BEACH
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting &
FY 2027 Budget Public Hearing

Monday
July 20, 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 and FY 2027 Budget Public Hearing of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, July 20, 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, July 20, 2026	Call-in Number:	+1 (929) 205-6099
Time:	6:00 PM	Meeting ID:	705 571 4830#
Location:	12788 Meritage Blvd., Jacksonville, FL 32246		(Listen Only)

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Presentation of Proof of Publication(s) — Exhibit 1, Pgs. 8-11

V. Public Hearings

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing
2. FY 2026-2027 Approved Proposed Budget — Exhibit 2, Pgs. 13-21
3. Presentation of Revised FY 2026-2027 Budget – Based on Board Comments to Date — Exhibit 3, Pgs. 23-31
4. Open the Public Comments
5. Close the Public Hearing
6. Consideration & Adoption of **Resolution 2026-08,** Adopting FY 2026-2027 Budget — Exhibit 4, Pgs. 33-34
7. Consideration & Adoption of **Resolution 2026-09,** Annual Assessments — Exhibit 5, Pgs. 36-38

B. Revised Rules of Procedure Public Hearing

1. Open the Public Hearing
2. Presentation of Revised Rules of Procedure — Exhibit 6, Pgs. 40-112
3. Open the Public Comments
4. Close the Public Hearing
5. Consideration & Adoption of **Resolution 2026-10,** Adopting Revised Rules of Procedure — Exhibit 7, Pgs. 114-115

VI. Vendor Reports – Questions from Board Members Only

A. The Greenery, Inc.

B. Vesta Property Services

1. Lifestyle Management Report — Exhibit 8, Pgs. 117-120
2. Field Management Report — Exhibit 9, Pg. 122

VII. 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 10, Pgs. 124-127
4. Meeting Matrix — Exhibit 11, Pgs. 129-136

VIII. Consent Agenda

A. Consideration for Approval – The Revised Minutes of the Board of Supervisors Regular Meeting Held on May 18, 2026 — Exhibit 12, Pgs. 138-142

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 15, 2026 — Exhibit 13, Pgs. 144-148

C. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on July 2, 2026 — Exhibit 14, Pgs. 150-151

D. Consideration for Acceptance – The June 2026 Unaudited Financial Statements — Exhibit 15, Pgs. 153-243

E. Approval of the Lee and Cates Proposal for Mirrors in the Group Fitness Room NTE $4,400 from the 7/2/2026 Workshop (Contingency; CRF; Line 9) — Exhibit 16, Pgs. 245-247

F. Approval of The Mad Matter Inc.'s Proposal for Mat Replacements - $1,320.00 (work with Supervisor Young; white boarder) from the 7/2/2026 workshop (Community and Maintenance Repair; GF; Line 38) — Exhibit 17, Pgs. 249-250

G. Approval of The Greenery Inc.'s Proposal for Event Lawn River Rock NTE $13,200 from the 7/2/2026 Workshop (Mulch and Pine Straw; GF; Line 35) — Exhibit 18, Pgs. 252-262

H. Approval of Amendments to the District's Amenity Policies (RE: resident's use of trash dumpster and resident's destruction of District's lands) from the 7/2/2026 workshop — Exhibit 19, Pgs. 264-294

VIII. Consent Agenda – continued

I. Approval of the First Coast Lighting and Fans Proposal for Fan for Palm Court - $1,328.34 - from the 7/2/2026 Workshop (Contingency; CRF; Line 9) — Exhibit 20 Pg. 296

J. Approval of the First Coast Lighting and Fans Proposal for Fan for Cabana - $1,832.80 - from the 7/2/2026 Workshop (Contingency; CRF; Line 9) — Exhibit 21 Pgs. 298-305

K. Approval of E-Blast Regarding Tree Trimming/Removal — Exhibit 22 Pgs. 307-308

L. Approval of Disposing of Old Trash Cans—Recycle if Possible

M. Approval to Hold Workshops the First Wednesday of Each Month

N. Approval for Vice Chair Szeszko to work with on-site staff to program HVAC in Amenity Center

IX. Business Items

A. Consideration & Adoption of **Resolution 2026-11,** Approving FY 2026-2027 Meeting & Workshop Schedule — Exhibit 23 Pgs. 310-312

B. Consideration & Adoption of **Resolution 2026-12,** Designating Officers — Exhibit 24 Pg. 314

C. Consideration & Adoption of **Resolution 2026-13,** Designating Signatories — Exhibit 25 Pgs. 316-317

X. Discussion Topics

A. Disposal of Old Pool Furniture – Field Operations Manager

XI. Supervisors' Requests

A. Signage for Easement Walkway – Chair Kendig

B. Acquisition & Installation of Wall Mounted Lockers/Cubbies in the Fitness Room – Chair Kendig

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

XIII. Action Items Summary

XIV. Meeting Matrix Summary

XV. Next Workshop Confirmation or Cancellation: August 5th at 6:00PM

XVI. Next Meeting Quorum Check: August 17th at 6:00 PM

Todd Caprita	☐ In Person	☐ Remote	☐ No
Walter Repak	☐ In Person	☐ Remote	☐ No
Karen Young	☐ In Person	☐ Remote	☐ No
Pawel Szeszko	☐ In Person	☐ Remote	☐ No
James Kendig	☐ In Person	☐ Remote	☐ No

XVII. Adjournment

EXHIBIT 1

NOTICE OF RULE DEVELOPMENT BY THE BEACH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Beach Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 1.

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone (321)263-0132.

David McInnes, District Manager
Beach Community
Development District
Jun. 11 00 (26-03313D)

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Beach Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 1. Prior notice of rule development relative to the Proposed Rule was published in the Jax Daily Record on June 11, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **Monday, July 20, 2026, at 6:00 p.m. at 12788 Meritage Blvd., Jacksonville, FL 32246** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, dmcinnes@vestapropertyservices.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

David McInnes, District Manager
Beach Community
Development District
Jun. 18 00 (26-03464D)

BEACH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP

Notice is hereby given that the Board of Supervisors of the Beach Community Development District (the "**District**") will hold a workshop on Thursday, July 2, 2026, at 6:00 p.m. at 12788 Meritage Blvd. Jacksonville, FL 32246. The purpose of the workshop is to have an open discussion without decision making.

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 workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. 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 workshop 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 workshop, with respect to any matter considered at the workshop, 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. 25 00 (26-03599D)

BEACH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Beach Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.beachcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings 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 such appeal is to be based.

District Manager

Jul. 2/9 00 (26-03781D)

EXHIBIT 2

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

	FY 2024 AUDITED	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	1,961,631	2,365,803	2,156,924	2,156,924	-
ROOM RENTALS	46,028	57,660	-	50	50
INTEREST INCOME	36,573	39,644	-	50	50
MISC. OTHER INCOME	6,769	1,695	-	50	50
EVENT SPONSORSHIP & ENTRY FEES (NEW LINE)	-	6,710	-	50	50
ACCESS CARDS	1,455	251	-	50	50
BARCODE DECALS	10,750	5,634	-	50	50
FUND BALANCE FORWARD	-	-	30,908	-	(30,908)
NET REVENUES	**2,063,207**	**2,477,397**	**2,187,832**	**2,157,224**	**(30,608)**
FIELD EXPENSES					
UTILITIES/SEWER/PROPANE GAS	250,119	209,709	305,550	250,000	(55,550)
LANDSCAPING (INCLUDING MATERIALS)	378,700	389,070	400,000	222,720	(177,280)
FIELD MANAGEMENT	126,938	171,602	178,310	185,442	7,132
COMMUNITY AND AMENITY REPAIRS	37,495	123,544	90,000	125,000	35,000
MULCH AND PINE STRAW	-	20,361	34,944	61,840	26,896
LAKE MAINTENANCE	30,052	29,850	30,000	31,500	1,500
LANDSCAPE IMPROVEMENT (MOVED FROM AMENITY)	11,235	10,387	20,800	60,000	39,200
SIDEWALK REPAIRS	-	-	7,000	25,000	18,000
IRRIGATION (REPAIRS)	13,546	1,457	4,368	20,000	15,632
FIELD OPERATIONS CONTINGENCY (NEW LINE)	-	-	100,000	100,000	-
TOTAL FIELD EXPENSES	**848,085**	**955,980**	**1,170,972**	**1,081,502**	**(89,470)**
AMENITY EXPENSES					
AMENITY MANAGEMENT	126,620	148,748	156,655	188,384	31,729
AMENITY/FITNESS CENTER STAFFING	70,781	76,279	89,114	70,000	(19,114)
LIFESTYLES PROGRAMMING	37,023	36,903	46,036	50,000	3,964
AMENITY CLEANING	20,430	22,784	41,200	26,000	(15,200)
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	9,544	32,725	34,050	1,325
LIFEGUARD	27,658	26,383	28,028	40,000	11,972
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR (NEW NAME)	8,984	5,230	27,872	10,000	(17,872)
SWIMMING POOL CHEMICALS	20,002	23,728	20,802	25,000	4,198
FITNESS EQUIPMENT LEASE	18,479	21,559	18,500	23,000	4,500
AMENITY INTERNET/CABLE	12,449	12,423	14,560	10,200	(4,360)
HOLIDAY DECORATIONS	9,666	9,615	10,400	5,200	(5,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	5,899	10,400	7,500	(2,900)
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	2,381	3,770	4,500	730
TRASH COLLECTION	2,868	3,114	2,983	3,150	167
AED LEASE	-	1,794	1,810	1,900	90
PEST CONTROL	1,414	1,456	1,747	1,850	103
AMENITY FIRE SYSTEM MONITORING	900	1,350	1,556	2,000	444
SWIMMING POOL INSPECTION	850	850	929	1,000	71

