639		364,639		
83 UNASSIGNED	(194,835)		1,919,418		
84 TOTAL FUND BALANCE	\$ 170,690		\$ 2,291,465		

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 421,016	\$ 416,933	\$ (4,083)
3 Assessments Off-Roll	-	-	-
4 Interest & Miscellaneous	-	7,262	7,262
5 Reserve Balance	-	-	-
6 TOTAL REVENUES	421,016	424,195	3,179
7 EXPENDITURES			
8 Capital Improvement Plan (CIP) - Future FY	180,000	243,709	63,709
9 Contingency	150,000	47,772	(102,228)
10 Capital Reserve Fund Contribution	91,016	32,315	(58,701)
11 TOTAL EXPENDITURES	421,016	323,796	(97,220)
12 REVENUE OVER (UNDER) EXPENDITURES	-	100,399	100,399
13 OTHER FINANCING SOURCES & USES			
14 Transfers In	274,921	-	(274,921)
15 Transfers Out	-	-	-
16 TOTAL OTHER FINANCING SOURCES & USES	274,921	-	(274,921)
17 NET CHANGE IN FUND BALANCE	274,921	100,399	(174,522)
18 Fund Balance - Beginning	157,892	347,249	189,357
19 FUND BALANCE - ENDING - PROJECTED	\$ 432,813	\$ 447,648	\$ 14,835

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 575,993	\$ 570,407	\$ (5,586)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	9,302	9,302
5 Misc. Revenue	-	19,081	19,081
6 TOTAL REVENUES	575,993	598,790	22,798
7 EXPENDITURES			
8 Interest Expense			
9 *November 1, 2025	198,683	196,618	(2,065)
10 May 1, 2026	198,683	196,618	(2,065)
11 November 1, 2026	193,373		(193,373)
12 Principal Retirement			
13 May 1, 2026	180,000	180,000	-
14 Principal Prepayment	-	10,000	10,000
15 TOTAL EXPENDITURES	572,055	583,235	(11,180)
	-		
16 REVENUE OVER (UNDER) EXPENDITURES	3,938	15,555	11,618
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	3,938	15,555	11,618
22 Fund Balance - Beginning	-	239,116	239,116
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,938	\$ 254,673	\$ 250,735

* 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 May 30, 2026

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Assessments On-Roll	\$ 659,084	\$ 652,693	\$ (6,392)
3 Assessments Off-Roll	-	-	-
4 Interest Revenue	-	14,408	14,408
5 Misc. Revenue	-	13,569	13,569
6 TOTAL REVENUES	659,084	680,670	21,586
7 EXPENDITURES			
8 Interest Expense			
9 *November 1, 2025	194,534	194,534	-
10 May 1, 2026	194,534	194,147	(388)
11 November 1, 2026	189,550	-	(189,550)
12 Principal Retirement			
13 May 1, 2026	275,000	275,000	-
14 Principal Prepayment	-	25,000	25,000
15 TOTAL EXPENDITURES	659,084	688,681	(29,597)
16 REVENUE OVER (UNDER) EXPENDITURES	-	(8,011)	(8,011)
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	-	(8,011)	(8,011)
22 Fund Balance - Beginning	-	403,527	403,527
23 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 395,517	\$ 395,517

* Financed with prior year's revenue

Beach CDD
Valley Check Register - FY2026

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

Date	Number	Name	Memo	Deposits	Payments	Balance
10/30/2025	400037	Kutak Rock LLP	Invoice: 3642516 (Reference: General Counsel July 25.)		2,030.00	915,453.55
10/30/2025	400038	Ruppert Landscape, LLC	Invoice: 770772 (Reference: Landscape Management Oct 25.)		33,068.80	882,384.75
10/30/2025	400039	Integrated Access Solutions	Invoice: 4977 (Reference: Gate Repair.)		420.00	881,964.75
10/30/2025	103025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2025 to Nov 09, 2025		214.72	881,750.03
10/31/2025	400040	Southeastern Paper Group	Invoice: 06536417 (Reference: Janitorial Supplies.)		221.48	881,528.55
10/31/2025	400041	Quality Cleaning by Viktoriia LLC	Invoice: 857_US (Reference: Cleaning Services Oct 25.)		1,680.00	879,848.55
10/31/2025			Interest	1,063.84		880,912.39
10/31/2025		End of Month		927,386.51	226,449.58	880,912.39
11/03/2025	110325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	879,372.44
11/03/2025	400042	Jacksonville Daily Record	Invoice: 25-06524D (Reference: Legal Advertising.) Invoice: 25-06615D (Reference: Legal Adver...		406.50	878,965.94
11/04/2025	400043	Cintas Corporation	Invoice: 9344814494 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	878,811.94
11/04/2025	400044	The Lake Doctors, Inc.	Invoice: 320872B (Reference: Water Management Nov 25.)		2,369.00	876,442.94
11/04/2025	400045	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
11/30/2025		End of Month		831,526.39	64,557.96	1,647,880.82
12/01/2025	120125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	1,646,340.87
12/01/2025	120125ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Nov 10, 2025 to Dec 09, 2025		214.72	1,646,126.15
12/02/2025	400060	Integrated Access Solutions	Invoice: 5128 (Reference: Barcode Stickers.)		452.36	1,645,673.79
12/02/2025	400061	Vesta District Services	Invoice: 429431 (Reference: Billable Expenses - Oct 2025.)		42.61	1,645,631.18
12/02/2025	400062	Jacksonville Daily Record	Invoice: 25-06877D (Reference: Legal Advertising.)		96.50	1,645,534.68
12/02/2025	400063	Kutak Rock LLP	Invoice: 3657435 (Reference: General Counsel Aug 25.)		5,442.58	1,640,092.10
12/03/2025	400064	Vesta Property Services	Invoice: 429456 (Reference: Amenity Management.)		31,607.70	1,608,484.40

Date	Number	Name	Memo	Deposits	Payments	Balance
12/03/2025	400065	Ruppert Landscape, LLC	Invoice: 780488 (Reference: Landscape Management Nov 25.)		33,068.80	1,575,415.60
12/03/2025	400066	Jacksonville Daily Record	Invoice: 25-07088D (Reference: Legal Advertising.)		205.00	1,575,210.60
12/03/2025	400067	Southeastern Paper Group	Invoice: 06564869 (Reference: Janitorial Supplies.)		389.99	1,574,820.61
12/03/2025	400068	Cintas Corporation	Invoice: 9348787802 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	1,574,666.61
12/04/2025	400069	The Lake Doctors, Inc.	Invoice: 328682B (Reference: Water Management Dec 25.)		2,369.00	1,572,297.61
12/04/2025	400070	VGlobal Tech	Invoice: 7935 (Reference: Email Hosting.)		90.00	1,572,207.61
12/04/2025	400071	Blinge of Jacksonville	Invoice: 11101003 (Reference: Holiday Lighting.)		5,355.00	1,566,852.61
12/04/2025	400072	Bob's Backflow & Plumbing Services	Invoice: 28828 (Reference: Backflow Testing.) Invoice: 28829 (Reference: Backflow Repairs.)		195.00	1,566,657.61
12/04/2025	400073	Sundancer Sign Graphics	Invoice: 15662 (Reference: Fitness Center Sign.)		345.00	1,566,312.61
12/04/2025			Deposit	2,351,941.85		3,918,254.46
12/05/2025	400074	Advanced Security Specialist & Consulting	Invoice: BCDD111525 (Reference: Security Monitoring 11/1/25 - 11/15/25.) Invoice: BCDD120125 ...		23,309.00	3,894,945.46
12/05/2025	400075	E.T.M.	Invoice: 223068 (Reference: Engineering Services thru Nov 22, 2025.)		127.50	3,894,817.96
12/05/2025	400076	TEKWave Solutions LLC	Invoice: 7702 (Reference: Website Hosting Dec 25.)		350.00	3,894,467.96
12/09/2025	2032	BNY Mellon Payment/Trustee Fees	Trustee Fees 2025 Series 15A Nov 1, 2025 - Oct 31, 2026		4,400.00	3,890,067.96
12/10/2025	2033	Shannon Brooke Thomas	Reference: Christmas Ornaments 12/13/25.		500.00	3,889,567.96
12/10/2025			Deposit	334,573.14		4,224,141.10
12/12/2025	400077	Integrated Access Solutions	Invoice: 4743 (Reference: Service Call.) Invoice: 4993 (Reference: Service Call on Gate.)		2,434.89	4,221,706.21
12/12/2025	400078	Jacksonville Daily Record	Invoice: 25-07148D (Reference: Legal Advertising.) Invoice: 25-07149D (Reference: Legal Adver...		207.00	4,221,499.21
12/12/2025	400079	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1254584 (Reference: Annual Sprinkler Inspection.)		300.00	4,221,199.21
12/12/2025	400080	Buehler Air Conditioning	Invoice: 252699 (Reference: Maintenance & Repairs.)		734.00	4,220,465.21
12/15/2025	121525ACH1	JEA	Service for the month of Nov 2025		14,856.26	4,205,608.95
12/15/2025	400081	Vesta Property Services	Invoice: 429851 (Reference: Amenity Management.)		31,502.52	4,174,106.43
12/16/2025	2034	Pawel Szeszko	BOS Workshop 12/4/25		200.00	4,173,906.43
12/16/2025	2035	Todd Caprita	BOS Workshop 12/4/25		200.00	4,173,706.43
12/16/2025	2036	Pawel Szeszko	BOS Meeting 12/15/25		200.00	4,173,506.43
12/16/2025	2037	Todd Caprita	BOS Meeting 12/15/25		200.00	4,173,306.43
12/16/2025			Deposit	56.17		4,173,362.60
12/16/2025	121625ACH1	GFL Environmental	Trash Service		204.75	4,173,157.85
12/17/2025	121725ACH1	TECO	12545 Beach Blvd - Oct 21, 2025 - Nov 19, 2025		51.13	4,173,106.72
12/17/2025			Deposit	16,203.90		4,189,310.62
12/18/2025	121825ACH1	Comcast	12788 Meritage Blvd MINI MDTA Nov 28, 2025 to Dec 27, 2025		454.16	4,188,856.46
12/19/2025	2039	Reynaldo Espino Jr.	Refund for outdoor space not used		200.00	4,188,656.46
12/22/2025	400082	Quality Cleaning by Viktorii LLC	Invoice: 623_US (Reference: Cleaning Services Aug 25.)		2,184.00	4,186,472.46
12/22/2025	400083	Vesta District Services	Invoice: 429980 (Reference: Management Fees Dec 25.)		4,409.75	4,182,062.71
12/22/2025	400084	Jacksonville Daily Record	Invoice: 25-07379D (Reference: Legal Advertising.)		268.00	4,181,794.71
12/22/2025	122225ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Nov 30, 2025 - Dec 29, 2025		419.13	4,181,375.58
12/22/2025	122225ACH3	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/25 - 11/19/25		12.20	4,181,363.38
12/22/2025	122225ACH2	US BANK VISA CC	Nov Statement 10/24/25 - 11/24/25		5,169.86	4,176,193.52
12/23/2025	2040	Baer's Furniture Co., Inc.	Furniture & Tables		40,732.00	4,135,461.52
12/26/2025	400085	TEKWave Solutions LLC	Invoice: 7771 (Reference: VMS Jan.)		350.00	4,135,111.52
12/26/2025	400086	Big Jerry's Fencing	Invoice: CR 3855e2 (Reference: Fence Repair.)		2,925.00	4,132,186.52
12/29/2025	400087	Ramco Protective	Invoice: 73190 (Reference: Security Officer 12/22/25 - 1/31/26.)		25,585.40	4,106,601.12
12/30/2025	2041	BNY Mellon Tax Distributions			1,143,097.41	2,963,503.71
12/30/2025	400088	Quality Cleaning by Viktorii LLC	Invoice: 926 (Reference: Cleaning Services Nov 25.)		1,680.00	2,961,823.71
12/30/2025	400089	Ruppert Landscape, LLC	Invoice: 791471 (Reference: Landscape Management Dec 25.)		33,068.80	2,928,754.91
12/30/2025	400090	Jacksonville Daily Record	Invoice: 25-07668D (Reference: Legal Advertising.)		96.50	2,928,658.41
12/30/2025	123025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Dec 10, 2025 to Jan 9, 2026		222.95	2,928,435.46
12/31/2025			Interest	12,548.00		2,940,983.46
12/31/2025		End of Month		2,715,323.06	1,422,220.42	2,940,983.46
01/02/2026	010226ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,939,443.51
01/05/2026	400091	US Water Services Corporation	Invoice: S1136263 (Reference: Lift Station Inspection.)		300.00	2,939,143.51
01/05/2026	400092	The Lake Doctors, Inc.	Invoice: 336368B (Reference: Water Management Jan 26.)		2,369.00	2,936,774.51
01/05/2026	400093	Bumble Bee Blinds of Ponte Vedra Beach	Invoice: 2484555 (Reference: Roller Shades.)		4,999.00	2,931,775.51
01/05/2026	010526ACH1	Turner Pest Control	Pest Control		122.23	2,931,653.28
01/07/2026	2042	Shannon Brooke Thomas	Christmas Ornaments 12/13/25.		460.00	2,931,193.28
01/07/2026	400094	Cintas Corporation	Invoice: 9353376500 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	2,931,039.28