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

	FY 2024 AUDITED	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
AMENITY SECURITY	-	-	-	20,000	20,000
AMENITY GATE REPAIRS	1,275	1,429	-	-	-
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	886	-	-	-
TOTAL AMENITY EXPENSES	**417,298**	**412,356**	**509,087**	**523,734**	**14,647**
ACCESS CONTROL /GATE HOUSE					
GUARD SERVICE (GATE ONLY)	230,663	230,010	192,172	232,210	40,038
ROVING GUARD SERVICE	-	38,055	37,123	38,650	1,527
BAR CODE EXPENSE	3,288	-	6,240	6,500	260
SECURITY CONTINGENCY	-	-	50,000	-	(50,000)
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	**233,951**	**268,065**	**285,535**	**277,360**	**(8,175)**
GENERAL & ADMINISTRATIVE EXPENSES					
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	75,341	68,000	81,600	13,600
DISTRICT MANAGEMENT	43,680	45,427	46,790	48,200	1,410
DISTRICT COUNSEL	24,753	22,234	28,350	29,800	1,450
SUPERVISOR FEES-REGULAR MEETINGS	9,600	5,600	12,000	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	5,000	12,000	12,000	-
TRUSTEE FEES	8,800	5,133	8,800	9,100	300
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	6,350	223
ENGINEERING	14,028	14,803	5,460	5,700	240
OFFICE MISCELLANEOUS	3,371	3,307	3,822	4,000	178
AUDIT	3,450	3,650	3,650	3,850	200
LEGAL ADVERTISING	2,741	2,859	3,500	4,000	500
WEBSITE	4,030	2,595	2,800	2,950	150
DISSEMINATION AGENT	2,600	2,704	2,785	2,900	115
ARBITRAGE REBATE CALCULATION	1,300	2,925	676	750	74
DUES, LICENSES & FEES	191	175	175	200	25
BONUS/APPRECIATION GIFTS (NEW LINE)	-	-	1,000	-	(1,000)
DISTRICT CONTINGENCY	6,995	-	16,303	51,228	34,925
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	**207,791**	**197,702**	**222,238**	**274,628**	**52,390**
TOTAL EXPENSES	**1,707,124**	**1,831,023**	**2,187,832**	**2,157,224**	**(30,608)**
TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES	**356,083**	**646,375**	**-**	**-**	**-**
OPERATIONS & MAINTENANCE FUND BALANCE					
FUND BALANCE - BEGINNING	229,755	585,838	585,838	1,122,893	537,055
TRANSFER OUT TO CAPITAL RESERVE FUND	-	(109,319)	(274,921)	-	274,921
FUND BALANCE FORWARD	-	-	(30,908)	-	30,908
NET CHANGE IN FUND BALANCE	356,083	646,375	-	-	-
FUND BALANCE - ENDING - PROJECTED	**585,838**	**1,122,893**	**280,009**	**1,122,893**	**842,884**

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	$ 100,269	$ 221,849	$ 421,016	$ 421,016	$ -
INTEREST	2,895	6,203	-	-	
TOTAL REVENUES	**103,164**	**228,052**	**421,016**	**421,016**	**-**
EXPENDITURES					
CAPITAL IMPROVEMENT PLAN - CURRENT FY	30,827	38,696	-	-	-
CAPITAL IMPROVEMENT PLAN - FUTURE FY	-	-	180,000	180,000	-
CAPITAL CONTINGENCY	23,764	-	150,000	150,000	-
CAPITAL RESERVE FUND CONTRIBUTION	-	-	91,016	91,016	-
TOTAL EXPENDITURES	**54,590**	**38,696**	**421,016**	**421,016**	**-**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**48,573**	**189,356**	**-**	**-**	**-**
OTHER FINANCING SOURCES & USES					
TRANSFER IN FROM GENERAL FUND	-	109,319	274,921	-	(274,921)
TOTAL OTHER FINANCING SOURCES & USES	**-**	**109,319**	**274,921**	**-**	**(274,921)**
CAPITAL RESERVE FUND BALANCE - BEGINNING	**-**	48,573	48,573	347,249	298,675
NET CHANGE IN FUND BALANCE	48,573	298,675	274,921	-	(274,921)
FUND BALANCE - ENDING - PROJECTED	**48,573**	**347,249**	**323,494**	**347,249**	**23,754**

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

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

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

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR FEES - REGULAR MEETINGS	$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings.
SUPERVISOR FEES - WORKSHOPS	$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year per Supervisor. The District anticipates 12 workshops.
TRUSTEE FEES	$9,100	BNY Mellon	Covers trustee services for the District's bonds. Annual fees are based on a notice received from the Trustee
ASSESSMENT ADMINISTRATION	$6,350	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books. (Contract: 5/1/2022-Present)
ENGINEERING	$5,700	Alliant Engineering, Inc.	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested. (Contract: XXXXXX-Present)
OFFICE MISCELLANEOUS	$4,000		This covers the cost of District related mailings
AUDIT	$3,850	DMHB	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2029)
LEGAL ADVERTISING	$4,000	Jacksonville Daily Record	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation. (No contract)
WEBSITE & SUPERVISOR EMAILS	$2,950	Campus Suite (School Now)Vglobal	The District maintains a website and email service for Supervisors. (Contract 4/1/2022-Present)
DISSEMINATION AGENT	$2,900	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. (Contract: 5/1/2022-Present)
ARBITRAGE REBATE CALCULATION	$750	LLS Tax Solutions LLC	Vendor calculates the annual arbitrage rebate liability for the District's bond series. (Contract: 2024 Series: 7/16/2026; 2015 Series: 5/5/2027)
DUES, LICENSES & FEES	$200	FL Department of Commerce	The District must registered with the State of Florida each year
BONUS / APPRECIATION GIFTS	$0	N/A	The District provides appreciation gifts from time to time
DISTRICT CONTINGENCY	$51,228	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

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

OPERATIONS & MAINTENANCE BUDGET	
NET O&M ASSESSMENT	**$2,156,924.47**
COUNTY COLLECTION COSTS	$81,613.36
EARLY PAYMENT DISCOUNT	$93,272.41
GROSS O&M ASSESSMENT	**$2,331,810.24**

CAPITAL RESERVE FUND (CRF)	
NET RESERVE ASSESSMENT	**$421,016.00**
COUNTY COLLECTION COSTS	$15,930.34
EARLY PAYMENT DISCOUNT	$18,206.10
GROSS CRF ASSESSMENT	**$455,152.43**

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

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

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

[1] Reflects the total number of lots with Series 2015 and 2024 debt outstanding.
[2] Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.
[3] Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

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

	SERIES 2024 DS	SERIES 2015 DS	TOTAL DS BUDGET
REVENUES			
NET ASSESSMENTS LEVIED (MADS)	$ 658,638	$ 570,758	$ 1,229,395
TOTAL REVENUES	**658,638**	**570,758**	**1,229,395**
EXPENDITURES			
INTEREST PAYMENTS			
May 1, 2027	189,550	191,308	380,858
November 1, 2027	184,475	185,703	370,178
PRINCIPAL RETIREMENT			
May 1, 2027	280,000	190,000	470,000
TOTAL EXPENDITURES	**654,025**	**567,010**	**1,221,035**
TOTAL REVENUES OVER (UNDER) EXPENDITURES	**$ 4,613**	**$ 3,748**	**$ 8,360**

TOTAL NET ASSESSMENTS	1,229,395
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	99,681
TOTAL GROSS ASSESSMENTS	**$ 1,329,076**

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

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

Footnote: Maximum Annual Debt Service (MADS): 658,638

Data herein for the CDD's budgetary process purposes only.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
9/30/2025						6,665,000
11/1/2025	-	5.90%	196,618	196,618	196,618	6,665,000
5/1/2026	180,000	5.90%	196,618	376,618		6,485,000
11/1/2026	-	5.90%	191,308	191,308	567,925	6,485,000
5/1/2027	190,000	5.90%	191,308	381,308		6,295,000
11/1/2027	-	5.90%	185,703	185,703	567,010	6,295,000
5/1/2028	200,000	5.90%	185,703	385,703		6,095,000
11/1/2028	-	5.90%	179,803	179,803	565,505	6,095,000
5/1/2029	215,000	5.90%	179,803	394,803		5,880,000
11/1/2029	-	5.90%	173,460	173,460	568,263	5,880,000
5/1/2030	230,000	5.90%	173,460	403,460		5,650,000
11/1/2030	-	5.90%	166,675	166,675	570,135	5,650,000
5/1/2031	240,000	5.90%	166,675	406,675		5,410,000
11/1/2031		5.90%	159,595	159,595	566,270	5,410,000
5/1/2032	255,000	5.90%	159,595	414,595		5,155,000
11/1/2032	-	5.90%	152,073	152,073	566,668	5,155,000
5/1/2033	270,000	5.90%	152,073	422,073		4,885,000
11/1/2033	-	5.90%	144,108	144,108	566,180	4,885,000
5/1/2034	290,000	5.90%	144,108	434,108		4,595,000
11/1/2034	-	5.90%	135,553	135,553	569,660	4,595,000
5/1/2035	305,000	5.90%	135,553	440,553		4,290,000
11/1/2035	-	5.90%	126,555	126,555	567,108	4,290,000
5/1/2036	325,000	5.90%	126,555	451,555		3,965,000
11/1/2036	-	5.90%	116,968	116,968	568,523	3,965,000
5/1/2037	345,000	5.90%	116,968	461,968		3,620,000
11/1/2037	-	5.90%	106,790	106,790	568,758	3,620,000
5/1/2038	365,000	5.90%	106,790	471,790		3,255,000
11/1/2038	-	5.90%	96,023	96,023	567,813	3,255,000
5/1/2039	385,000	5.90%	96,023	481,023		2,870,000
11/1/2039	-	5.90%	84,665	84,665	565,688	2,870,000
5/1/2040	410,000	5.90%	84,665	494,665		2,460,000
11/1/2040	-	5.90%	72,570	72,570	567,235	2,460,000
5/1/2041	435,000	5.90%	72,570	507,570		2,025,000
11/1/2041	-	5.90%	59,738	59,738	567,308	2,025,000
5/1/2042	465,000	5.90%	59,738	524,738		1,560,000
11/1/2042	-	5.90%	46,020	46,020	570,758	1,560,000
5/1/2043	490,000	5.90%	46,020	536,020		1,070,000
11/1/2043	-	5.90%	31,565	31,565	567,585	1,070,000
5/1/2044	520,000	5.90%	31,565	551,565		550,000
11/1/2044	-	5.90%	16,225	16,225	567,790	550,000
5/1/2045	550,000	5.90%	16,225	566,225	566,225	-
Total	**6,665,000**		**4,884,020**	**11,549,020**	**11,549,020**	

Footnote: Maximum Annual Debt Service (MADS): 570,758

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 3

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

	FY 2024 AUDITED	FY 2025 AUDITED	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	1,961,631	2,365,803	2,156,924	2,156,924	-
ROOM RENTALS	46,028	57,660	-	50	50
INTEREST INCOME	36,573	39,644	-	50	50
MISC. OTHER INCOME	6,769	1,695	-	50	50
EVENT SPONSORSHIP & ENTRY FEES	-	6,710	-	50	50
ACCESS CARDS	1,455	251	-	50	50
BARCODE DECALS	10,750	5,634	-	50	50
FUND BALANCE FORWARD	-	-	30,908	-	(30,908)
NET REVENUES	**2,063,207**	**2,477,397**	**2,187,832**	**2,157,224**	**(30,608)**
FIELD EXPENSES					
UTILITIES/SEWER/PROPANE GAS	250,119	209,709	305,550	250,000	(55,550)
LANDSCAPING (INCLUDING MATERIALS)	378,700	389,070	400,000	222,720	(177,280)
FIELD MANAGEMENT	126,938	171,602	178,310	185,442	7,132
COMMUNITY AND AMENITY REPAIRS	37,495	123,544	90,000	125,000	35,000
MULCH AND PINE STRAW	-	20,361	34,944	61,840	26,896
LAKE MAINTENANCE	30,052	29,850	30,000	31,500	1,500
LANDSCAPE IMPROVEMENT	11,235	10,387	20,800	60,000	39,200
SIDEWALK REPAIRS	-	-	7,000	25,000	18,000
IRRIGATION (REPAIRS)	13,546	1,457	4,368	20,000	15,632
FIELD OPERATIONS CONTINGENCY	-	-	100,000	100,000	-
TOTAL FIELD EXPENSES	**848,085**	**955,980**	**1,170,972**	**1,081,502**	**(89,470)**
AMENITY EXPENSES					
AMENITY MANAGEMENT	126,620	148,748	156,655	188,384	31,729
AMENITY/FITNESS CENTER STAFFING	70,781	76,279	89,114	70,000	(19,114)
LIFESTYLES PROGRAMMING	37,023	36,903	46,036	50,000	3,964
AMENITY CLEANING	20,430	22,784	41,200	26,000	(15,200)
SWIMMING POOL/ENTRY WATER FEATURE MAINTENANCE	31,466	9,544	32,725	34,050	1,325
LIFEGUARD	27,658	26,383	28,028	40,000	11,972
AMENITY GATES/CONTROL ACCESS/AMENITY GATE REPAIR	8,984	5,230	27,872	10,000	(17,872)
SWIMMING POOL CHEMICALS	20,002	23,728	20,802	25,000	4,198
FITNESS EQUIPMENT LEASE	18,479	21,559	18,500	23,000	4,500
AMENITY INTERNET/CABLE	12,449	12,423	14,560	10,200	(4,360)
HOLIDAY DECORATIONS	9,666	9,615	10,400	5,200	(5,200)
AMENITY WEBSITE/COMPUTER EQUIPMENT	4,124	5,899	10,400	7,500	(2,900)
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	2,478	2,381	3,770	4,500	730
TRASH COLLECTION	2,868	3,114	2,983	3,150	167
AED LEASE	-	1,794	1,810	1,900	90
PEST CONTROL	1,414	1,456	1,747	1,850	103
AMENITY FIRE SYSTEM MONITORING	900	1,350	1,556	2,000	444
SWIMMING POOL INSPECTION	850	850	929	1,000	71

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

	FY 2024 AUDITED	FY 2025 AUDITED	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
AMENITY SECURITY	-	-	-	20,000	20,000
AMENITY GATE REPAIRS	1,275	1,429	-	-	-
AMENITY GENERAL MAINTENANCE & REPAIRS	19,831	886	-	-	-
TOTAL AMENITY EXPENSES	**417,298**	**412,356**	**509,087**	**523,734**	**14,647**
ACCESS CONTROL /GATE HOUSE					
GUARD SERVICE (GATE ONLY)	230,663	230,010	192,172	232,210	40,038
ROVING GUARD SERVICE	-	38,055	37,123	38,650	1,527
BAR CODE EXPENSE	3,288	-	6,240	6,500	260
SECURITY CONTINGENCY	-	-	50,000	-	(50,000)
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	**233,951**	**268,065**	**285,535**	**277,360**	**(8,175)**
GENERAL & ADMINISTRATIVE EXPENSES					
GENERAL LIABILITY INSURANCE/PUBLIC OFFICIAL/PROPERTY INSURANCE	72,332	75,341	68,000	81,600	13,600
DISTRICT MANAGEMENT	43,680	45,427	46,790	48,200	1,410
DISTRICT COUNSEL	24,753	22,234	28,350	29,800	1,450
SUPERVISOR FEES-REGULAR MEETINGS	9,600	5,600	12,000	12,000	-
SUPERVISOR FEES-WORKSHOPS	4,200	5,000	12,000	12,000	-
TRUSTEE FEES	8,800	5,133	8,800	9,100	300
ASSESSMENT ADMINISTRATION	5,720	5,949	6,127	6,350	223
ENGINEERING	14,028	14,803	5,460	5,700	240
OFFICE MISCELLANEOUS	3,371	3,307	3,822	4,000	178
AUDIT	3,450	3,650	3,650	3,850	200
LEGAL ADVERTISING	2,741	2,859	3,500	4,000	500
WEBSITE	4,030	2,595	2,800	2,950	150
DISSEMINATION AGENT	2,600	2,704	2,785	2,900	115
ARBITRAGE REBATE CALCULATION	1,300	2,925	676	750	74
DUES, LICENSES & FEES	191	175	175	200	25
BONUS/APPRECIATION GIFTS	-	-	1,000	-	(1,000)
DISTRICT CONTINGENCY	6,995	-	16,303	51,228	34,925
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	**207,791**	**197,702**	**222,238**	**274,628**	**52,390**
TOTAL EXPENSES	**1,707,124**	**1,831,023**	**2,187,832**	**2,157,224**	**(30,608)**
TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES	**356,083**	**646,375**	**-**	**-**	**-**
OPERATIONS & MAINTENANCE FUND BALANCE					
FUND BALANCE - BEGINNING	229,755	585,838	585,838	1,122,893	537,055
TRANSFER OUT TO CAPITAL RESERVE FUND	-	(109,319)	(274,921)	(481,027)	(206,106)
FUND BALANCE FORWARD	-	-	(30,908)	-	30,908
NET CHANGE IN FUND BALANCE	356,083	646,375	-	-	-
FUND BALANCE - ENDING - PROJECTED	**585,838**	**1,122,893**	**280,009**	**641,866**	**361,857**

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

	FY 2024 AUDITED	FY 2025 AUDITED	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS	$ 100,269	$ 221,849	$ 421,016	$ 421,016	$ -
INTEREST	2,895	6,203	-	-	
TOTAL REVENUES	**103,164**	**228,052**	**421,016**	**421,016**	**-**
EXPENDITURES					
CAPITAL IMPROVEMENT PLAN - CURRENT FY	30,827	38,696	-	-	-
CAPITAL IMPROVEMENT PLAN - FUTURE FY	-	-	180,000	180,000	-
CAPITAL CONTINGENCY	23,764	-	150,000	150,000	-
CAPITAL RESERVE FUND CONTRIBUTION	-	-	91,016	91,016	-
TOTAL EXPENDITURES	**54,590**	**38,696**	**421,016**	**421,016**	**-**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**48,573**	**189,356**	**-**	**-**	**-**
OTHER FINANCING SOURCES & USES					
TRANSFER IN FROM GENERAL FUND	-	109,319	274,921	481,027	206,106
TOTAL OTHER FINANCING SOURCES & USES	**-**	**109,319**	**274,921**	**481,027**	**206,106**
CAPITAL RESERVE FUND BALANCE - BEGINNING	**-**	48,573	48,573	347,249	298,675
NET CHANGE IN FUND BALANCE	48,573	298,675	274,921	481,027	206,106
FUND BALANCE - ENDING - PROJECTED	**48,573**	**347,249**	**323,494**	**828,276**	**504,781**

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

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

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

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR FEES - REGULAR MEETINGS	$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings.
SUPERVISOR FEES - WORKSHOPS	$12,000	N/A	Florida Statute, Chapter 190.006(8) sets a $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year per Supervisor. The District anticipates 12 workshops.
TRUSTEE FEES	$9,100	BNY Mellon	Covers trustee services for the District's bonds. Annual fees are based on a notice received from the Trustee
ASSESSMENT ADMINISTRATION	$6,350	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books. (Contract: 5/1/2022-Present)
ENGINEERING	$5,700	Alliant Engineering, Inc.	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested. (Contract: 4/22/2026-Present)
OFFICE MISCELLANEOUS	$4,000		This covers the cost of District related mailings
AUDIT	$3,850	DMHB	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2029)
LEGAL ADVERTISING	$4,000	Jacksonville Daily Record	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation. (No contract)
WEBSITE & SUPERVISOR EMAILS	$2,950	Campus Suite (School Now)Vglobal	The District maintains a website and email service for Supervisors. (Contract 4/1/2022-Present)
DISSEMINATION AGENT	$2,900	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. (Contract: 5/1/2022-Present)
ARBITRAGE REBATE CALCULATION	$750	LLS Tax Solutions LLC	Vendor calculates the annual arbitrage rebate liability for the District's bond series. (Contract: 2024 Series: 7/16/2026; 2015 Series: 5/5/2027)
DUES, LICENSES & FEES	$200	FL Department of Commerce	The District must registered with the State of Florida each year
BONUS / APPRECIATION GIFTS	$0	N/A	The District provides appreciation gifts from time to time
DISTRICT CONTINGENCY	$51,228	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

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

OPERATIONS & MAINTENANCE BUDGET	
NET O&M ASSESSMENT	**$2,156,924.47**
COUNTY COLLECTION COSTS	$81,613.36
EARLY PAYMENT DISCOUNT	$93,272.41
GROSS O&M ASSESSMENT	**$2,331,810.24**

CAPITAL RESERVE FUND (CRF)	
NET RESERVE ASSESSMENT	**$421,016.00**
COUNTY COLLECTION COSTS	$15,930.34
EARLY PAYMENT DISCOUNT	$18,206.10
GROSS CRF ASSESSMENT	**$455,152.43**

	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
UNIT TYPE	O&M	SERIES 2024 DEBT SERVICE [1]	SERIES 2015 DEBT SERVICE [1]	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
AA1													
BELLA NINA	178	146		1.00	178.0	18.84%	$439,219.28	$2,467.52	1.00	178.0	18.84%	$85,732.42	$481.64
BELLA NIKA	406	367		1.00	406.0	42.96%	$1,001,814.77	$2,467.52	1.00	406.0	42.96%	$195,546.97	$481.64
BELLA ANA	21	19		1.00	21.0	2.22%	$51,818.01	$2,467.52	1.00	21.0	2.22%	$10,114.50	$481.64
AA2													
ISABELLA & LIV - 50'	112		110	1.00	112.0	11.85%	$276,362.69	$2,467.52	1.00	112.0	11.85%	$53,943.99	$481.64
ISABELLA & LIV - 60'	123		121	1.00	123.0	13.02%	$303,505.46	$2,467.52	1.00	123.0	13.02%	$59,242.06	$481.64
ISABELLA & LIV - 75'	105		104	1.00	105.0	11.11%	$259,090.03	$2,467.52	1.00	105.0	11.11%	$50,572.49	$481.64
	945	532	335		945.0	100.00%	**$2,331,810.24**			945.0	100.00%	**$455,152.43**	

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

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

[1] Reflects the total number of lots with Series 2015 and 2024 debt outstanding.
[2] Annual debt service assessments per unit adopted in connection with the Series 2015 & 2024 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.
[3] Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (3.5%) and early payment discounts (up to 4% if paid early).