Date	Number	Name	Memo	Deposits	Payments	Balance
01/07/2026	400095	Advanced Security Specialist & Consulting	Invoice: BCDDFINAL (Reference: Guard Services 12/1/25 - 12/23/25.)		16,566.00	2,914,473.28
01/07/2026	400096	Jacksonville Daily Record	Invoice: 26-00040D (Reference: Legal Advertising.)		100.00	2,914,373.28
01/07/2026	400097	Southeastern Paper Group	Invoice: 06590804 (Reference: Janitorial Supplies.)		386.52	2,913,986.76
01/07/2026	400098	VGlobal Tech	Invoice: 8072 (Reference: Email Hosting.)		90.00	2,913,896.76
01/09/2026	400099	Vesta District Services	Invoice: 430296 (Reference: Management Fees Jan 26.)		4,409.75	2,909,487.01
01/12/2026	400100	Vesta Property Services	Invoice: 430470 (Reference: Amenity Management Dec 25.)		34,917.82	2,874,569.19
01/12/2026			Deposit	72,869.26		2,947,438.45
01/13/2026	011326ACH1	JEA	Service for the month of Dec 2025		11,969.19	2,935,469.26
01/14/2026	011426ACH1	GFL Environmental	Trash Service		204.75	2,935,264.51
01/15/2026			Deposit	56.17		2,935,320.68
01/20/2026	2043	Pawel Szeszko	BOS Workshop 1/08/26		200.00	2,935,120.68
01/20/2026	2044	Todd Caprita	BOS Workshop 1/08/26		200.00	2,934,920.68
01/20/2026	2045	Pawel Szeszko	BOS Meeting 1/12/26		200.00	2,934,720.68
01/20/2026	2046	Todd Caprita	BOS Meeting 1/12/26		200.00	2,934,520.68
01/20/2026	400101	Screening One	Invoice: SC100399958 (Reference: Employment Screening.)		39.90	2,934,480.78
01/20/2026	400102	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1278080 (Reference: Alarm Monitoring.)		750.00	2,933,730.78
01/20/2026	400103	Integrated Access Solutions	Invoice: 5347 (Reference: BAI Barcode Stickers.)		372.64	2,933,358.14
01/20/2026	400104	Sundancer Sign Graphics	Invoice: 15715 (Reference: Sign Installation.)		260.00	2,933,098.14
01/20/2026	400105	E.T.M.	Invoice: 223658 (Reference: Engineering Services Dec 25.)		99.50	2,932,998.64
01/20/2026	400106	Vesta District Services	Invoice: 430372 (Reference: Billable Expenses - Dec 2025.)		28.90	2,932,969.74
01/20/2026	400107	Hawkins Inc.	Invoice: 7300664 (Reference: Pool Chemicals.)		1,305.00	2,931,664.74
01/20/2026	012026CC1	US BANK VISA CC	Nov Statement 11/24/25 - 12/24/25		4,296.48	2,927,368.25
01/20/2026	012026ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Dec 30, 2025 - Jan 29, 2025		419.13	2,926,949.12
01/20/2026	012026ACH2	Comcast	12788 Meritace Blvd MINI MDTA Dec 28, 2025 to Jan 27, 2025		454.16	2,926,494.96
01/21/2026	012126ACH1	TECO	12545 Beach Blvd - Nov 20, 2025 - Dec 18, 2025		50.88	2,926,444.08
01/21/2026	012126ACH2	Turner Pest Control	Pest Control		127.18	2,926,316.90
01/21/2026			Deposit	20,906.98		2,947,223.88
01/23/2026			Deposit	920.35		2,948,144.23
01/23/2026	012326ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 11/19/25 - 12/18/25		14.44	2,948,129.79
01/27/2026	400108	Vesta District Services	Invoice: 429877 (Reference: Billable Expenses - Nov 2025.)		13.61	2,948,116.18
01/27/2026	400109	Beaches Electrical Service, Inc.	Invoice: 15768 (Reference: Light Installation.)		497.50	2,947,618.68
01/27/2026	400110	TEKWave Solutions LLC	Invoice: 7873 (Reference: VMS - Feb 26.) Invoice: 7834 (Reference: Installation of Barcode Sc...		2,000.00	2,945,618.68
01/29/2026			Deposit	207.00		2,945,825.68
01/30/2026	013026ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2026 to Feb 09, 2026		222.95	2,945,602.73
01/31/2026			Interest	9,507.91		2,955,110.64
01/31/2026		End of Month		104,467.67	90,340.49	2,955,110.64
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 Viktorii LLC	Invoice: 144 (Reference: Cleaning Services Jan 26.) Invoice: 148_US (Reference: Guard House C...		1,995.00	2,978,395.48
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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 Meritace 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
02/28/2026		End of Month		59,389.66	128,907.01	2,885,593.29
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
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 Meritace 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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
03/31/2026		End of Month		36,966.50	119,338.44	2,803,221.35
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	Bingle 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
04/30/2026		End of Month		63,911.70	216,530.54	2,650,602.51
05/01/2026	050126ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,649,062.56
05/05/2026	400178	Hawkins Inc.	Invoice: 7406635 (Reference: Pool Chemicals.)		1,490.75	2,647,571.81
05/05/2026	400179	C Buss Enterprises, Inc.	Invoice: 6136 (Reference: Install pool vac.)		3,457.59	2,644,114.22
05/05/2026	400180	Jacksonville Daily Record	Invoice: 26-02348D (Reference: Legal Advertising.)		96.50	2,644,017.72
05/05/2026	400181	Life Fitness	Invoice: 8202250 (Reference: Fitness Equipment.)		438.68	2,643,579.04
05/05/2026	400182	Southeastern Paper Group	Invoice: 06686538 (Reference: Janitorial Supplies.)		519.04	2,643,060.00
05/06/2026	400183	The Lake Doctors, Inc.	Invoice: 369111B (Reference: Water Management May 26.)		2,369.00	2,640,691.00
05/06/2026	400184	Cintas Corporation	Invoice: 9370515275 (Reference: AED AUTOMATIC AGREEMENT.)		164.00	2,640,527.00
05/06/2026	400185	The Greenery of North Florida, Inc.	Invoice: 809699 (Reference: Landscape Maintenance May 26.)		18,560.00	2,621,967.00
05/06/2026	400186	Ramco Protective	Invoice: 75973 (Reference: Guard Services 5/1/26 - 5/31/26.)		19,908.92	2,602,058.08
05/06/2026	400187	The Greenery of North Florida, Inc.	Invoice: 809228 (Reference: River Rock Drainage Easement Enhancement - FEB26.)		13,471.55	2,588,586.53
05/06/2026	400188	Quality Cleaning by Viktorii LLC	Invoice: 646_US (Reference: Cleaning Services April 26.)		1,990.00	2,586,596.53
05/07/2026	400189	Ruppert Landscape, LLC	Invoice: 818841 (Reference: Landscape Maintenance Apr 26.)		28,442.12	2,558,154.41
05/07/2026	400190	Screening One	Invoice: SC100408313 (Reference: Employment Screening.)		39.90	2,558,114.51
05/07/2026	400191	Big Jerry's Fencing	Invoice: CR 3995e (Reference: Post Repair.) Invoice: CR 3994e (Reference: Gate Repair.)		700.00	2,557,414.51
05/11/2026			Deposit	56.17		2,557,470.68
05/11/2026			Deposit	8,437.91		2,565,908.59
05/12/2026	400192	Jacksonville Daily Record	Invoice: 26-02602D (Reference: Legal Advertising.)		100.00	2,565,808.59
05/12/2026	400193	All Weather Contractors, Inc.	Invoice: 209633 (Reference: Plumbing Service Call.)		205.00	2,565,603.59
05/12/2026	400194	Vesta Property Services	Invoice: 432393 (Reference: Amenity Management Apr 26.)		34,403.85	2,531,199.74
05/15/2026	051526ACH1	JEA	Service for the month of April 2026		16,039.60	2,515,160.14
05/15/2026	051526ACH2	GFL Environmental	Trash Service		204.75	2,514,955.39
05/15/2026	400195	Vesta District Services	Invoice: 432460 (Reference: Management Fees May 26.)		4,409.75	2,510,545.64
05/15/2026	400196	Pawel Szeszko	Invoice: 050626 BOS (Reference: BOS Workshop 5/6/26.)		200.00	2,510,345.64
05/15/2026	400197	Todd Caprita	Invoice: 050626 BOS (Reference: BOS Workshop 5/6/26.)		200.00	2,510,145.64
05/15/2026	400198	Ramco Protective	Invoice: 76225 (Reference: Main Gate Control Switches service call.) Invoice: 76227 (Referenc...		1,278.00	2,508,867.64
05/15/2026	400199	GTI Guys LLC	Invoice: 13010 (Reference: Camera Installation.)		4,820.00	2,504,047.64
05/15/2026	400200	Kimley Horn and Associates, Inc.	Invoice: 045882000-0426 (Reference: Engineering Services Apr 26.)		1,000.00	2,503,047.64
05/18/2026	051826ACH1	Comcast	12788 Meritace Blvd MINI MDTA Apr 28, 2026 to May 27, 2026		453.85	2,502,593.79
05/19/2026	051926ACH1	Comcast	12750 Meritace Blvd. GATEHOUSE Apr 30, 2026 to May 29, 2026		418.98	2,502,174.81
05/20/2026	052026ACH1	TECO	12545 Beach Blvd - Mar 24, 2026 - Apr 22, 2026		72.06	2,502,102.75
05/20/2026	400201	Vesta District Services	Invoice: 432419 (Reference: Billable Expenses - Apr 2026.)		32.46	2,502,070.29
05/20/2026	052026CC1	US BANK VISA CC	April Statement 03/24525 - 04/23/26		6,046.02	2,496,024.27
05/20/2026	EFT052026	Florida Dept. of Revenue	April 2026 Sales Tax		570.39	2,495,453.88
05/22/2026	400202	Jacksonville Daily Record	Invoice: 26-02866D (Reference: Legal Advertising.)		75.00	2,495,378.88
05/22/2026	400203	Southeastern Paper Group	Invoice: 06711170 (Reference: Janitorial Supplies.)		493.60	2,494,885.28
05/22/2026	400204	Morgan Inland LLC	Invoice: 051926-6752 (Reference: Security Cameras. Check Stub Notes: Quote # MIL-SO-28355.)		3,840.00	2,491,045.28
05/22/2026	400205	The Greenery of North Florida, Inc.	Invoice: 91190 (Reference: 50% Deposit for Irrigation Repairs.) Invoice: 91437 (Reference: 50...		5,354.97	2,485,690.31
05/22/2026	052226ACH1	Turner Pest Control	Pest Control		127.18	2,485,563.13
05/26/2026	052626ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/23/26 - 4/22/26		12.02	2,485,551.11
05/26/2026			Deposit	9,309.50		2,494,860.61
05/27/2026	400206	Katom Restaurant Supply Inc.	Invoice: 050726-2945 (Reference: Ice Maker. Check Stub Notes: Please reference quote #860988 on...		2,981.23	2,491,879.38