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

	SERIES 2024 DS	SERIES 2015 DS	TOTAL DS BUDGET
REVENUES			
NET ASSESSMENTS LEVIED (MADS)	$ 658,638	$ 570,758	$ 1,229,395
TOTAL REVENUES	**658,638**	**570,758**	**1,229,395**
EXPENDITURES			
INTEREST PAYMENTS			
May 1, 2027	189,550	191,308	380,858
November 1, 2027	184,475	185,703	370,178
PRINCIPAL RETIREMENT			
May 1, 2027	280,000	190,000	470,000
TOTAL EXPENDITURES	**654,025**	**567,010**	**1,221,035**
TOTAL REVENUES OVER (UNDER) EXPENDITURES	**$ 4,613**	**$ 3,748**	**$ 8,360**

TOTAL NET ASSESSMENTS	1,229,395
COUNTY COLLECTION FEES AND EARLY PAYMENT DISCOUNT	99,681
TOTAL GROSS ASSESSMENTS	**$ 1,329,076**

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

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

Footnote: Maximum Annual Debt Service (MADS): 658,638

Data herein for the CDD's budgetary process purposes only.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
9/30/2025						6,665,000
11/1/2025	-	5.90%	196,618	196,618	196,618	6,665,000
5/1/2026	180,000	5.90%	196,618	376,618		6,485,000
11/1/2026	-	5.90%	191,308	191,308	567,925	6,485,000
5/1/2027	190,000	5.90%	191,308	381,308		6,295,000
11/1/2027	-	5.90%	185,703	185,703	567,010	6,295,000
5/1/2028	200,000	5.90%	185,703	385,703		6,095,000
11/1/2028	-	5.90%	179,803	179,803	565,505	6,095,000
5/1/2029	215,000	5.90%	179,803	394,803		5,880,000
11/1/2029	-	5.90%	173,460	173,460	568,263	5,880,000
5/1/2030	230,000	5.90%	173,460	403,460		5,650,000
11/1/2030	-	5.90%	166,675	166,675	570,135	5,650,000
5/1/2031	240,000	5.90%	166,675	406,675		5,410,000
11/1/2031		5.90%	159,595	159,595	566,270	5,410,000
5/1/2032	255,000	5.90%	159,595	414,595		5,155,000
11/1/2032	-	5.90%	152,073	152,073	566,668	5,155,000
5/1/2033	270,000	5.90%	152,073	422,073		4,885,000
11/1/2033	-	5.90%	144,108	144,108	566,180	4,885,000
5/1/2034	290,000	5.90%	144,108	434,108		4,595,000
11/1/2034	-	5.90%	135,553	135,553	569,660	4,595,000
5/1/2035	305,000	5.90%	135,553	440,553		4,290,000
11/1/2035	-	5.90%	126,555	126,555	567,108	4,290,000
5/1/2036	325,000	5.90%	126,555	451,555		3,965,000
11/1/2036	-	5.90%	116,968	116,968	568,523	3,965,000
5/1/2037	345,000	5.90%	116,968	461,968		3,620,000
11/1/2037	-	5.90%	106,790	106,790	568,758	3,620,000
5/1/2038	365,000	5.90%	106,790	471,790		3,255,000
11/1/2038	-	5.90%	96,023	96,023	567,813	3,255,000
5/1/2039	385,000	5.90%	96,023	481,023		2,870,000
11/1/2039	-	5.90%	84,665	84,665	565,688	2,870,000
5/1/2040	410,000	5.90%	84,665	494,665		2,460,000
11/1/2040	-	5.90%	72,570	72,570	567,235	2,460,000
5/1/2041	435,000	5.90%	72,570	507,570		2,025,000
11/1/2041	-	5.90%	59,738	59,738	567,308	2,025,000
5/1/2042	465,000	5.90%	59,738	524,738		1,560,000
11/1/2042	-	5.90%	46,020	46,020	570,758	1,560,000
5/1/2043	490,000	5.90%	46,020	536,020		1,070,000
11/1/2043	-	5.90%	31,565	31,565	567,585	1,070,000
5/1/2044	520,000	5.90%	31,565	551,565		550,000
11/1/2044	-	5.90%	16,225	16,225	567,790	550,000
5/1/2045	550,000	5.90%	16,225	566,225	566,225	-
Total	**6,665,000**		**4,884,020**	**11,549,020**	**11,549,020**	

Footnote: Maximum Annual Debt Service (MADS): 570,758

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 4

RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Beach Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beach Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY, 2026.

ATTEST: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary / Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

EXHIBIT 5

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Duval County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20st DAY OF JULY, 2026.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

EXHIBIT 6

RULES OF PROCEDURE
BEACH COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

(1) The Beach Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "**voting conflict of interest**" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings 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."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days prior to such meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
    (a) District Counsel
    (b) District Engineer
    (c) District Manager
        1. Financial Report
        2. Approval of Expenditures
Supervisor's requests and comments

Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

(c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

(d) Support economical and efficient operations; and

(e) Ensure reliability of financial records and reports; and

(f) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule ("**Notice of Rule Development**") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

(vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.

(b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the "**Notice of Rulemaking**") setting forth the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-

mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District

shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the

District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

(13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:

(a) A copy of the rule;

(b) Any material incorporated by reference in the rule;

(c) A detailed written statement of the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In

the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "**substantial hardship**" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "**principles of fairness**" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

(a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.

(b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.

(c) In conducting its rule review process, the District shall determine whether each rule:

(i) Is a valid exercise of delegated legislative authority;

(ii) Has current statutory authority;

(iii) Reiterates or paraphrases statutory material;

(iv) Is in proper form;

(v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;

(vi) Requires a technical or substantive update to reflect current use; and

(vii) Requires updated references to statutory citations and incorporated materials.

(d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the "**Rule Review Resolution**"):

(i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;

2. A written statement of its intended action; and

3. Its assessment of factors specified in Section 16(c) of this Rule.

(ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;

2. A written statement of its intended action;

3. Its assessment of the factors specified in Section 16(c) of this Rule; and

4. The facts and circumstances justifying the technical change or changes to the reviewed rule.

(iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;

2. The recommended change or changes coded by underlining new text and striking through deleted text;

3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.

(iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:

1. A written statement of its intended action; and

2. Its assessment of factors specified in subsection 16(c) of this Rule.

(e) The rule review is completed upon the District's adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review ("**Notice of Completed Rule Review**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

(17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

(5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

(i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

(ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

(iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

(iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

(v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

(vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

(vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

(viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

(ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

(x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

(xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

(i) Impacts on project schedule, cost, or quality of work;

(ii) Unsafe conditions allowed to exist;

(iii) Complaints from the public;

(iv) Delay or interference with the bidding process;

(v) The potential for repetition;

(vi) Integrity of the public contracting process;

(vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

    Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of

the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

EXHIBIT 7

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of July, 2026.

ATTEST:	**BEACH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A:

RULES OF PROCEDURE

EXHIBIT 8

TAMAYA
BETWEEN THE CITY AND THE SEA

Amenity Managers Report

Date of report: ***7.9.2026*** *Submitted by:* ***Oliver Ingram & Kaylie Fitzhugh***

Notables

- The Roving Patrol Survey was conducted between June 18 and July 2, 2026, and received a total of 262 responses from residents. The results indicated majority support for resuming the roving patrol service, with 148 respondents (56.5%) voting in favor and 114 respondents (43.5%) voting against the proposal. Based on the recorded results, the survey reflects a clear preference among participating residents to reinstate the roving patrol program.
- During the Board Workshop on July 2, 2026, Supervisor Jim requested that an email blast be sent to residents regarding tree trimming. We are currently awaiting guidance from District Counsel before proceeding with the communication. Once direction is received, the next appropriate steps will be taken.
- On June 25, 2026, Lynn Cooney, Karen Young, and Loraine Ryan assisted in cleaning and reorganizing the Amenity office cabinets and drawers.
- June is wrapping up, and it has been an exciting month of events. We kicked things off with an Adult Swim Happy Hour, followed by Storytime with Friends and the Wild Wonders Reptile Show. We celebrated Father's Day with a Grill and Chill event, and we'll close out the month with Dueling Pianos on June 27th. This event was in high demand—once registration opened, it filled on the first day, with many additional residents requesting to be added to a waitlist.
- We are currently awaiting proposals from the Beach CDD Engineer to add a dedicated commercial lane for vendors and large trucks entering the gates. In addition, proposals are being reviewed to add pickleball courts adjacent to the existing tennis courts.
- We have met with several commercial playground vendors to obtain pricing for updated and additional playground equipment for the community to enjoy. Supervisor Pawel is also providing input and recommendations to help guide the playground enhancements.
- We continue to see young teens parking e-bikes in the breezeway. This is a reminder that e-bikes should be parked at the designated bike racks and securely locked.
- We continue to experience 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

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.

- **Height Requirement:** Children under forty-eight (48) inches in height are not permitted to ride the waterslide.

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 oingram@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.

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.

July Events:

7/18/26 Hawaiian Luau
7/20/26 CDD Board Meeting
7/26/26 Storytime & Craft Hour

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

			BUDGET			ACTUAL					VARIANCE		
FY Month	Event	type	net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
02 - Oct	Halloween Happy Hour	adult	$ 1,500	65	$ 23	$ 1,345	$0	$1,345	45	$ 30	$ 155	-20	$ (7)
12 - Oct	Spooky Storytime	family	$ 150	34	$ 4	$ 133	$0	$133	39	$ 3	$ 17	5	$ 1
19 - Oct	Toy Story Halloween	family	$ 3,500	212	$ 17	$ 3,529	$0	$3,529	180	$ 20	$ (29)	-32	$ (3)
08 - Nov	Veterans Night Out	adult	$ 1,000	39	$ 26	$ 1,100	$0	$1,100	32	$ 34	$ (100)	-7	$ (9)
09 - Nov	Nov Storytime	family	$ 150	23	$ 7	$ 180	$0	$180	15	$ 12	$ (30)	-8	$ (5)
11 - Nov	Community of Heros	family	$ 500	53	$ 9	$ 725	$0	$725	75	$ 10	$ (225)	22	$ (0)
14 - Nov	Friendsgiving Happy Hour	adult	$ 500	101	$ 5	$ 250	$0	$250	85	$ 3	$ 250	-16	$ 2
21 - Nov	Chilli Cook-Off	family	$ 200	58	$ 3	$ 52	$0	$52	60	$ 1	$ 148	2	$ 3
05 - Dec	White Elephant Event	adult	$ 200	40	$ 5	$ 168	$0	$168	39	$ 4	$ 32	-1	$ 1
13 - Dec	Holly Jolyy Christmas	family	$ 3,000	350	$ 9	$ 3,185	$250	$2,935	350	$ 8	$ 65	0	$ 0
19 - Dec	Tamaya Community	adult	$ 3,000	213	$ 14	$ -	$9,000	-$9,000	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	$ 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	-19	$ (5)
23 - May	Memorial Day Splash	family	$ 1,500	294	$ 5	$ 1,450	$0	$1,450	200	$ 7	$ 50	-94	$ (2)
05 - Jun	Adult Swim Happy Hour	adult	$ 750	81	$ 9	$ 716	$0	$716	45	$ 16	$ 34	-36	$ (7)
14 - Jun	Storytime with Friends	family	$ 150	14	$ 11	$ 191	$0	$191	19	$ 10	$ (41)	5	$ 1
20 - Jun	Wild Wonders Reptile Show	family	$ 400	128	$ 3	$ 394	$0	$394	100	$ 4	$ 6	-28	$ (1)
21 - Jun	Father's Day Grill and Chill	family	$ 800	135	$ 6	$ 804	$0	$804	110	$ 7	$ (4)	-25	$ (1)
			$ 32,050	**3,216**	$ 10	**$ 28,129**	**$ 9,940**	$18,189	**2,673**	$ 7	$ 13,861	-543	$ 3