Date	Number	Name	Memo	Deposits	Payments	Balance
05/27/2026	052726ACH1	Florida Department of Health			850.35	2,491,029.03
05/29/2026	052926BOS1	Pawel Szeszko	BOS Meeting 5/18/26		200.00	2,490,829.03
05/29/2026	052926ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2026 - June 9, 2026		222.95	2,490,606.08
05/29/2026	052926ACH2	AT&T	Phone Unlimited May 08 - June 07		150.69	2,490,455.39
05/29/2026	052926ACH3	AT&T	Residential Gate Internet Apr 05 - May 04		60.45	2,490,394.94
05/31/2026			Interest	7,679.95		2,498,074.89
05/31/2026		End of Month		25,483.53	178,011.15	2,498,074.89

Beach CDD
Other Financing Sources Income
May 30, 2026

Other Financing Sources Breakdown

	Year To Date Actual	Explantion
Room Rentals	37,351	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	3,603	Sponsorship, Newsletter & Casino Night & Event
Access Cards	1,658	Access Cards Purchased & Sold by District
Barcode Decals	3,458	Barcodes Sold
Other Misc.	1,220	Clover Fees & OFFI Island Wing Deposits, Pedestrian Gate Repair
	\$ 47,289	

Oliver's Receipts

April 2026

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR8JPDPJ8N



WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 006372 TE# 22 TR# 03507

ITEMS SOLD 32

TC# 5286 6930 6379 9432 4958 5



GZ 4L BBLs	021664354040	6.96	N
GZ 4L BBLs	021664354040	6.96	N
PASTEL EGGS	764878216890		
10 AT 1 FOR	1.97	19.70	0
EGG HUNT	042238781750 F		
1.000 oz @ 1 oz	/12.94	12.94	
N			
NERDS EAS CL	079200088620 F	9.94	N
MEGA CANDY	041376716210 F	9.94	N
MEGA CANDY	041376716210 F	9.94	N
NERDS EA VAR	079200088360 F	14.88	N
SITE MERCH	022000330620 F	9.94	N
PASTEL EGGS	764878216890		
12 AT 1 FOR	1.97	23.64	0
SITE MERCH	034000461970 F	14.88	N
NERDS EA VAR	079200088360 F	14.88	N

SUBTOTAL 154.60

TOTAL 154.60

VISA TEND 154.60

CHANGE DUE 0.00

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

Terminal....: POS3547B 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

MMYBR3HN6UJ63

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.

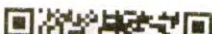


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Gift Card, or a \$50 Amazon.com® Gift Card each month.
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Tamaya Easter Event



BJ'S WHOLESALE CLUB ONLINE ORDER RECEIPT

MEMBER NAME: Oliver Ingram

MEMBERSHIP ID: *****6285

PHONE NUMBER: 9045366367 DATE: 03/27/202601:19 PM

ORDER #: 285919384

MEMBER VEHICLE: Truck Gray 6

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
53620	888670034033	WELLSLEY FARMS PURIFIED WATER, 40 PK./16.9 OZ.	4 of 4	\$15.96	
140856	078000804690	DR. PEPPER SODA, 36 PK./12 OZ. CANS	1 of 1	\$18.49	
140864	078000113105	SUNKIST ORANGE SODA, 24 PK./12 OZ. CANS	1 of 1	\$11.79	
252672	757528044251	TAKIS FUEGO SPICY ROLLED TORTILLA CHIPS MULTIPACK, 46 PK./1 OZ.	2 of 2	\$34.58	
286097	076677296602	FAMOUS AMOS CHOCOLATE CHIP COOKIES, BITE SIZE, POUCHES, 42 CT./2 OZ.	2 of 2	\$36.58	
290680	028400697149	FRITO LAY VARIETY PACK OF SNACKS AND CHIPS, PREMIERE MIX, 30 CT.	2 of 2	\$39.98	
291397	049000547634	GOLD PEAK ICED TEA, SWEET TEA, BOTTLES, 18 PK./16.9 FL. OZ.	1 of 1	\$17.79	
302637	028400669979	FRITO-LAY COOL AND TANGY MIX SNACKS AND CHIPS VARIETY PACK, 50 PK.	2 of 2	\$39.98	
31799	076410901497	LANCE SANDWICH CRACKERS VARIETY PACK, 36 CT.	2 of 2	\$21.98	
333747	024100124091	KELLOGG'S ASSORTED SNACKS VARIETY PACK LUNCH SNACKS, 40 CT.	2 of 2	\$29.98	
38045	049000058468	COCA-COLA SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	2 of 2	\$39.58	
38046	049000058482	SPRITE LEMON-LIME CAFFEINE FREE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	\$19.79	
38048	049000058475	DIET COKE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	2 of 2	\$39.58	
68313	038000149917	PRINGLES SNACK CUPS VARIETY PACK, 48 CT.	2 of 2	\$39.98	-\$6.00
71656	044000047030	OREO CHOCOLATE SANDWICH COOKIES, 30 PK./2.4 OZ.	2 of 2	\$27.58	

TOTAL QTY OF ITEMS: 28

PAYMENT METHOD

VISA
 **** *1058

ORDER SUMMARY*Tamaya Easter Event*

PICKUP FEE**	\$0.00
ITEM TOTAL	\$437.61
PROMOTIONS & COUPONS	-\$9.99
TOTAL	\$427.62

**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 returned to BJs.
- BJs cannot accept returns of gas-fueled products.

MEMBERSHIP RENEWAL:

Your Membership expires on the last day of the month and year shown. Paid Memberships renewed within two months after expiration will be extended 12 months from the expiration date. Paid Memberships renewed more than two months after expiration will be extended for 12 months from the last day of the month of renewal.

CHECKS:

All returned checks are subject to a service fee.

Thank you for your purchase!

You can access your resources below and return to them at any time through [My Purchases](#).

My Purchases



Resource #3721222

Easter Bunny Craft* {Rabbit
Ear Printable Hat Bunny
Headband}

Robin Sellers

1
License
at
\$3.00
Total:
\$3.00

Maximum Entertainment
Invoice 350558306
Sold by Mack W.
Created: 04/01/2026 at 12:08 pm ET

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



Sold to Oliver Ingram **\$300.00**
Visa *1058 (Keyed)
Auth Code: 111080

Maximum Entertainment



From:
Kaylah Barry
Mr.Bartenderr
9048486611
kaylah.b@mrbartenderr.com



Bill To:	Kaylie
	kfitzhugh@vestapropertyservices.com
Project:	Kaylie's Event
Type	Other
Date	Apr 10, 2026
Time	TBD
Location	12788 Meritage BLVD Jacksonville FL 32246

PAYMENT CONFIRMATION

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

INVOICE	#001144-001
TOTAL	\$197.50
CHARGE DATE	12:41 pm Apr 01, 2026
DUE DATE	Mar 29, 2026
PAYMENT METHOD	visa (XXXX-1058)

From:
Kaylah Barry
Mr.Bartenderr
9048486611
kaylah.b@mrbartenderr.com



Bill To:	Kaylie
	kfitzhugh@vestapropertyservices.com
Project:	Kaylie's Event
Type	Other
Date	Apr 10, 2026
Time	TBD
Location	12788 Meritage BLVD Jacksonville FL 32246

PAYMENT CONFIRMATION

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

INVOICE	#001144-002
TOTAL	\$197.50
CHARGE DATE	11:21 am Apr 03, 2026
DUE DATE	Apr 03, 2026
PAYMENT METHOD	visa (XXXX-1058)

Thank you for your purchase! ✨

You can access your resources below and return to them at any time through [My Purchases](#).

My Purchases



Resource #3809708

How to Plant a Seed - Mini
Book - Coloring & Writing

Glass Half Full

1
License
at
\$4.00
Total:
\$4.00



Final Details for Order #111-6166963-1222653

Order Placed: April 8, 2026
Amazon.com order number: 111-6166963-1222653
Order Total: \$15.98

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

Shipped on April 9, 2026
Items Ordered Price
1 Of: Ozepao 444 Pcs Spring Stickers for Kids, 24 Sheets Spring Garden Stickers Bulk for Water Bottles Gifts Bags Cards Envelopes Decor \$7.99
Sold by and invoiced on behalf of: OzepaoDirect (seller profile)
Business Price
Condition: New
1 Of: If You Plant a Seed: An Easter And Springtime Book For Kids , Nelson, Kadir \$7.99
Sold by and invoiced on behalf of: Amazon.com
Condition: New
Shipping Address: Oliver Ingram, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: FREE Prime Delivery
Item(s) Subtotal: \$15.98
Shipping & Handling: \$0.00
Total before tax: \$15.98
Sales Tax: \$0.00
Total for This Shipment: \$15.98

Payment information
Payment Method: Visa | Last digits: 1058
Billing address: Oliver Ingram, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Credit Card transactions: Visa ending in 1058: April 9, 2026: \$15.98
Item(s) Subtotal: \$15.98
Shipping & Handling: \$0.00
Total before tax: \$15.98
Estimated Tax: \$0.00
Grand Total: \$15.98

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

Spring fling Happy Hour 4/10/2022



BJ'S WHOLESALE CLUB ONLINE ORDER RECEIPT

MEMBER NAME: OLIVER INGRAM

MEMBERSHIP ID: *****6285

PHONE NUMBER: 9048446834 **DATE:** 04/10/2026 12:58 PM

ORDER #: 6205301182

MEMBER VEHICLE: Sedan Gray 6

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
53620	888670034033	WELLSLEY FARMS PURIFIED WATER, 40 PK./16.9 OZ.	2 of 2	\$7.98	
12173	715756100033	RASPBERRIES, 12 OZ.	2 of 2	\$13.78	
14153	400000141534	BLUEBERRIES, 18 OZ.	2 of 2	\$17.98	
18004	027918045831	SLEEVED CELERY STALK	1 of 1	\$1.69	
187126	888670068090	WELLSLEY FARMS ENGLISH SEEDLESS CUCUMBERS, 2 CT.	2 of 2	\$5.18	
21465	033383666044	BABY-CUT CARROTS, 32 OZ.	2 of 2	\$5.58	
21524	033383250779	BI-COLOR SEEDLESS GRAPES, 3 LBS.	1 of 1	\$7.99	
27585	715756200115	ORGANIC STRAWBERRIES, 1 LB.	2 of 2	\$7.98	
28833	052000048179	GATORADE THIRST QUENCHER VARIETY, 28 PK./12 FL. OZ.	1 of 1	\$15.49	
291397	049000547634	GOLD PEAK ICED TEA, SWEET TEA, BOTTLES, 18 PK./16.9 FL. OZ.	1 of 1	\$17.79	
32207	057836021174	WILD WONDERS GOURMET MEDLEY TOMATOES, 1.5 LBS.	2 of 2	\$10.98	
328646	888670183052	WELLSLEY FARMS STEAK & CHEESE SPRING ROLLS, 24 CT.	2 of 2	\$33.98	
328648	888670183076	WELLSLEY FARMS MINI BEEF EMPANADAS, 24 CT.	2 of 2	\$21.98	
329162	888670184127	WELLSLEY FARMS MOZZARELLA STICKS, 60 CT.	2 of 2	\$23.98	
342878	853883006627	ITHACA FRENCH ONION HUMMUS, 17 OZ.	1 of 1	\$5.99	
38045	049000058468	COCA-COLA SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	\$19.79	
38046	049000058482	SPRITE LEMON-LIME CAFFEINE FREE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	\$19.79	
38048	049000058475	DIET COKE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	\$19.79	
86789	888670046005	WELLSLEY FARMS LIMES, 2 LBS.	1 of 1	\$4.99	
86823	888670046029	WELLSLEY FARMS LEMONS, 2 LBS.	1 of 1	\$2.59	
97262	888670053270	WELLSLEY FARMS MIXED PEPPERS, 4 CT.	1 of 1	\$4.49	
981074	201074000000	WELLSLEY FARMS CHOCOLATE CHUNK COOKIES, 37 OZ.	2 of 2	\$19.98	

TOTAL QTY OF ITEMS: 33

PAYMENT METHOD

VISA
**** * 1058

ORDER SUMMARY

PICKUP FEE**	\$0.00
ITEM TOTAL	\$293.76
PROMOTIONS & COUPONS	-\$3.99
TOTAL	\$289.77

**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 returned to BJs.
- BJs cannot accept returns of gas-fueled products

MEMBERSHIP RENEWAL:

Your Membership expires on the last day of the month and year shown. Paid Memberships renewed within two months after expiration will be extended 12 months from the expiration date. Paid Memberships renewed more than two months after expiration will be extended for 12 months from the last day of the month of renewal.

CHECKS:

All returned checks are subject to a service fee.

Happy Hour.

Publix

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



0644 4AR 091 807

TROP PURE OJ				
1 @ 2 FOR	8.00	4.00	F	
You Saved	0.99			
TROP PURE OJ				
1 @ 2 FOR	8.00	4.00	F	
You Saved	0.99			
LAFAM MARINARA SCE		6.19	F	
PUB DRSNG BLUE CHS		2.39	F	
PUB DRSNG RANCH		3.99	F	
STELLA ARTOIS 12PK		18.49	T	
You Saved	2.00			
TAX EXEMPT				
Order Total		39.06		
Grand Total		39.06		
Credit	Payment	39.06		
TAX FORGIVEN		1.39		
Change		0.00		

Savings Summary

Special Price Savings	3.98

* Your Savings at Publix *	
* 3.98 *	

Receipt ID: 0644 4AR 091 807

PRESTO!

Trace #: 098112
Reference #: 1527398328
Acct #: XXXXXXXXXXXXX1058
Purchase VISA
Amount: \$39.06
Auth #: 710195

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

Cashier Confirmed - Age Over 21

Your cashier was Christopher S.

04/10/2026 18:59 S0644 R109 1807 C0242

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We're an equal opportunity employer.

Publix Super Markets, Inc.

Happy Hour

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRKCTDPHN9

Walmart *

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 006433 TE# 20 TR# 02907

ITEMS SOLD 23

TC# 1604 3300 2133 3806 6015 1



** VOIDED ENTRY **

GV MIXR SODA 078742087140 F	
GV MIXR SODA 078742087140 F	0.97 0
GV MIXR SODA 078742087140 F	0.97 0
GVSELTZER1L 078742102090 F	0.97 0
GV MIXR WATR 078742089250 F	0.97 0
GV MIXR SODA 078742087140 F	0.97 0
SIMPLY DJ 76 025000136670 F	6.98 N
JJ CHERRY 64 889497008210 F	3.94 N
RED BUIL 611269263730 F	9.48 N
TAYLOR 088940000020	16.87 T
JC MARG 1.75 811538011150 F	8.74 0
MEIOMI 086003251270	18.44 0
PAPER PLATES 042000151230	3.38 N
PAPER PLATES 042000151230	3.38 N
PAPER PLATES 042000151230	3.38 N
PAPER PLATES 042000151230	3.38 N
SM BAG ICE 000000032070 F	
3 AT 1 FOR 2.33	6.99 N
GV 13X9 FOIL 194346526200	3.48 N
GV 13X9 FOIL 194346526200	3.48 N
GV 13X9 FOIL 194346526200	3.48 N
GV 13X9 FOIL 194346526200	3.48 N
SM ORNGE BAG 014668120100 F	3.76 N
SPRNGBRWNI 194346607560 F	7.47 N
SPRNGBRWNI 194346607560 F	7.47 N

SUBTOTAL	122.43
TAX1 7.5000 %	1.27
TOTAL	123.70

VISA TEND	123.70
CHANGE DUE	0.00

VISA CREDIT- 1058 I 2 APPR#410193

123.70 TOTAL PURCHASE

REF # 610058263093

TRANS ID - 386100707915208

VALIDATION - 6RT2

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 56062850

*No Signature Required

04/10/26 15:39:50

1172

JACKSONVILLE FL 32224-0290

Happy Hour

Walmart

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

ST# 01172 OP# 004281 TE# 85 TR# 04803
4-10 ORDER #3
TC# 4061 9266 7417 2589 3344 4



PATRON	072173300088	81.87	T
GREY GOOSE	008048028000	49.77	T
TITOS VODKA	061994700003	27.98	T
	SUBTOTAL	159.62	
TAX 1	7.500 %	11.97	
	TOTAL	171.59	
	VISA TEND	171.59	

VISA CREDIT **** * 1058 I 2

APPROVAL # 410164
REF # 610077415735
TRANS ID - 466100711699517
VALIDATION - BVGR
PAYMENT SERVICE - E
AID A0000000031010
AAC 87166CE55705C21A
TERMINAL # 53329242
*NO SIGNATURE REQUIRED

04/10/26 15:46:10
CHANGE DUE 0.00

CUSTOMER COPY

***** RETURN & EXCHANGE POLICY *****

All alcohol sales are final.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

04/10/26 15:46:12

Magnetix DJ Services

Invoice Paid

\$400.00

Paid with Visa 1058 on April 10, 2026 at 3:16 PM

Magnetix DJ Services Invoice for Tamaya Social 04/10/2026

Invoice #000063

April 10, 2026

Customer

Kaylee

Beach CDD / Tamaya

kfitzhugh@vestapropertyservices.com

250 International Pkwy Suite 208 Lake Mary, FL. 32746

Suite 208

Lake Mary , FL 32746

Date of service

April 10, 2026

Story Time

Publix

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



0644 4CR 027 149

NAB VARIETY 30PK	13.49	F
SB BLACKBERRIES	7.99	F
SB BLACKBERRIES	7.99	F
BLUEBERRIES 11OZ	5.99	F
BLUEBERRIES 11OZ	5.99	F
MOT A/S APPLE 12CT	9.79	F
RASPBERRIES RED	4.99	F
RASPBERRIES RED	4.99	F
PAW PATROL STRING	5.69	F
CPCKE MINI 12CT VA	5.29	F
FROSTED COOKIE 10C	5.19	F

Order Total 77.39

Sales Tax 0.00

Grand Total 77.39

Credit Payment 77.39

Change 0.00

Receipt ID: 0644 4CR 027 149

PRESTO!

Trace #: 027537

Reference #: 1529891290

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$77.39

Auth #: 012142

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Debbie

04/12/2026 11:24 S0644 R102 7149 C0230

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Publix Super Markets, Inc.



[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: 05/01/2026
User Name: tamayalifestyles1@gmail.com

Invoices from 04/01/2026 to 05/01/2026

Date	Description	Charge Amount	Credit Amount
04/16/2026	Invoice #1776323590	\$65.68	
	Email message overage fee		
	Total Send Count: 37840		
	Email Overage Count: 1840	\$3.68	
	From 03/16/2026 to 04/16/2026		
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 1226	\$62.00	
	From 03/16/2026 to 04/16/2026		

Billing questions? [Contact Support](#)

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

SUBTOTAL	170.91
TOTAL	170.91
VISA TEND	170.91
CHANGE DUE	0.00

VISA CREDIT- 1058 I 2 APPR#217181

170.91 TOTAL PURCHASE

REF # UEYAR4148363

TRANS ID - 586107623135866

VALIDATION - GH8N

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 25170234

*No Signature Required

04/17/26 13:18:32

Tax ID: 85-801385552c-3

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption

Consumer's Certificate of Exemption

DR-14

Issued Pursuant to Chapter 212,

Florida Status

Certificate Number: 85-801385552c-3

Expiration Date: 2027-05-31

This Certifies that:

BEACH COMMUNITY DEVELOPMENT DISTRICT

3501 QUADRANGLE BLVD STE 270

ORLANDO FL 32817

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



Get Free Delivery
from this store
with Walmart+

Scan to start a trial

Low prices You Can Trust. Every Day.