	BUDGET			ACTUAL					VARIANCE		
	cost	attend	cost per person	actual cost	total fee collect	net cost	attend	cost per person	net cost	attend	per person
family	$ 21,500	2,437	$ 9	$ 20,956	$ 940	$20,016	2,054	$ 10	$ 1,484	-383	$ (1)
adults	$ 10,550	779	$ 14	$ 7,173	$ 9,000	-$1,827	619	$ (3)	$ 12,377	-160	$ 16
TOTAL	**$ 32,050**	**3,216**	**$ 10**	**$ 28,129**	**$ 9,940**	**$18,189**	**2,673**	**$ 7**	**$ 13,861**	**-543**	**$ 3**

EXHIBIT 9

Field Operations Managers Report

Date of report: ***7.16.2026*** *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. Update 7.9.26 4 more stop bars painted. Update 7.10.26 5 more done.*

• Moved speed sign to Pescara Dr on 6/23/26 Update 6/25/26 Resident notified me that the sign was laying on its side. Brought back to shop and as time permits repairs will need to be done.

• 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.7.9.26 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. Update 7.16.26 Put up light at breezeway and ordered new mount to angle the other light.*

- *Tamped down white lines on tennis courts 5/21/26. Update 6-11-26 repaired more white lines at tennis courts. Update 6/25/26: Continuous repairs being done.*
- Counted trees that are close to light poles. Update 6/25/26 rode around with board chair to look at trees. Many close ones will just need to be trimmed and not cut down. I am compiling a list of trees that cant be trimmed and will need to cut down.
- Pond #4. We are experiencing an algae bloom in this particular pond that we are working diligently with Lake Doctors in an effort to combat the issue. They were out on 6.26.2026 and did an additional treatment, at no charge to the District, and will be out every two weeks to perform treatments until the bloom subsides. Update 7.9.26 pond is clear. Update 7.16.26 pond is clear
- Event lawn aerated, top dressed and fertilized on 6.29.26
- Deposit was made for blinds in Tamaya hall. Waiting on a schedule date.
- Urinal in pool men's room will not flush. Update 7.15.26 Replaced assembly.
- New pool furinature scheduled for delivery on 7.24.26
- New fitness equipment scheduled for delivery on 7.17.26

EXHIBIT 10

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)	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; On Hold
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 and AM** obtain quotes for mirrors in group fitness/yoga rooms	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. 6.9.2026 Update: Second will be added near breezeway entrance.
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
3/16/2026	**FOM** to obtain information on mirrors in group fitness/yoga room	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	Done
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	Done
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	Underway
7/2/2026	**FOM** to obtain recommendation(s) from arborist for tree barriers for palm trees at pool area (for the 8/5/2026 workshop)	
7/2/2026	**FOM** to obtain quotes relating to the present conditions of the tennis courts	7.14.2026 update: Meeting with vendors to acquire quotes

	Amenity Manger Section	
12/4/2025	**AM and FOM** obtain quotes for mirrors in group fitness/yoga rooms	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.
7/2/2026	**AM** to obtain information regarding the frequency and process of cleaning the floors of the amenity center	7.14.2026 Update: working with a vendor to modify the area so to accommodate the air fryer
	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
6/15/2026	DM to work with DC regarding demand letter to resident	Underway (emails sent 6/16 and 6/23)
	District Engineer Section	
6/4/2026	**DE** to evaluate gate entrance for a Truck Gate	6/12: Email to Joe regarding having information for 7/2 workshop
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	6/12: Email to Joe regarding having information for 7/2 workshop
	District Counsel Section	
6/15/2026	DC to draft demand letter to resident	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	
7/2/2026	**Vice Chair Szeszko** to work with on-site staff to program HAVC system at Amenity Center	
7/2/2026	**Supervisor Caprita** to do research on solar panels for Amenity Center	

EXHIBIT 11

BEACH CDD MEETING AGENDA MATRIX

August 2026	***Workshop 8/5***	***Presentations*** • 1. District Engineer's Proposal Regarding New Truck Entry Lane and Pickleball Courts—if ready ***Upcoming Business Item*** • 1. Tamaya Light Upgrades (Tabled at the 6/4/2026 and the 7/2/2026 Workshops) o 1a. Map of Proposed Upgrades o 1b. Lamp Sales Unlimited, Inc. - $17,000.00 o 1c. Beaches Electrical Service, Inc. - $6,200.00 o 1d. Limbaugh Electric Contracting, Inc. - $13,897.00 • 2. Work Authorization 002 (Pickleball Courts Concept Plan) - $2,750.00 • 3. Work Authorization 003 (Bid Plans for a Pedestrian Crosswalk on Meritage Boulevard) - $3,500.00 • 4. Work Authorization 004 (Entrance Truck Turn and Modification Exhibits) - $4,600.00 • 5. Proposal from The Greenery, Inc for Marmaris Drive Ornamental Grass Enhancement) - $4,774.53 • 6. Proposal from The Greenery, Inc. for Pescara Drive Iris Enhancement - $2,087.41 • 7. Proposal from The Greenery, Inc. for Brettungar Cul-de-Sac Boxwood - $855.63 • 8. Proposal from The Greenery, Inc. for Ornamental Grass - $7,742.44 • 9. Proposal from The Greenery, Inc. for Poolside Bird of Paradise Enhancement - $3,346.67 ***Supervisor Projects***	• 1a. Exhibit 5 from the 7/2/2026 revised workshop agenda package • 1b: Exhibit 6 from the 7/2/2026 revised workshop agenda package • 1c. Exhibit 7 from the 7/2/2026 revised workshop agenda package • 1d. Exhibit 8 from the 7/2/2026 revised workshop agenda package • 2. Exhibit 10 from the 7/20 meeting initial agenda package • 3. Exhibit 11 from the 7/20 meeting initial agenda package • 4. Exhibit 12 from the 7/20 meeting initial agenda package • 5. Exhibit emailed to Jackie on 7/17 • 6. Exhibit emailed to Jackie on 7/17 • 7. Exhibit emailed to Jackie on 7/17 • 8. Exhibit emailed to Jackie on 7/17 • 9. Exhibit emailed to Jackie on 7/17

BEACH CDD MEETING AGENDA MATRIX

		Chair Kendig
		• 1. Arborist/Options for Oak Trees
		• 2. Truck Gate Entrance (from 1/12/2026 meeting)
		• 3. Group Fitness Classes (from 5/6/2026 Workshop)
		• 4. Cabana Security (Tabled at the 6/4/2026 Workshop)
		
		Vice Chair Szeszko
		
		Supervisor Young
		• 1. Capital Improvement Plan Projects
		  o 1a. Re-Marcite Coating
		• 2. Lighting Proposals for Various Locations
		  o 2a. Breezeway - $1,554.00
		  o 2b. Group Fitness Room - $1,036.00
		  o 2c. Tamaya Hall - $1,554.00
		  o 2s. Palm Court Breezeway - $1,898.24
		• 3. Air Fryer Capable Warming Oven (Tamaya Hall)
		• 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
		• 2. Solar panels for Amenity Center
			• 1. Ron to obtain quotes for removal of certain trees
			• 2. Waiting for new DE to start
			
			• 2a. exhibit 16C from the 7/2/2026 revised workshop agenda package
			• 2b. exhibit 16D from the 7/2/2026 revised workshop agenda package
			• 2c. exhibit 16E from the 7/2/2026 revised workshop agenda package
			• 2d. exhibit 16F from the 7/2/2026 revised workshop agenda package

BEACH CDD MEETING AGENDA MATRIX

		Pending from Prior Workshop(s) ***Discussion Items*** • 1. Alternatives to Secure Area to Prevent Jumping of Fence (from the 4/2/2026 and 7/2/2026 Workshops)—Supervisor Young • 2. Unlocking Gates in Pool Area (from the 6/4/2026 and 7/2/2026 Workshops) • 3. Pickleball Courts • 4. Arborist recommendation regarding barrier(s) for palm trees in pool area (from the 7/2/2026 workshop) • 5. Review of Current Conditions of Tennis Courts • 6. Trees on Fence Behind Homes on Pescara Drive ***Future Workshop*** • 1. Post Orders for Roving Patrol (Supervisor Young)	• 3. Exhibit 18 from the 7/2/2026 revised workshop agenda package • 4. Ron obtaining information from arborist • 5. Ron obtaining quotes

BEACH CDD MEETING AGENDA MATRIX

August 2026	***Regular Meeting: 8/17***	***Vendor Reports***
		
		Presentations
		
		Consent Agenda Items
		• 1. Minutes
		  ○ 1a. Workshop—8/5/2026
		  ○ 1b. Regular Meeting—7/20/2026
		• 2.Unaudited Financials
		  ○ 2a. July 2026
		Business Items
		
		Discussions
		
		Staff Reports
		• District Manager
		  ○ 1. Resident(s) Subject to Disciplinary Action
		  ○ 2. Incident Report Tracker
		  ○ 3. Action Item Report
		  ○ 4. Meeting Matrix
		• District Counsel
		• District Engineer	

BEACH CDD MEETING AGENDA MATRIX

Unscheduled Items		***Presentations*** ***Consent Agenda Items*** ***Business Items*** ***Discussions (Workshop)*** ***Public Hearing*** ***Vendor Reports*** ***Closed Session***	

BEACH CDD MEETING AGENDA MATRIX

Enhancements to Be Considered During FY 2027 Budget Review	
• Pickleball Courts ($145,890; discussed at 1/2/2025 workshop—exhibit 10 of the agenda package)	
• Playground Shade ($35,000; discussed at 1/2/2025 workshop—exhibit 11 of the agenda package)	
• RFID Technology for Entry Gate ($5,600; discussed at 1/2/2025 workshop—exhibit 19 of the agenda package)	
• Pickleball Courts ($$83,066.40 (Duval Asphalt) or $76,000 (Carson Vandeven); discussed at the 6/5/2025 workshop—exhibit 12 of the agenda package)	
• Dog Park 4' Fence ($25,160; discussed at the 7/3/2025 workshop--exhibit 11 of the agenda package) & 5' fence ($29,352; discussed at the 7/3/2025 workshop--exhibit 12 of the agenda package)	

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 12

MINUTES OF MEETING

BEACH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Beach Community Development District was held on Monday, May 18, 2026 at 6:02 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also, present were:

David McInnes	District Manager, Vesta District Services
Ryan Dugan *(via phone)*	District Counsel, Kutak Rock
Oliver Ingram	Amenity Manager, Vesta Property Services
Kaylie Fitzhugh	Assistant Amenity Manager, Vesta Property Services
Ron Zastrocky	Field Operations Manager, Vesta Property Services
Jason Davidson	Regional General Manager, Vesta Property Services
Aleta Trogisch	Resident
Pawel Szeszko	Resident
David Putnam	Resident
Dr. Robert Renn	Resident

The following is a summary of the discussions and actions taken at the May 18, 2026 Beach CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

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

Aleta Trogisch requested clarification on why the room rentals on the year-to-date had been booked under 'miscellaneous' rather than as income as had been done in previous years. She also noted that the interest income was not included in the FY 2027 budget. Discussion ensued regarding the line items she had questions about.

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

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

FIFTH ORDER OF BUSINESS – Vendor Reports

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

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

B. Vesta Property Services

1. Exhibit 3: Lifestyle Management Report

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

2. Exhibit 4: Field Management Report

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

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

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

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

B. District Engineer

The District Engineer was not present.

C. District Manager

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

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

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

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

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

3. Exhibit 5: Action Item Report

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

4. Exhibit 6: Meeting Matrix

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

SEVENTH ORDER OF BUSINESS – Consent Agenda

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

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

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

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

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

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

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

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

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

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

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

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

EIGHTH ORDER OF BUSINESS – Business Items

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

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

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

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

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

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

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

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

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

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

Supervisor Szeszko provided brief explanations of the two proposals.

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

NINTH ORDER OF BUSINESS – Discussion Topics

TENTH ORDER OF BUSINESS – Supervisors' Requests

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

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

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

A resident asked about the bike incident.

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

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

David Putnam asked about the tree removal.

TWELFTH ORDER OF BUSINESS – Action Items Summary

Available upon request.

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

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

Confirmed

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

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

SIXTEENTH ORDER OF BUSINESS – Adjournment

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

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

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

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

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 13

MINUTES OF MEETING

BEACH

COMMUNITY DEVELOPMENT DISTRICT

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

FIRST ORDER OF BUSINESS – Roll Call

Supervisor Kendig called the meeting to order and conducted roll call.

Present and constituting a quorum were:

James Kendig	Board Supervisor, Chairman
Pawel Szeszko	Board Supervisor, Vice Chairman
Karen Young	Board Supervisor, Assistant Secretary
Walter Repak	Board Supervisor, Assistant Secretary

Also, present were:

David McInnes	District Manager, Vesta District Services
Wes Haber *(via phone)*	District Counsel, Kutak Rock
Oliver Ingram	Amenity Manager, Vesta Property Services
Ron Zastrocky	Field Operations Manager, Vesta Property Services
Jason Davidson	Regional General Manager, Vesta Property Services
Carol Repak	Resident

The following is a summary of the discussions and actions taken at the June 15, 2026 Beach CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

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

Carol Repak asked for clarification on Exhibit 14.

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

FIFTH ORDER OF BUSINESS – Vendor Reports

Both vendors answered questions from the Board.

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

B. Vesta Property Services

1. Exhibit 3: Lifestyle Management Report
2. Exhibit 4: Field Management Report

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Haber provided an update on the storm water pipe damage due to clear evidence of the responsible party. The Board chose not to pursue the party responsible for said damage.

B. District Engineer

Mr. McInnes provided an update for a previous Board request on behalf of the District Engineer.

C. District Manager

1. Resident(s) Subject to Disciplinary Action
2. Complaint & Incident Management Tracker – *Under Separate Cover*
3. Exhibit 5: Action Item Report
4. Exhibit 6: Meeting Matrix
5. Final Form 1 Reminder, Due: July 1st

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on May 18, 2026

B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on June 4, 2026

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

D. Exhibit 10: Approval of the Direct TV Proposal from the 6/4/2026 Workshop - Approximately $60 per Month (Amenity Internet/Cable; GF; Line 52) – *If Needed*

E. Exhibit 11: 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)

F. Exhibit 12: Approval of The Greenery, Inc. Event Lawn River Rock Proposal from the 6/4/2026 Workshop – NTE $12,500 (Landscape Improvement; GF; Line 34)

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

Item A. Exhibit 7 was pulled from consideration and tabled until the next meeting.

Item D. Exhibit 10, Item E. Exhibit 11, and Item I. were pulled from the Consent Agenda and considered on their own individually.

Item J. was pulled from the Consent Agenda and tabled until the next workshop.

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

On a MOTION by Ms. Young, SECONDED by Mr. Kendig, WITH Mr. Repak voting 'yay' and Mr. Szeszko voting 'nay', the Board approved Item D. Exhibit 10 – Direct TV proposal, for the Beach Community Development District.

78

79 On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved
80 Item E. Exhibit 11 – The Greenery, Inc. Pescara Drive Pocket Park Enhancement Proposal, in the amount
81 of $3,604.11, for the Beach Community Development District.

82

83 On a MOTION by Mr. Kendig, SECONDED by Ms. Young, WITH ALL IN FAVOR, the Board approved
84 Item I. for the Field Operations Manager to purchase a clay spreader, at a not-to-exceed of $855.00, for the
85 Beach Community Development District.

86 Mr. McInnes provided clarification for the removal of Item J., which was to notify the Board that
87 they would need to amend their policies to make it illegal to dump in District dumpsters. Discussion
88 ensued regarding amending the policies.

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

90 A. Exhibit 13: Presentation & Acceptance of FY 2025 Financial Audit

91 Mr. McInnes provided a brief explanation.

92 On a MOTION by Mr. Kendig, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board accepted
93 the FY 2025 Financial Audit, for the Beach Community Development District.

94 B. Exhibit 14: Consideration for Approval Proposal from Just Call Ollie LLC for Shade Purchase and
95 Installation (Tamaya Hall) - $3,055.00 (Contingency; CRF; Line 9)

96 Brief discussion ensued.

97 On a MOTION by Mr. Kendig, SECODNED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved
98 the Just Call Ollie, LLC. Shade Purchase and Installation (Tamaya Hall) proposal, in the amount of
99 $3,055.00, for the Beach Community Development District.

100 C. Exhibit 15: Consideration for Approval Proposal from The Mad Matter, Inc. for Mat Replacement
101 - $728.00 (Community and Maintenance Repairs; GF; Line 38)

102 Supervisor Kendig noted his recommendation. Discussion ensued with comments provided by
103 audience members. This item was tabled to the next workshop.

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

105 A. Replacement of Foliage at Entrance – Supervisor Young

106 Discussion ensued.

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

108 Supervisor Szeszko made comments about changes he would like to make to the proposed FY 27
109 budget. Discussion ensued.

110 **This item was not originally presented on the agenda.**

111 Consideration of The Greenery, Inc.'s River Rock Installation at the Roundabout Proposal -
112 $9,790.56

113

114

Discussion ensued.

> On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved The Greenery Inc.'s River Rock Installation at the Roundabout proposal, in the amount of $9,790.56, for the Beach Community Development District.

Supervisor Young noted updates regarding Mr. Cronin and the restoration of the District's property behind his house. Discussion ensued. The Board directed District Counsel to work with the District Manager to send a demand letter to the Mr. Cronin.

Supervisor Young discussed the need for storage for the amenity center.

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

Carol Repak commented on the possibility of removing the overhand in the entry lane at the guard house.

TWELFTH ORDER OF BUSINESS – Action Items Summary

District Engineer to also consider the removal of the overhang at the guardhouse in addition to the placement of a truck lane.

District Counsel to work with the District Manager to write a demand letter to Kevin Cronin regarding replacement of trees removed and complete removal of rock used as fill that still remains in drainage area.

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

Amenity policy revisions placed on 7/2 workshop agenda

The Mad Matter mat proposal placed on 7/2 workshop agenda

FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: Jul 2 at 6:00PM

Workshop confirmed

FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 20 at 6:00 PM

All four Board members present stated that they would be attending the next Board meeting on July 20.

SIXTEENTH ORDER OF BUSINESS – Adjournment

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

> On a MOTION by Ms. Young, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:01 p.m. for the Beach Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on July 20, 2026.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 14

Workshop Minutes July 2, 2026

Roll Call

Kendig

Young

Repak

Caprita

Szeszko

Presentations – None

A. Greenery – defeated at meeting remove.
B. Mirrors in group fitness room – consent agenda – NTE $4,400.00
C. Remove – need arborist input re barriers for palm trees in pool area – August workshop – Ron
D. Lighting Upgrades – on hold to determine lumins – Karen – next workshop
E. Consent agenda – Gazebo/Cabana option 2 – NTE $2,200 for two fans and two lights including installation
F. Consent agenda – Palm Court – option 3 – NTE $1,400 for two fans down rods and installation
G. Amendments to policy – consent agenda – Ron still working on sign for dumpster area.
H. Matt replacements – consent agenda – white boarder – Karen
I. Greenery Proposal for event lawn – consent agenda – NTE $13,200.00

Kendig

Arborist for trees/lights – memo approved – send out via email blast

Truck gate entrance – waiting on DE

Tarps – remove voted down at last meeting.

Roving Patrol – still awaiting results from Vesta. This was noted as late.

Szeszko

Budget review – add rental and interest on spread sheet place $150K and $180K for pool remarcite – consent agenda

Gate access remove.

Program Amenity Center HVAC.

Young

Lighting proposals – on hold to determine brightness of lights – approximately 5 locations.

Air fryer – waiting on Ron/Oliver

Tamaya Hall Storage – remove.

Refrigerator – on hold due to potential size and renovation.

Repak

N/A

Caprita

Look at solar panels for Amenity Center and develop ROI.

Discussion Topics

Secure area where folks are jumping fence – no resolution.

Retaining Wall – remove

Unlocking gates – no resolution.

Pickelball courts – waiting on DE specs.

Wording on eblast trees – approved – send it out.

Disposal of old trash cans – recycle if possible.

Review of tennis courts – Ron to obtain quotes.

Peds crossing – already had prior DE present include costs.

Cleaning floor in Amenity Center – discussion ensued regarding frequency and process – Oliver to follow up.

Move workshop to Wednesday vs Thursday – consent agenda.