04/17/26 13:18:35

Trivia Nite
4-17-26

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRL3GDPGPW

Walmart *

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 0063/2 TE# 22 TR# 01995

ITEMS SOLD 29

TC# 7218 1859 5778 8071 5879 7



BLACKBERRY	812092030020 F	4.84 N
SM BAG ICE	000000032070KF	
2 AT 1 FOR	2.33	4.66 N
STRAWBERRIES	769197404030 F	4.62 N
STRAWBERRIES	769197404030 F	4.62 N
BLACKBERRY	812092030020 F	4.84 N
BACON RANCH	681131169380 F	5.96 N
FG BROWNIE	078742298610 F	4.94 N
FG BROWNIE	078742298610 F	4.94 N
TOM SNACKING	057836021170 F	3.97 N
HMLPPSLMICH	037600330670 F	14.88 N
COOKIES	078742041040 F	6.47 N
MKS COOKIE	681131282470 F	11.94 N
RITZ	044000031130 F	3.97 N
ITHC FRNC ON	853883006510 F	4.94 N
ITHC FRNC ON	853883006510 F	4.94 N
BELL PEPPERS	057836000040 F	2.48 N
BELL PEPPERS	057836000040 F	2.48 N
TYS POPCORN	023700060120 F	6.78 N
TYS POPCORN	023700060120 F	6.78 N
TYS GP WING	023700061550 F	8.72 N
TYS GP WING	023700061550 F	8.72 N
TYS GP WING	023700061550 F	8.72 N
ORG CUCUMBER	057836945930 F	
2 AT 1 FOR	2.46	4.92 O
TYS POPCORN	023700060120 F	6.78 N
PARTY TRAY	078742263040 F	4.98 N
PARTY TRAY	078742263040 F	4.98 N
ORG CARROTS	681131091210 F	3.26 N
GAT 18PK KVP	052000123250 F	10.78 N



Final Details for Order #111-8892089-7333036

Order Placed: April 19, 2026
Amazon.com order number: 111-8892089-7333036
Order Total: \$13.98

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

Shipped on April 21, 2026	
Items Ordered	Price
2 of: <i>Outdoor Cigar Ashtrays Unbreakable Large Ring Gauge Silicone Ashtrays for Patio/Outside/Indoor/Home Decor with 4 Rest Ci</i> <i>gar Holder Ash Tray Minimalistic</i> Sold by and invoiced on behalf of: ORCANTIN (seller profile) Business Price Condition: New	\$6.99
Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$13.98 Shipping & Handling: \$0.00 ----- Total before tax: \$13.98 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$13.98 -----

Payment information	
Payment Method: Visa Last digits: 1058	Item(s) Subtotal: \$13.98 Shipping & Handling: \$0.00 -----
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$13.98 Estimated Tax: \$0.00 ----- Grand Total: \$13.98
Credit Card transactions	Visa ending in 1058: April 21, 2026: \$13.98

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

Maximum Entertainment
Invoice 279174371
Sold by Mack W.
Created: 04/28/2025 at 11:57 am ET

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



Sold to Oliver Ingram **\$300.00**
Visa *1058 (Keyed)
Auth Code: 018275

Maximum Entertainment





Final Details for Order #111-8670062-5094656

Order Placed: April 19, 2026
Amazon.com order number: 111-8670062-5094656
Order Total: \$77.84

Business order information
Location: DSD - Tamaya
GL code: 51003 Housekeeping Janitorial
Billable / Non-Billable: Non-Billable
Cost center: Northeast

Shipped on April 20, 2026
Items Ordered Price
1 of: The Good Stuff Heavy Duty Mop and Broom Holder Wall Mount - Stainless Steel 5-Rack Organizer with 4 Hooks - Space Saving, Rust-Resistant Utility Rack for Garage, Kitchen, Laundry or Garden Tools \$24.99
Shipping Address: Oliver Ingram, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Shipping Speed: Delivery in fewer trips to your address
Item(s) Subtotal: \$24.99
Shipping & Handling: \$0.00
Total before tax: \$24.99
Sales Tax: \$0.00
Total for This Shipment: \$24.99

Shipped on April 21, 2026
Items Ordered Price
1 of: Disposable Mop Pads for Swiffer PowerMop Wood Mopping Pad Refills - 20 Pack | Wood Floor Cleaning Pads | Absorb and Lock Dirt | Safe on Finished Floors \$20.89
1 of: Swiffer Power Mop Wood Refill Solution, QuickDry Hardwood Floor Cleaner for Mopping Home, Bathroom, Kitchen, All Purpose Multi-Surface Solution for Floor Cleaning, Lemon Scent, 50.6oz \$7.98
Shipping Address: Item(s) Subtotal: \$28.87

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

Shipping & Handling: \$0.00

Total before tax: \$28.87

Sales Tax: \$0.00

Shipping Speed:
Delivery in fewer trips to your address

Total for This Shipment: \$28.87

Shipped on April 22, 2026

Items Ordered

Price

1 of: Swiffer Power Mop Wood, Hardwood Floor Cleaner for Mopping Home, Bathroom, Kitchen, All Purpose Multi-Surface
Cleaning S

\$23.98

et includes PowerMop Wood, 2 Pads, 1 QuickDry Lemon Solution, & 2 Batteries

Sold by and invoiced on behalf of: Amazon ([seller profile](#))

Business Price

Condition: New

Shipping Address:

Oliver Ingram
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

Shipping Speed:
Delivery in fewer trips to your address

Total for This Shipment: \$23.98

Payment information

Payment Method:

Visa | Last digits: 1058

Item(s) Subtotal: \$77.84

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$77.84

Estimated Tax: \$0.00

Grand Total: \$77.84

Credit Card transactions

Visa ending in 1058: April 22, 2026: \$77.84

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

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Ron's Receipts

April 2026



Final Details for Order #113-1783081-3633046

Order Placed: March 24, 2026
PO number : tamaya
Amazon.com order number: 113-1783081-3633046
Order Total: \$32.99

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

Shipped on March 24, 2026	
Items Ordered	Price
1 Of: <i>LiftMaster 891LM Security+ 2.0 1-Button Gate Operator Remote Control with Visor Clip - Compatible only with Security+ 2.</i> <i>0 LiftMaster gate openers with Yellow Round Learn Button and Yellow Antenna</i> Sold by: Slices Retail (seller profile) Condition: New	\$32.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$32.99 Shipping & Handling: \$0.00 ----- Total before tax: \$32.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$32.99 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$32.99 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$32.99 Estimated Tax: \$0.00 ----- Grand Total: \$32.99
Credit Card transactions	Visa ending in 8047: March 24, 2026: \$32.99

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

PINCH-A-PENNY POOL-PATIO-SPA

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

Sales Receipt

Transaction #: 986827

Account #: 9043292277

Customer: RON ZASTROCKY

Date: 3/25/2026

Cashier: CHAZZ P

Time: 2:51 PM

Register #: 2

Amount
11276 COMPLETE 35 LB. TABS WRAPPED \$169.99

Sub Total \$169.99
Total \$169.99
SIDE TERMINAL Tendered \$169.99
Change Due \$0.00

*****SIDE TERMINAL AMOUNT: \$169.99
169.99

Reference Id: 584368353473
Approval Code: 315215
Entry Method: INSERT
Card Type: VISA
Cardholder: RONALD W ZASTROCKY
Last 4: 8047
AID: A00000000031010
IAD: 060110



BEACH CDD

Receipt # 6365-62-2572

Invoice Number(s) # 1623254

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

3/26/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Brass Key Blank SKU 1004059456	4	\$4.97	\$0.00	\$4.97	\$19.88
1 gal. Flat White Exterior Traffic Striping Paint SKU 751663	2	\$36.98	\$0.00	\$36.98	\$73.96
9 in. Plastic Tray Liner (10-Pack) SKU 1000994486	1	\$6.98	\$0.00	\$6.98	\$6.98

Better 9 in. x 3/8 in. High-Density Yellow Knit Paint Roller Cover (3-Pack) SKU 806179	2	\$9.98	\$0.00	\$9.98	\$19.96
9 in. Heavy Duty 5-Wire Paint Roller Frame SKU 418312	2	\$4.68	\$0.00	\$4.68	\$9.36

Subtotal	\$125.17
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$125.17



BEACH CDD

Receipt # 6365-51-3443

Invoice Number(s) # 1510208

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered
3/26/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
LOCK NUT SKU 141879	1	\$3.97	\$0.00	\$3.97	\$3.97
5/16X21/2HBL SKU 661783	10	\$0.56	\$0.00	\$0.56	\$5.60
				Subtotal	\$9.57
				Discount	\$0.00

Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$9.57



BEACH CDD

Receipt # 6365-23-1786

Invoice Number(s) # 0234523

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

3/27/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
3/8 LCK PIN SKU 752376	1	\$4.75	\$0.00	\$4.75	\$4.75
5/16 in.-18 x 2-1/2 in. Stainless Steel Hex Bolt (5-Pack) SKU 1002626440	1	\$8.98	\$0.00	\$8.98	\$8.98
				Subtotal	\$13.73
				Discount	\$0.00

Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$13.73

PINCH-A-PENNY POOL-PATIO-SPA

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

Sales Receipt

Transaction #: 988020
Account #: 9043292277
Customer: RON ZASTROCKY
Date: 4/2/2026
Time: 10:01 AM
Cashier: STEVE R
Register #: 2

Amount

Caan

Item

Description

24321101
06662357

LUBETUBE 40Z LUBRICANT
DURAGLAS LID ORNG U9-229

\$14.99

\$7.99

Sub Total

\$22.98

Total

\$22.98

SIDE TERMINAL Tendered
Change Due

\$22.98

\$0.00

AMOUNT: \$22.98

*****SIDE TERMINAL -- 22.98

Reference Id: 592238036058

Approval Code: 902000

Entry Method: INSERT

Card Type: VISA

Cardholder: RONALD W ZASTROCKY

Last 4: 8047

AID: A0000000031010

IAD: 06011203A02000

TSI: 6800

TUR: 8080008000



9 0 4 3 2 9 2 2 7 7

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



BEACH CDD

Receipt # 6365-51-5430

Invoice Number(s) # 3511277

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

4/3/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1 gal. Flat White Exterior Traffic Striping Paint SKU 751663	2	\$36.98	\$0.00	\$36.98	\$73.96
9 in. Metal Paint Roller Tray SKU 130451	1	\$4.48	\$0.00	\$4.48	\$4.48
12 in. Wooden Paint Stick for Crafting 1 Gallon (10-Pack) SKU 1001467943	1	\$1.48	\$0.00	\$1.48	\$1.48

Subtotal	\$79.92
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$79.92



Final Details for Order #113-1915580-4810633

Order Placed: April 10, 2026
PO number : tamaya
Amazon.com order number: 113-1915580-4810633
Order Total: \$26.59

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

Shipped on April 10, 2026
Items Ordered Price
1 of: XINGO 12 Inch Black Zip Ties 1200 PCS, 75 LBS Tensile Strength, UV Resistant Cable Ties, Premium Self-locking Plastic Ties for Indoor and Outdoor Use \$26.59
Sold by and invoiced on behalf of: XINGO Official Store (seller profile)
Business Price
Condition: New
Shipping Address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Item(s) Subtotal: \$26.59
Shipping & Handling: \$0.00
Total before tax: \$26.59
Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery
Total for This Shipment: \$26.59

Payment information
Payment Method: Visa | Last digits: 8047
Billing address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Item(s) Subtotal: \$26.59
Shipping & Handling: \$0.00
Total before tax: \$26.59
Estimated Tax: \$0.00
Grand Total: \$26.59
Credit Card transactions Visa ending in 8047: April 10, 2026: \$26.59

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



Final Details for Order #113-1832318-7709060

Order Placed: April 10, 2026
PO number : tamaya
Amazon.com order number: 113-1832318-7709060
Order Total: \$99.80

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

Shipped on April 10, 2026	
Items Ordered	Price
2 Of: <i>Liftmaster MA013 Replacement Shear Pin for The MA010 Mount Bracket. MA010 not Included.</i> Sold by and invoiced on behalf of: Gate Openers Unlimited (seller profile) Seller Credentials: 889 certification , Registered Small Business , Minority-Owned Business Condition: New	\$14.95
1 Of: <i>Liftmaster Nylon Barrier Arm Nuts - 50 Pack for Mega Arm Tower/Mega Arm Gate Openers - Easy Breakway</i> Sold by and invoiced on behalf of: Gate Openers Unlimited (seller profile) Seller Credentials: 889 certification , Registered Small Business , Minority-Owned Business Condition: New	\$29.95
1 Of: <i>Liftmaster MA012 Replacement Cam Arm Mega Arm Barrier Gate Perimeter Access, Also Known as: MA-012</i> Sold by and invoiced on behalf of: Gate Openers Unlimited (seller profile) Seller Credentials: 889 certification , Registered Small Business , Minority-Owned Business Condition: New	\$39.95
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$99.80 Shipping & Handling: \$0.00 ----- Total before tax: \$99.80 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$99.80 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$99.80 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$99.80 Estimated Tax: \$0.00 -----

Grand Total: \$99.80

Credit Card transactions

Visa ending in 8047: April 10, 2026: \$99.80

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

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Final Details for Order #113-7815237-1181831

Order Placed: April 13, 2026
PO number : tamaya
Amazon.com order number: 113-7815237-1181831
Order Total: \$19.18

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

Shipped on April 13, 2026	
Items Ordered	Price
2 of: 10Gtek SFP+ DAC Twinax Cable, 10G SFP+ to SFP+ Direct Attach Copper Patch Passive Cable for Cisco SFP-H10GB-CU0.5M, Ubiquiti UniFi UC-DAC-SFP+, TP-Link TL-SM5220-0.5M, Fortinet and More, 0.5-Meter Sold by and invoiced on behalf of: 10Gtek (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	\$9.59
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.18 Shipping & Handling: \$0.00 ----- Total before tax: \$19.18 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.18 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$19.18 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$19.18 Estimated Tax: \$0.00 ----- Grand Total: \$19.18
Credit Card transactions	Visa ending in 8047: April 13, 2026: \$19.18

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



Final Details for Order #113-1806505-1266647

Order Placed: April 14, 2026
PO number : tamaya
Amazon.com order number: 113-1806505-1266647
Seller's order number: 34747975
Order Total: \$309.98

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

Shipped on April 14, 2026	
Items Ordered	Price
2 of: <i>In The Swim Pool Stabilizer - 100% Cyanuric Acid for Chlorine Protection and Efficiency - 45 Pound</i>	\$154.99
Sold by and invoiced on behalf of: In The Swim Pool Supplies (seller profile)	
Seller Credentials: 889 certification	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$309.98 Shipping & Handling: \$0.00 ----- Total before tax: \$309.98 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$309.98 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$309.98 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$309.98 Estimated Tax: \$0.00 ----- Grand Total: \$309.98
Credit Card transactions	Visa ending in 8047: April 14, 2026: \$309.98

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



Wipes.com Invoice for Order #56106

PO Box 324
Northville, MI 48167

Bill To

Ron Zastrocky
 Tamaya CDD (Vesta Property Services)
 12788 meritage Blvd
 Jacksonville, Florida 32246
 United States

Phone: 9045773075
 Email: rzastrocky@vestapropertyservices.com

Ship To

Ron Zastrocky
 Tamaya CDD (Vesta Property Services)
 12788 meritage Blvd
 Jacksonville, Florida 32246
 United States

Phone: 9045773075
 Email: rzastrocky@vestapropertyservices.com

Order: #56106
Payment Method: Credit Card (\$949.97)

Order Date: 16th Apr 2026
Shipping Method: UPS® (UPS® Ground)

Order Items

Qty	Code/SKU	Product Name	Price	Total
1	DIS10	10 Cases - Wipes.com Disinfectant Wipes Residential Address?: No	\$949.97	\$949.97
			Subtotal	\$949.97
			Shipping	\$0.00
			Tax	\$0.00
			Grand total	\$949.97

Comments



Final Details for Order #114-5938635-2436238

Order Placed: April 16, 2026
PO number : tamaya
Amazon.com order number: 114-5938635-2436238
Order Total: \$322.53

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

Shipped on April 16, 2026
Items Ordered Price
1 of: KOHLER 13461-CP Sculpted Single-Hole Touchless DC-Powered Bathroom Sink Faucet with Insight(TM) Technology, \$322.53
Temperature Mixer and 5-3/4" Spout, Polished Chrome
Sold by and invoiced on behalf of: Amazon (seller profile)
Business Price
Condition: New
Shipping Address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Item(s) Subtotal: \$322.53
Shipping & Handling: \$0.00
Total before tax: \$322.53
Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery
Total for This Shipment: \$322.53

Payment information
Payment Method: Visa | Last digits: 8047
Billing address: Ron Zastrocky, 12788 MERITAGE BLVD, JACKSONVILLE, FL 32246-0705, United States
Item(s) Subtotal: \$322.53
Shipping & Handling: \$0.00
Total before tax: \$322.53
Estimated Tax: \$0.00
Grand Total: \$322.53
Credit Card transactions Visa ending in 8047: April 16, 2026: \$322.53

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



Final Details for Order #113-0971629-7217801

Order Placed: April 16, 2026
PO number : tamaya
Amazon.com order number: 113-0971629-7217801
Order Total: \$449.97

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

Shipped on April 16, 2026	
Items Ordered	Price
3 of: <i>OSD Audio Forza 4" Landscape In Ground/Mountable 80W Speaker, Commercial 70V Tap, Outdoor Weather Resistant, Black</i>	\$149.99
<i>(Single)</i>	
Sold by and invoiced on behalf of: OutdoorSpeakerDepot (seller profile)	
Seller Credentials: Classified Small Business - SBA Standard	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$449.97 Shipping & Handling: \$0.00 ----- Total before tax: \$449.97 Sales Tax: \$0.00 ----- Total for This Shipment: \$449.97 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$449.97 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$449.97 Estimated Tax: \$0.00 ----- Grand Total: \$449.97
Credit Card transactions	Visa ending in 8047: April 16, 2026: \$449.97

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



Final Details for Order #113-3611593-8657020

Order Placed: April 22, 2026
PO number : tamaya
Amazon.com order number: 113-3611593-8657020
Order Total: \$186.24

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

Shipped on April 22, 2026	
Items Ordered	Price
1 of: TitanFlex Disposable Nitrile Exam Gloves - 6-mil, Black, Medium 100-ct Box, Heavy Duty, Latex Free, Food Safe for Cooking & Food Prep Sold by and invoiced on behalf of: Schneider Care (seller profile) Seller Credentials: 889 certification , Classified Small Business - Gartner Standard Business Price Condition: New	\$14.99
1 of: 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) Sold by and invoiced on behalf of: Jamlyn-Supply (seller profile) Seller Credentials: Classified Small Business - SBA Standard Condition: New	\$171.25
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$186.24 Shipping & Handling: \$0.00 ----- Total before tax: \$186.24 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$186.24 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$186.24 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$186.24 Estimated Tax: \$0.00 ----- Grand Total: \$186.24

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

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Final Details for Order #113-8549060-2490625

Order Placed: April 10, 2026
PO number : tamaya
Amazon.com order number: 113-8549060-2490625
Order Total: \$19.97

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

Shipped on April 22, 2026	
Items Ordered	Price
1 of: <i>Stenner Pump Company UCCP205 No. 5 Pump Tube</i> Sold by and invoiced on behalf of: Surplus Electrical Connections (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	\$19.97
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.97 Shipping & Handling: \$0.00 ----- Total before tax: \$19.97 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.97 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$19.97 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$19.97 Estimated Tax: \$0.00 ----- Grand Total: \$19.97
Credit Card transactions	Visa ending in 8047: April 22, 2026: \$19.97

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

US BANK STATEMENTS

April 2026



April 2026 Statement

Open Date: 03/25/2026 Closing Date: 04/23/2026

Account Ending in: ##### ##### ##### 8538

U.S. Bank Visa® Rewards Community Card
BEACH CDD (CPN 002750410)

Cardmember Service ☎ 1-866-485-4545
BUS 30 USB 15

New Balance	\$6,046.02
Minimum Payment Due	\$6,046.02
Payment Due Date	05/22/2026
Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.	

Cash Rewards	
Earned This Statement	\$60.46
Rewards Center Balance as of 04/22/2026	\$770.62
For details, see your rewards summary.	

Activity Summary		
Previous Balance	+	\$3,405.68
Payments	-	\$3,405.68 ^{CR}
Other Credits		\$0.00
Purchases	+	\$6,046.02
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$6,046.02
Past Due		\$0.00
Minimum Payment Due		\$6,046.02
Credit Line		\$20,000.00
Available Credit		\$13,953.98
Days in Billing Period		30

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



0047985319214485380006046020006046023

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 \$6,046.02 will be automatically deducted from your account on 05/20/26.

106481836359404 E

BEACH CDD

 ACCOUNTS PAYABLE

 12788 MERITAGE BLVD

 JACKSONVILLE FL 32246-0705



Visa Company Rewards

Rewards Center Activity as of 04/22/2026	
Rewards Center Activity*	\$0.00
Rewards Center Balance	\$770.62

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

	This Statement	Year to Date
Reward Dollars Earned		
Cash Rewards	\$60.46	\$154.86
Total Earned	\$60.46	\$154.86

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 \$6046.02 will be automatically deducted from your bank account on 05/20/2026. 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
Purchases and Other Debits					
03/26	03/25	6899	WM SUPERCENTER #1172 JACKSONVILLE FL	\$154.60	_____
03/26	03/25	8007	THE UPS STORE 3547 904-8661939 FL	\$14.34	_____
03/30	03/27	4115	BJS.COM #5490 800-257-2582 MA	\$427.62	_____
03/30	03/27	6058	WM SUPERCENTER #1172 JACKSONVILLE FL	\$162.98	_____
03/30	03/27	1535	TEACHERSPAYTEACHERS.CO 646-588-0910 CA	\$3.00	_____
04/02	04/01	8184	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	\$300.00	_____
04/02	04/01	2174	MR.BARRTEN* (1 OF 2 PA MRBARRTENDERR FL	\$197.50	_____
04/06	04/03	2276	MR.BARRTEN* (2 OF 2 PA MRBARRTENDERR FL	\$197.50	_____
04/09	04/08	1414	TEACHERSPAYTEACHERS.CO 646-588-0910 CA	\$4.00	_____
04/10	04/09	3002	AMAZON MKTPL*BC1VL2GR0 Amzn.com/bill WA	\$15.98	_____
04/13	04/10	8873	BJS.COM #5490 800-257-2582 MA	\$289.77	_____
04/13	04/10	8956	PUBLIX #644 JACKSONVILLE FL	\$39.06	_____
04/13	04/10	5702	WAL-MART #1172 JACKSONVILLE FL	\$123.70	_____
04/13	04/10	7481	WAL-MART #1172 JACKSONVILLE FL	\$171.59	_____
04/13	04/10	3796	SQ *MAGNETIX DJ SERVIC gosq.com FL	\$400.00	_____
04/13	04/12	7947	PUBLIX #644 JACKSONVILLE FL	\$77.39	_____
04/17	04/16	7734	CCI*CONSTANT-CONTACT 855-2295506 MA	\$65.68	_____
04/20	04/17	9678	WM SUPERCENTER #1172 JACKSONVILLE FL	\$170.91	_____
04/22	04/21	6710	AMAZON MKTPL*BJ7H27CV2 Amzn.com/bill WA	\$13.98	_____

Continued on Next Page



April 2026 Statement 03/25/2026 - 04/23/2026
 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	
04/23	04/22	0335	PAW*MAXIMUM ENTERTAINM JACKSONVILLE FL	\$300.00	_____	
04/23	04/22	8960	AMAZON MKTPL*BJ8I88NC2 Amzn.com/bill WA	\$77.84	_____	
Total for Account ##### ##### ##### 1058				\$3,207.44		