EXHIBIT 15

Beach
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Beach CDD
Balance Sheet
June 30, 2026

		General Fund	Reserve Fund	Debt Service 2015A	Debt Service 2024	Total
1	**ASSETS**					
2	VNB Operating Account	2,019,753	-	-	-	2,019,753
3	BU Clover Account	63,428	-	-	-	63,428
4	SS Checking Account	70,227	-	-	-	70,227
5	VNB CRF	-	552,539	-	-	552,539
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	-	-	235,273	215,261	450,534
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	Assessments Receivable Off-Roll	-	-	-	-	-
21	Due From Other Funds	-	170,960	18,430	21,088	210,478
22	Undeposited Funds	-	-	-	-	-
23	Prepaid	7,408	-	-	-	7,408
24	**TOTAL ASSETS**	**2,160,817**	**$ 723,499**	**$ 262,791**	**$ 405,144**	**$ 3,552,251**
25	**LIABILITIES**					
26	Accounts Payable	25,621	$ -	$ -	$ -	$ 25,621
27	Accrued Expense	-	-	-	-	$ -
28	Rental Deposit	750	-	-	-	$ 750
29	Deferred Revenue On-Roll	-	-	-	-	$ -
30	Deferred Revenue Off-Roll	-	-	-	-	$ -
31	Due To Other Funds	210,478	-	-	-	$ 210,478
32	**TOTAL LIABILITIES**	**236,849**	-	-	-	**236,849**
33	**FUND BALANCE**					
34	Nonspendable	-				
35	Prepaid & Deposits	7,408	-	-	-	7,408
36	Capital Reserves	-	-	-	-	-
37	Operating Capital	364,639	-	-	-	364,639
38	Unassigned	1,551,921	723,499	262,791	405,144	2,943,356
39	**TOTAL FUND BALANCE**	**1,923,968**	**723,499**	**262,791**	**405,144**	**3,315,403**
40	**TOTAL LIABILITIES & FUND BALANCE**	**$ 2,160,817**	**$ 723,499**	**$ 262,791**	**$ 405,144**	**$ 3,552,251.46**

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

		FY 2026 Adopted Budget	FY 2026 Month of June	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	$ 27,451	$ 2,163,458	$ 6,534	100%
3	Interest Revenue	-	6,539	66,914	66,914	
4	Other Financing Sources	-	6,126	53,415	53,415	
5	**TOTAL REVENUES**	**$ 2,156,924**	**$ 40,116**	**2,283,788**	**$ 126,864**	**106%**
6	Fund Balance Forward	$ 30,908				
7	**TOTAL REVENUES & BALANCE FORWARD**	**$ 2,187,832**	**$ 40,116**	**2,283,788**	**$ 95,956**	**104%**
8	**EXPENDITURES**					
9	**GENERAL & ADMINISTRATIVE EXPENSES**					
10	Trustee Fees	$ 8,800	$ -	$ 4,033	$ (4,767)	46%
11	Supervisor Fees-Regular Meetings	12,000	-	3,000	(9,000)	25%
12	Supervisor Fees-Workshops	12,000	600	3,800	(8,200)	32%
13	District Management	46,790	3,899	35,093	(11,697)	75%
14	Engineering	5,460	-	2,197	(3,263)	40%
15	Dissemination Agent	2,785	-	2,785	-	100%
16	District Counsel	28,350	3,280	12,062	(16,288)	43%
17	Assessment Administration	6,127	511	4,595	(1,532)	75%
18	Arbitrage Rebate Calculation	676	-	650	(26)	96%
19	Audit	3,650	3,650	3,650	-	100%
20	Website	2,800	-	2,055	(745)	73%
21	Legal Advertising	3,500	491	3,035	(465)	87%
22	Dues, Licenses & Fees	175		175	-	100%
23	General Liability Insurance	68,000	-	53,953	(14,047)	79%
24	Office Miscellaneous	3,822	-	2,542	(1,280)	67%
26	Bonus/Appreciation Gifts	1,000	-	-	(1,000)	0%
27	District Contingency	16,303	-	-	(16,303)	0%
28	**TOTAL GENERAL & ADMINISTRATIVE EXPENSES**	**222,238**	**12,431**	**133,625**	**(88,613)**	**60%**
29	**FIELD EXPENSES**					
30	Field Management	178,310	-	121,800	(56,510)	68%
31	Lake Maintenance	30,000	2,369	21,321	(8,679)	71%
32	Landscaping (Including Materials)	400,000	18,560	241,764	(158,236)	60%
33	Field Operations Contigency	100,000	-	-	(100,000)	0%
34	Landscape Improvement	20,800	-	3,517	(17,283)	17%
35	Mulch and Pine Straw	34,944	-	2,220	(32,724)	6%
36	Irrigation (Repairs)	4,368	4,326	6,844	2,476	157%
37	Utilities/Sewers/Propane Gas	305,550	17,702	143,795	(161,755)	47%
38	Community and Amenity Repairs	90,000	3,456	75,407	(14,593)	84%
39	Sidewalk Repairs	7,000	-	-	(7,000)	0%
40	**TOTAL FIELD EXPENSES**	**1,170,972**	**46,413**	**616,668**	**(554,304)**	**53%**
41	**AMENITY EXPENSES**					
42	Amenity Management	156,655	-	115,446	(41,209)	74%
43	Lifeguard	28,028	-	1,968	(26,060)	7%
44	Amenity/Fitness Center Staffing	89,114	-	28,243	(60,871)	32%
45	Swimming Pool Chemicals	20,802	1,766	15,177	(5,625)	73%
46	Pool/Entry Water Feature Maintenance	32,725	-	5,032	(27,693)	15%
47	Swimming Pool Inspection	929	-	850	(79)	92%
48	Holiday Decorations	10,400	-	11,465	1,065	110%
49	Amenity Cleaning	41,200	-	17,140	(24,060)	42%
50	Amenity Gates/Control Access/Amenity Gate Repair	27,872	524	11,891	(15,981)	43%
51	Amenity Website/Computer Equipment	10,400	-	3,280	(7,120)	32%
52	Amenity Internet/Cable	14,560	440	7,347	(7,213)	50%

		FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53	Fitness Equipment Lease	18,500	1,540	13,860	(4,640)	75%
54	Lifestyles Programming	46,036	763	31,894	(14,142)	69%
55	Tennis Court Maintenance - 4 Clay Courts	3,770	852	3,969	199	105%
56	Pest Control	1,747	127	1,130	(617)	65%
57	Amenity Fire System Monitoring	1,556	150	1,425	(131)	92%
58	AED Lease	1,810	164	1,416	(394)	78%
59	Trash Collection	2,983	438	2,220	(763)	74%
60	**TOTAL AMENITY EXPENSES**	**509,087**	**6,764**	**273,752**	**(235,335)**	**54%**
61	**ACCESS CONTROL /GATE HOUSE**					
62	Guard Service (Gate Only)	192,172	18,955	174,819	(17,353)	91%
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	-	1,922	(4,318)	31%
67	**TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES**	**285,535**	**18,955**	**183,748**	**(101,787)**	**64%**
68	**TOTAL EXPENDITURES**	**2,187,832**	**84,562**	**1,207,793**	**(980,039)**	**55%**
69	**REVENUE OVER (UNDER) EXPENDITURES**	**(30,908)**	**(44,446)**	**1,075,995**	**1,106,903**	
70	**OTHER FINANCING SOURCES & USES**					
71	Transfers In	-	-	-	-	
72	Transfers Out	(274,921)	(274,921)	(274,921)	-	
73	**TOTAL OTHER FINANCING SOURCES & USES**	**(274,921)**	**(274,921)**	**(274,921)**	**-**	
74	**NET CHANGE IN FUND BALANCE**	**(305,829)**	**(319,367)**	**801,074**	**1,106,903**	
75	Fund Balance - Beginning	476,519		1,122,894	646,375	
76	Fund Balance Forward	(30,908)				
77	**FUND BALANCE - ENDING - PROJECTED**	**$ 170,690**		**$ 1,923,968**	**$ 1,753,278**	
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)		1,551,921		
84	**TOTAL FUND BALANCE**	**$ 170,690**		**$ 1,923,968**		

Beach CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to June 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	$ 422,291	$ 1,275
3	Assessments Off-Roll	-	-	-
4	Interest & Miscellaneous	-	8,304	8,304
5	Reserve Balance	-	-	-
6	**TOTAL REVENUES**	**421,016**	**430,595**	**9,579**
7	**EXPENDITURES**			
8	Capital Improvement Plan (CIP) - Future FY	180,000	243,709	63,709
9	Contingency	150,000	53,243	(96,757)
10	Capital Reserve Fund Contribution	91,016	32,315	(58,701)
11	**TOTAL EXPENDITURES**	**421,016**	**329,266**	**(91,750)**
12	**REVENUE OVER (UNDER) EXPENDITURES**	**-**	**101,329**	**101,329**
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**	**376,250**	**101,329**
18	Fund Balance - Beginning	157,892	347,249	**189,357**
19	**FUND BALANCE - ENDING - PROJECTED**	**$ 432,813**	**$ 723,499**	**$ 290,686**

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to June 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	$ 577,737	$ 1,745
3	Assessments Off-Roll	-	-	-
4	Interest Revenue	-	10,091	10,091
5	Misc. Revenue	-	19,081	19,081
6	**TOTAL REVENUES**	**575,993**	**606,909**	**30,916**
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**	**23,674**	**19,736**
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**	**23,674**	**19,736**
22	Fund Balance - Beginning	-	239,116	239,116
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,938**	**$ 262,791**	**$ 258,854**

** 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 June 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	$ 661,081	$ 1,997
3	Assessments Off-Roll	-	-	-
4	Interest Revenue	-	15,647	15,647
5	Misc. Revenue	-	13,569	13,569
6	**TOTAL REVENUES**	**659,084**	**690,297**	**31,213**
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**	**-**	**1,616**	**1,616**
17	**OTHER FINANCING SOURCES & USES**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**-**	**1,616**	**1,616**
22	Fund Balance - Beginning	-	403,527	403,527
23	**FUND BALANCE - ENDING - PROJECTED**	**$ -**	**$ 405,144**	**$ 405,144**