Transactions		ZASTROCKY,RONALD W			Credit Limit	\$5000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
03/25	03/24	8963	AMAZON MKTPL*B50OQ1PA1 Amzn.com/bill WA	\$32.99	_____	
03/26	03/25	2476	PINCH A PENNY #146 JACKSONVILLE FL	\$169.99	_____	
03/30	03/26	8915	THE HOME DEPOT #6365 JACKSONVILLE FL	\$125.17	_____	
03/30	03/26	5911	THE HOME DEPOT #6365 JACKSONVILLE FL	\$9.57	_____	
03/30	03/27	4116	THE HOME DEPOT #6365 JACKSONVILLE FL	\$13.73	_____	
04/03	04/02	3284	PINCH A PENNY #146 JACKSONVILLE FL	\$22.98	_____	
04/06	04/03	5604	THE HOME DEPOT #6365 JACKSONVILLE FL	\$79.92	_____	
04/13	04/10	0431	AMAZON MKTPL*BY9Y331U2 Amzn.com/bill WA	\$26.59	_____	
04/13	04/10	1505	AMAZON MKTPL*BC5JC78E0 Amzn.com/bill WA	\$99.80	_____	
04/14	04/13	7282	AMAZON MKTPL*B73GE4MC1 Amzn.com/bill WA	\$19.18	_____	
04/15	04/14	9665	AMAZON MKTPL*B720K18P1 Amzn.com/bill WA	\$309.98	_____	
04/17	04/16	7411	WIPES.COM 877-348-9473 MI	\$949.97	_____	
04/17	04/17	7545	Amazon.com*BS9L82122 Amzn.com/bill WA	\$322.53	_____	
04/17	04/17	5651	AMAZON MKTPL*BS1S300W2 Amzn.com/bill WA	\$449.97	_____	
04/23	04/23	5395	AMAZON MKTPL*BY5YC6MF0 Amzn.com/bill WA	\$186.24	_____	
04/23	04/23	1372	AMAZON MKTPL*BY2B16MW0 Amzn.com/bill WA	\$19.97	_____	
Total for Account ##### ##### ##### 8047				\$2,838.58		

Transactions		BILLING ACCOUNT ACTIVITY			Amount	Notation
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Payments and Other Credits						
04/20	04/20	MTC	PAYMENT THANK YOU	\$3,405.68CR	_____	
Total for Account ##### ##### ##### 8538				\$3,405.68CR		

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	\$6,046.02	\$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
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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

Stream Package

COMMERCIAL BASIC PLUS \$39.99

Stream Receivers

4 Receivers \$40.00

Bonus! First TV Access Fee on us for 24 months -\$10.00 for 24 months

ONE TIME COSTS

2 Receivers Included at no charge \$0.00

2 Additional Receivers \$198.00

MONTHS 1-12	\$69.99
MONTHS 13-24	\$69.99
MONTH 25+*	\$79.99
ONE-TIME	\$198.00

COMMERCIAL BASIC PLUS

Over 45 Channels

AccuWeather (HD only) 361	C-SPAN2 351	Enlace 448	HSN 240	Newsmax TV 349	Scientology Network 320
AXS TV (HD only) 340	Cheddar News 354	FMC 314	i24 News 343	Nickelodeon/Nick at Nite (East) 299	Shop LC 226
BabyFirstTV™ 293	CMT 327	FOX News Channel 360	INSP 364	ONCE Mexico 447	Tastemade 235
BBC America 264	CNBC World 357	FOX Weather 363	Jewelry Television 72, 313	Pursuit Channel 604	TCT Network 377
BET 329	CNN 202	fyi 266	Lifetime 252	QVC 317	Telefe 411
Bloomberg TV 353	Daystar (HD only) 369	Galavisión 404	MotorTrend (HD only) 281	QVC2 315	The First (HD only) 347
Boomerang 298	Daystar Español (HD only) 463	HISTORY 269	MTV 331	QVC3 318	Univision 402
C-SPAN 350	EarthTV 267	HITN TV 461	MTV Classic 336	Recipe TV 387	VH1 335

EXHIBIT 11

Work Order Proposal



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: 6/2/2026
Proposal Work Order #: 92090
Prepared By: ALLEN FLANNERY

Pescara Dr. Park Enhancement

This enhancement is for the empty bed at the pocket park located at Pescara Drive.

Scope:

- Remove and replace 3 Patio Ligustrum's
- Install 3 Crape Myrtle's
- Install a group of Azalea's

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$333.81
Disposal/Refuse	1.00	LS	\$333.81	\$333.81	
Planting					\$4,783.06
Ligustrum 'Recurvifolium' - 30 Gal	3.00	30 Gallon	\$562.10	\$1,686.30	
Azalea Encore 'Autumn Angel' - 3 Gal	18.00	3 Gallon	\$61.27	\$1,102.91	
Crape Myrtle 'Muskogee' - 10-12'	3.00	10-12 FT	\$664.62	\$1,993.85	
Total for Work Order #92090					\$5,116.87



11:49 AM Thu, May 20

5G 53%







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 shall remit payment to Contractor upon receipt of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.
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: 6/2/2026
Proposal Work Order #: 92090
Prepared By: ALLEN FLANNERY

Total: \$5,116.87
Deposit Amount (50%): \$2,558.43

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 6/2/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 12

Work Order Proposal



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

Proposal Date: 6/2/2026
Proposal Work Order #: 92102
Prepared By: ALLEN FLANNERY

Event Lawn River Rock Prject

Purpose:

- Install River Rock at the covered space at the event lawn. With the intention of providing a medium for water to drain without causing erosion and avoiding drain clogs.

Process:

- Team will first remove all mulch and debris present in the work areas.
- Lightly grade the area to ensure positive and consistent drainage.
- Adjust the irrigation that is present to ensure that it is properly re-installed following the grade work.
- Install a fabric weed barrier to help with weed control and reduce soil movement.
- Install Brown River rock at 1-1.5" Depth across the entire work space.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$665.60
Post-emergent Herbicide Application	3,102.00	SF	\$0.01	\$42.37	
Fine Grading	3,102.00	SF	\$0.05	\$155.29	
Disposal/Refuse	1.00	LS	\$467.94	\$467.94	
Irrigation					\$278.06
Repairs and Adjustments	1.00	LS	\$278.06	\$278.06	
Hardscapes					\$12,227.92
Ground Separation Fabric	3,102.00	SF	\$0.82	\$2,528.87	
River Rock	17.00	CY	\$570.53	\$9,699.05	





Before





1:46 AM Thu May 28







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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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.

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Address: 12788 Meritage Blvd, Jacksonville, FL 32246
Client Contact: Ron Zastrocky rzastrocky@vestapropertyservices.com
Client Phone #: 904-557-3075

Proposal Date: 6/2/2026
Proposal Work Order #: 92102
Prepared By: ALLEN FLANNERY

Total: \$13,171.58
Deposit Amount (50%): \$6,585.79

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 6/2/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 13

Communication with Those Charged with Governance

Beach Community Development District

We have audited the financial statements of Beach Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated May 26, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Beach Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Beach Community Development District's financial statements was (were):

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 26, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Beach Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
May 26, 2026

BEACH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

BEACH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Beach Community Development District
City of Jacksonville, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Beach Community Development District, City of Jacksonville, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 26, 2026, on our consideration of the Beach Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 26, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 26, 2026

BEACH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Beach Community Development District, City of Jacksonville, Florida (“District”) financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$14,068,836.
- The change in the District's total net position in comparison with the prior fiscal year was \$597,024, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,112,786. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

BEACH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

BEACH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 2,200,884	\$ 1,317,545
Capital assets	27,284,339	28,134,285
Total assets	29,485,223	29,451,830
Current liabilities	883,719	898,078
Long-term liabilities	14,532,668	15,081,940
Total liabilities	15,416,387	15,980,018
Net position		
Net invested in capital assets	12,281,301	12,603,051
Restricted for debt service	317,391	234,348
Unrestricted	1,470,144	634,413
Total net position	\$ 14,068,836	\$ 13,471,812

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 3,955,786	\$ 3,650,272
General revenues	117,797	143,211
Total revenues	4,073,583	3,793,483
Expenses		
General government	197,702	200,796
Maintenance and operations	1,454,739	1,361,525
Culture and recreation	778,123	759,417
Public safety	270,620	236,417
Interest on long-term debt	775,375	1,050,907
Cost of issuance	-	359,463
Total expenses	3,476,559	3,968,525
Change in net position	597,024	(175,042)
Net position - beginning of year	13,471,812	13,646,854
Net position - end of year	\$ 14,068,836	\$ 13,471,812

BEACH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$3,476,559, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$27,284,339 invested capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$15,003,038 in notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

BEACH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Beach Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

BEACH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 1,549,685
Prepaid items	8,557
Restricted assets:	
Investments	642,642
Capital assets:	
Depreciable	<u>27,284,339</u>
TOTAL ASSETS	<u><u>\$ 29,485,223</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 88,098
Accrued interest payable	325,251
Bonds and notes payable, due within one year	470,370
Bonds and notes payable, due in more than one year	<u>14,532,668</u>
TOTAL LIABILITIES	<u>15,416,387</u>
NET POSITION	
Net investment in capital assets	12,281,301
Restricted for:	
Debt service	317,391
Unrestricted	<u>1,470,144</u>
TOTAL NET POSITION	<u><u>\$ 14,068,836</u></u>

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 197,702	\$ 197,702	\$ -	\$ -
Maintenance and operations	1,454,739	1,341,207	-	(113,532)
Culture and recreation	778,123	778,123	-	-
Public Safety	270,620	270,620	-	-
Interest on long-term debt	775,375	1,347,795	20,339	592,759
Total governmental activities	\$ 3,476,559	\$ 3,935,447	\$ 20,339	479,227
General revenues:				
				45,847
Unrestricted investment earnings				71,950
Amenity revenue				<u>117,797</u>
Total general revenues				597,024
Change in net position				
Net position - October 1, 2024				<u>13,471,812</u>
Net position - September 30, 2025				<u><u>\$ 14,068,836</u></u>

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	<u>MAJOR FUNDS</u>		<u>TOTAL GOVERNMENTAL FUNDS</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	
<u>ASSETS</u>			
Cash and cash equivalents	\$ 1,549,685	\$ -	\$ 1,549,685
Investments	-	642,642	642,642
Prepaid items	8,557	-	8,557
TOTAL ASSETS	<u>\$ 1,558,242</u>	<u>\$ 642,642</u>	<u>\$ 2,200,884</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 88,098	\$ -	\$ 88,098
TOTAL LIABILITIES	<u>88,098</u>	<u>-</u>	<u>88,098</u>
FUND BALANCES			
Nonspendable:			
Prepaid items	8,557	-	8,557
Restricted for:			
Debt service	-	642,642	642,642
Unassigned	1,461,587	-	1,461,587
TOTAL FUND BALANCES	<u>1,470,144</u>	<u>642,642</u>	<u>2,112,786</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,558,242</u>	<u>\$ 642,642</u>	<u>\$ 2,200,884</u>

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 2,112,786
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	34,521,924
Less accumulated depreciation	(7,237,585)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(325,251)
Financed purchase - notes payable	(49,397)
Original issue discount	70,283
Original issue premium	(368,924)
Governmental bonds payable	<u>(14,655,000)</u>
Net Position of Governmental Activities	<u><u>\$ 14,068,836</u></u>

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
REVENUES			
Assessments	\$ 2,587,652	\$ 1,347,795	\$ 3,935,447
Investment earnings	45,847	20,339	66,186
Amenity revenue	71,950	-	71,950
TOTAL REVENUES	2,705,449	1,368,134	4,073,583
EXPENDITURES			
General government	197,702	-	197,702
Maintanance and operations	952,901	-	952,901
Culture and recreation	401,970	-	401,970
Public safety	270,620	-	270,620
Capital outlay	28,045	-	28,045
Debt			
Principal	14,564	505,000	519,564
Interest expense	3,915	719,988	723,903
TOTAL EXPENDITURES	1,869,717	1,224,988	3,094,705
EXCESS REVENUES OVER (UNDER) EXPENDITURES	835,732	143,146	978,878
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	835,732	143,146	978,878
FUND BALANCE			
Beginning of year	634,412	499,496	1,133,908
End of year	\$ 1,470,144	\$ 642,642	\$ 2,112,786

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 978,878
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	28,045
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	519,564
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(877,991)
Change in accrued interest payable	(60,104)
Provision for amortization of bond discount	(3,604)
Provision for amortization of bond premium	12,236
Change in Net Position of Governmental Activities	\$ 597,024

The accompanying notes are an integral part of this financial statement

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Beach Community Development District (the District) was established on March 26, 2007 by ordinance 2007-170-E of the City of Jacksonville, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, amended by ordinance 2014-765-E and further amended by ordinance 2018-661-E. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected at a general election by qualified electors of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Amenity center	40
Infrastructure	40
Equipment	5-20
Equipment - financed purchase	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Investment in Local Government Surplus			Weighted average maturity:
Funds Trust Fund (Florida PRIME)	\$ 642,642	S&P AAAM	47 days
Total Investments	<u>\$ 642,642</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, being depreciated				
Amenity center	\$ 14,218,211	\$ -	\$ -	\$ 14,218,211
Infrastructure	20,061,339	-	-	20,061,339
Equipment	136,606	28,045	-	164,651
Equipment - financed purchase	77,723	-	-	77,723
Total capital assets, being depreciated	<u>34,493,879</u>	<u>28,045</u>	<u>-</u>	<u>34,521,924</u>
Less accumulated depreciation for:				
Amenity center	2,680,966	356,121	-	3,037,087
Infrastructure	3,563,536	501,838	-	4,065,374
Equipment	99,547	4,487	-	104,034
Equipment - financed purchase	15,545	15,545	-	31,090
Total accumulated depreciation	<u>6,359,594</u>	<u>877,991</u>	<u>-</u>	<u>7,237,585</u>
Total capital assets, being depreciated - net	<u>28,134,285</u>	<u>(849,946)</u>	<u>-</u>	<u>27,284,339</u>
Governmental activities capital assets - net	<u>\$ 28,134,285</u>	<u>\$ (849,946)</u>	<u>\$ -</u>	<u>\$27,284,339</u>

Depreciation expense of \$877,991 was charged to maintenance and operations and culture and recreation in the amount of \$501,838 and \$376,153, respectively.

The infrastructure intended to serve the District is estimated at a total cost of approximately \$161,000,000. The infrastructure will include roadways, a fire station, potable water and wastewater systems, stormwater management improvements, recreation improvements and land improvements including wetland mitigation areas. The Series 2013 and 2015 projects have been completed. The remaining phases of the overall capital improvement plan are expected to be financed with proceeds from the issuance of Bonds or Developer contributions.

NOTE F – LONG-TERM LIABILITIES

\$9,295,000 Capital Improvement Revenue Bonds, Series 2015A – On April 10, 2015, the District issued \$9,295,000 in Capital Improvement Revenue Bonds, Series 2015A. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds bear interest of 5.9% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2016. During the year, the District made prepayments of \$70,000.

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$8,255,000 Capital Improvement Revenue Refunding Bonds, Series 2024 – On July 17, 2024, the District issued \$8,255,000 in Capital Improvement Revenue Bonds, Series 2024. The Bonds were issued to refund the outstanding portion of the Capital Improvement Revenue Bonds, Series 2013A (the “Refunded Bonds”). The Bonds are payable in annual principal installments through May 2044. The Bonds bear interest ranging from 3.625% to 3.750% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

The Series 2015A and 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2015A and 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

Financed Purchase Agreement - The District entered into a financed purchase agreement for the acquisition of certain workout equipment. The total acquisition cost of the property was \$77,723, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from October 1, 2023 to September 1, 2028 and is payable in monthly installments from \$1,077 to \$1,540.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Capital Improvement Revenue Bonds, Series 2015A	\$ 6,905,000	\$ -	\$ 240,000	\$ 6,665,000	\$ 180,000
Capital Improvement Revenue Refunding Bonds, Series 2024	8,255,000	-	265,000	7,990,000	275,000
Finance purchase - notes payable	63,961	-	14,564	49,397	15,370
	<u>15,223,961</u>	<u>-</u>	<u>519,564</u>	<u>14,704,397</u>	<u>470,370</u>
Unamortized bond discount	(73,887)	-	(3,604)	(70,283)	-
Unamortized bond premium	381,160	-	12,236	368,924	-
	<u>\$ 15,531,234</u>	<u>\$ -</u>	<u>\$ 528,196</u>	<u>\$ 15,003,038</u>	<u>\$ 470,370</u>

BEACH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 455,000	\$ 782,304	\$ 1,237,304
2027	470,000	761,716	1,231,716
2028	495,000	740,356	1,235,356
2029	520,000	717,494	1,237,494
2030	545,000	693,370	1,238,370
2031-2035	3,175,000	3,032,944	6,207,944
2036-2040	4,170,000	2,064,226	6,234,226
2041-2045	4,825,000	770,910	5,595,910
	<u>\$ 14,655,000</u>	<u>\$ 9,563,320</u>	<u>\$ 24,218,320</u>

The scheduled payments for years ending after September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 15,370	\$ 3,110	\$ 18,480
2027	16,256	1,953	18,209
2028	17,771	708	18,479
	<u>\$ 49,397</u>	<u>\$ 5,771</u>	<u>\$ 55,168</u>

NOTE G – DEVELOPER TRANSACTIONS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

BEACH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	\$ 2,577,940	\$ 2,587,652	\$ 9,712
Investment earnings	-	45,847	45,847
Miscellaneous revenue	-	71,950	71,950
TOTAL REVENUES	2,577,940	2,705,449	127,509
 EXPENDITURES			
Current			
General government	463,991	197,702	266,289
Maintanance and operations	1,341,753	952,901	388,852
Culture and recreation	486,901	401,970	84,931
Public safety	285,295	270,620	14,675
Capital outlay	-	28,045	(28,045)
Debt			
Principal	-	14,564	(14,564)
Interest	-	3,915	(3,915)
TOTAL EXPENDITURES	2,577,940	1,869,717	708,223
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -	835,732	\$ 835,732
 FUND BALANCES			
Beginning of year		634,412	
End of year		\$ 1,470,144	

* Original and final budget.

BEACH COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles). The budget and amendments for the year ended September 30, 2025 have been approved in accordance with the District's policy and procedures.

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Beach Community Development District
City of Jacksonville, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Beach Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Beach Community Development District's basic financial statements and have issued our report thereon dated May 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 26, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Beach Community Development District
City of Jacksonville, Florida

We have examined Beach Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Beach Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 26, 2026

Management Letter

To the Board of Supervisors
Beach Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Beach Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 26, 2026.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Beach Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$492,876.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Beach Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,229 to \$2,949 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$3,935,447.
- c. The total amount of outstanding bonds issued by the District as \$14,655,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 26, 2026

EXHIBIT 14



ESTIMATE

EST-240306

Estimate Date: May 08,
2026

Expiry Date: Jun 05, 2026

FROM:

Just Call Ollie LLC

EIN # 332943712

64 Belvedere Lane

Palm Coast, FL, 32137

Email: oliver@JustCallOllie.com

Phone: (904) 907-3673

TO:

Vesta Property Services

Attn: Ron Zastrocky

(Field Operations Manager)

Phone: (904) 577-3075

JOB LOCATION:

Tamaya Club House

12788 Meritage Boulevard

Jacksonville, FL, 32246

JOB:

Phase 2 Tamaya club house

#	Services	Qty	Discount	Tax (%)	Total
1	Install Trip Charge zone 5	1.00	\$0.00	No Tax	\$95.00
2	drapery takedown	10.00	\$2.00 (1.00%)	No Tax	\$198.00
3	Drapery Rod Installation (Single Rod) Rods up to 10 ft high (Includes hanging and dressing drapery panels)	40.00	\$6.00 (1.00%)	No Tax	\$594.00
4	Tall Ladder Drapery Fee 10-15FT Drapery installation that is mounted 10-12FT Charge is per Panel	5.00	\$1.00 (1.00%)	No Tax	\$99.00
5	Shade installation Price per linear foot. Each shade is subject to a 4ft minimum. Includes shades mounted up to 10 feet high.	35.00	\$0.00	No Tax	\$245.00

#	Services	Qty	Discount	Tax (%)	Total
6	Tall Ladder Shade Fee 12-15FT shade installation that is mounted 10-12FT Charge is per Product	5.00	\$1.00 (1.00%)	No Tax	\$99.00
7	Motorization standard remote Fee for programing each shade with a remote.	5.00	\$0.00	No Tax	\$75.00
Total					\$1,405.00
#	Products	Qty	Discount	Tax (%)	Total
8	Elegant motorized shade	2.00	\$0.00	No Tax	\$1,650.00
Total					\$1,650.00
Subtotal					\$3,055.00
Grand Total (\$)					\$3,055.00
Deposit Due					\$763.75

Payment Schedule

Deposit (25.00%) \$819.89

Accepted payment methods

Credit Card, Check, Cash, PayPal, Venmo, Zelle

Message

I would be happy to have an opportunity to work with you.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due

date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

All reschedules will incur a \$40 fee if not requested 48hrs prior to customer confirmed scheduled start date
All Cancellations of contract will result in a fee of \$50 or (10%+material costs) whichever is greater

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

EXHIBIT 15

The Mad Matter, Inc.

Estimate

PO Box 128
 Cumming, GA, 30028

DATE	ESTIMATE NO.
5/4/2026	19835

NAME / ADDRESS
Vesta Property Services Ron Zastrocky

TERMS	REP	FOB	PROJECT
	BTS		

DESCRIPTION	QTY	COST	TOTAL
Piazza Logo Mat Size - 4' x 6' Proof # 269577 Edged	1	440.00	440.00T
Prestige Logo Mat Design Name: Tamy Design Number 354601916 Size: 4' x 6' Horizontal Backing:	1	288.00	288.00T
			0.00
TOTAL			\$728.00

Phone #	Fax #	E-mail	Web Site
800-685-1144	770-887-9240	help@madmatter.com	www.MadMatter.com



Inlaid Artwork Graphic Approval

Proof #: 269577



Product: Inlaid Piazza

Edging: 1.5" Medium Edging

Design: 269577 Tamaya 4x6 B

Notes:

Size: 4'0" X 6'0"

Backing: Non-Skid

Revision: 5/8/2026

Logo Direction: Horizontal

Pile Direction:

Completed By: HS

Logo Size: 30x58

Customer Approval:

Note: Colors on computer generated artwork do not necessarily match actual mat colors. Please refer to actual color samples. Please check for spelling and typographical errors as text is generally re-set on our designs. It is the responsibility of the person placing the order to obtain proper authorization, copyright approval and trademark permission. Any licensing fees are the responsibility of the individual placing the order.

I have reviewed this artwork for details including size, layout, spelling and color placement. Please manufacture this mat as it is represented.

Signature: _____ Date: _____