** 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 Dissmination Agent Fee.) Invoice: 429041 (Reference: Bill...		2,885.25	100,207.82
10/14/2025	400025	Jacksonville Daily Record	Invoice: 25-06138D (Reference: Legal Advertising.)		100.00	100,107.82
10/14/2025	400026	E.T.M.	Invoice: 222054 (Reference: ENGINEERING SERVICES Aug & Sept 25.)		820.00	99,287.82
10/15/2025	101525ACH1	GFL Environmental	Trash Service		239.65	99,048.17
10/16/2025	2021	Bouncers, Slides, and More Inc.	Inflatable Outdoor Games		1,200.00	97,848.17
10/16/2025	2022	Florida Party Works LLC	Mechanical Bull with Operator		1,000.00	96,848.17
10/16/2025	101625ACH1	JEA	Service for the month of Sept 2025		21,070.57	75,777.60
10/17/2025	101725ACH1	TECO	12545 Beach Blvd - Aug 20, 2025 - Sep 19, 2025		51.13	75,726.47
10/20/2025	102025ACH2	Comcast	12788 Meritace Blvd MINI MDTA Sep 28, 2025 to Oct 27, 2025		733.26	74,993.21
10/20/2025	102025ACH3	Comcast	12750 Meritage Blvd. GATEHOUSE Sep 30, 2025 to Oct 29, 2025		291.02	74,702.19
10/20/2025	102025CC1	US BANK VISA CC	Aug Statement 8/26/25 - 9/24/25		1,417.37	73,284.82
10/20/2025	400027	Vesta Property Services	Invoice: 429062 (Reference: Amenity Management Sept 25.)		33,392.00	39,892.82
10/20/2025			Deposit	50.00		39,942.82
10/20/2025			Deposit	1,550.00		41,492.82
10/20/2025			Deposit	1,400.00		42,892.82
10/21/2025	102125ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/18/25 - 9/19/25		12.20	42,880.62
10/21/2025	400028	Integrated Access Solutions	Invoice: 4922 (Reference: Gate Arm Repair.)		526.67	42,353.95
10/21/2025	400029	Lucas Tree Service, Inc.	Invoice: 10241 (Reference: Dead Tree Removal.) Invoice: 10240 (Reference: Dead Tree Removal.)		1,350.00	41,003.95
10/22/2025	2023	Pawel Szeszko	BOS Meeting 10/20/25		200.00	40,803.95
10/22/2025	2024	Todd Caprita	BOS Meeting 10/20/25		200.00	40,603.95
10/23/2025	400030	Lucas Tree Service, Inc.	Invoice: 10239 (Reference: Dead Tree Removal.)		2,000.00	38,603.95
10/23/2025	400031	Hawkins Inc.	Invoice: 7228252 (Reference: Pool Chemicals.)		2,110.00	36,493.95
10/23/2025			Funds Transfer	500,000.00		536,493.95
10/24/2025	400032	D Armstrong Contacting, LLC	Invoice: 13918 (Reference: 18" Storm Pipe Replacement.)		24,280.00	512,213.95
10/24/2025	400033	Big Jerry's Fencing	Invoice: CR 3855e (Reference: Fencing Installation. Check Stub Notes: $500.00 deposit.)		500.00	511,713.95
10/24/2025	102425ACH1	Turner Pest Control	Pest Control		122.23	511,591.72
10/28/2025	2025	Big Jerry's Fencing	Fencing Installation deposit minus $500.00 already paid		2,425.00	509,166.72
10/29/2025			Funds Transfer	423,205.83		932,372.55
10/30/2025	2026	Quality Cleaning by Viktoriia LLC	Reference: Cleaning Services Sept 25		1,680.00	930,692.55
10/30/2025	400034	Advanced Security Specialist & Consulting	Invoice: BCDD101525 (Reference: Security 10/1/25 - 10/15/25.)		11,209.00	919,483.55
10/30/2025	400035	TEKWave Solutions LLC	Invoice: 7652 (Reference: VMS - NOV.)		350.00	919,133.55
10/30/2025	400036	Big Jerry's Fencing	Invoice: 3810e (Reference: Fence Replacement.)		1,650.00	917,483.55

Date	Number	Name	Memo	Deposits	Payments	Balance
10/30/2025	400037	Kutak Rock LLP	Invoice: 3642516 (Reference: General Counsel July 25.)		2,030.00	915,453.55
10/30/2025	400038	Ruppert Landscape, LLC	Invoice: 770772 (Reference: Landscape Management Oct 25.)		33,068.80	882,384.75
10/30/2025	400039	Integrated Access Solutions	Invoice: 4977 (Reference: Gate Repair.)		420.00	881,964.75
10/30/2025	103025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2025 to Nov 09, 2025		214.72	881,750.03
10/31/2025	400040	Southeastern Paper Group	Invoice: 06536417 (Reference: Janitorial Supplies.)		221.48	881,528.55
10/31/2025	400041	Quality Cleaning by Viktoriia LLC	Invoice: 857 _US (Reference: Cleaning Services Oct 25.)		1,680.00	879,848.55
10/31/2025			Interest	1,063.84		880,912.39
10/31/2025		**End of Month**		**927,386.51**	**226,449.58**	**880,912.39**
11/03/2025	110325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	879,372.44
11/03/2025	400042	Jacksonville Daily Record	Invoice: 25-06524D (Reference: Legal Advertising.) Invoice: 25-06615D (Reference: Legal Adver...		406.50	878,965.94
11/04/2025	400043	Cintas Corporation	Invoice: 9344814494 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	878,811.94
11/04/2025	400044	The Lake Doctors, Inc.	Invoice: 320872B (Reference: Water Management Nov 25.)		2,369.00	876,442.94
11/04/2025	400045	VGlobal Tech	Invoice: 7849 (Reference: Email Hosting Nov 25.)		90.00	876,352.94
11/10/2025	2027	Pawel Szeszko	BOS Workshop 11/6/25		200.00	876,152.94
11/10/2025	2028	Todd Caprita	BOS Workshop 11/6/25		200.00	875,952.94
11/12/2025	400046	Vesta District Services	Invoice: 429492 (Reference: Management Fees Nov 25.)		4,409.75	871,543.19
11/12/2025	400047	All Weather Contractors, Inc.	Invoice: 202918 (Reference: Leak repair.)		315.00	871,228.19
11/12/2025	400048	Jacksonville Daily Record	Invoice: 25-06713D (Reference: Legal Advertising.)		100.00	871,128.19
11/12/2025	400049	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108294 ()		3,650.00	867,478.19
11/12/2025	400050	Premier Property Services Jax	Invoice: 1879 (Reference: Phase 4 Mowing.)		1,190.00	866,288.19
11/12/2025	400051	Advanced Security Specialist & Consulting	Invoice: BCDD110125 (Reference: Security 10/16/25 - 10/31/25.)		11,363.00	854,925.19
11/12/2025	400052	E.T.M.	Invoice: 222553 (Reference: ENGINEERING SERVICES thru 10/25/25.)		970.00	853,955.19
11/12/2025	400053	C Buss Enterprises, Inc.	Invoice: 4775 (Reference: Water Feature repair.) Invoice: 4776 (Reference: Fountain Repair.)		304.97	853,650.22
11/12/2025	400054	Sundancer Sign Graphics	Invoice: 15632 (Reference: Sign Installation.) Invoice: 15631 (Reference: Sign Installation.)		3,160.00	850,490.22
11/14/2025			Deposit	194,588.63		1,045,078.85
11/17/2025	111725ACH1	GFL Environmental	Trash Service		348.85	1,044,730.00
11/17/2025	111725ACH2	JEA	Service for the month of Oct 2025		21,243.58	1,023,486.42
11/17/2025	111725ACH3	TECO	12545 Beach Blvd - Sep 20, 2025 - Oct 20, 2025		51.85	1,023,434.57
11/17/2025			Deposit	56.17		1,023,490.74
11/17/2025	400055	Bob's Backflow & Plumbing Services	Invoice: 28496 (Reference: Backflow Testing.)		495.00	1,022,995.74
11/17/2025	400056	Integrated Access Solutions	Invoice: 5080 (Reference: Service Call.)		250.00	1,022,745.74
11/17/2025	400057	Screening One	Invoice: SC100395797 (Reference: Employment Screenings.)		38.00	1,022,707.74
11/18/2025	111825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Oct 28, 2025 to Nov 27, 2025		403.77	1,022,303.97
11/20/2025	112025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Oct 30, 2025 - Nov 29, 2025		412.86	1,021,891.11
11/20/2025	112025ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 9/19/25 - 10/20/25		12.67	1,021,878.44
11/20/2025	2029	Pawel Szeszko	BOS Meeting 11/17/25		200.00	1,021,678.44
11/20/2025	2030	Todd Caprita	BOS Meeting 11/17/25		200.00	1,021,478.44
11/20/2025	112025CC1	US BANK VISA CC	Oct Statement 9/25/25 - 10/23/25		5,880.98	1,015,597.46
11/20/2025			Deposit	255,597.77		1,271,195.23
11/21/2025	2031	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	1,271,020.23
11/21/2025	400058	Blingle 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	Blingle of Jacksonville	Invoice: 11101003 (Reference: Holiday Lighting.)		5,355.00	1,566,852.61
12/04/2025	400072	Bob's Backflow & Plumbing Services	Invoice: 28828 (Reference: Backflow Testing.) Invoice: 28829 (Reference: Backflow Repairs.)		195.00	1,566,657.61
12/04/2025	400073	Sundancer Sign Graphics	Invoice: 15662 (Reference: Fitness Center Sign.)		345.00	1,566,312.61
12/04/2025			Deposit	2,351,941.85		3,918,254.46
12/05/2025	400074	Advanced Security Specialist & Consulting	Invoice: BCDD111525 (Reference: Security Monitoring 11/1/25 - 11/15/25.) Invoice: BCDD120125 ...		23,309.00	3,894,945.46
12/05/2025	400075	E.T.M.	Invoice: 223068 (Reference: Engineering Services thru Nov 22, 2025.)		127.50	3,894,817.96
12/05/2025	400076	TEKWave Solutions LLC	Invoice: 7702 (Reference: Website Hosting Dec 25.)		350.00	3,894,467.96
12/09/2025	2032	BNY Mellon Payment/Trustee Fees	Trustee Fees 2025 Series 15A Nov 1, 2025 - Oct 31, 2026		4,400.00	3,890,067.96
12/10/2025	2033	Shannon Brooke Thomas	Reference: Christmas Ornaments 12/13/25.		500.00	3,889,567.96
12/10/2025			Deposit	334,573.14		4,224,141.10
12/12/2025	400077	Integrated Access Solutions	Invoice: 4743 (Reference: Service Call.) Invoice: 4993 (Reference: Service Call on Gate.)		2,434.89	4,221,706.21
12/12/2025	400078	Jacksonville Daily Record	Invoice: 25-07148D (Reference: Legal Advertising.) Invoice: 25-07149D (Reference: Legal Adver...		207.00	4,221,499.21
12/12/2025	400079	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1254584 (Reference: Annual Sprinkler Inspection.)		300.00	4,221,199.21
12/12/2025	400080	Buehler Air Conditioning	Invoice: 252699 (Reference: Maintenance & Repairs.)		734.00	4,220,465.21
12/15/2025	121525ACH1	JEA	Service for the month of Nov 2025		14,856.26	4,205,608.95
12/15/2025	400081	Vesta Property Services	Invoice: 429851 (Reference: Amenity Management.)		31,502.52	4,174,106.43
12/16/2025	2034	Pawel Szeszko	BOS Workshop 12/4/25		200.00	4,173,906.43
12/16/2025	2035	Todd Caprita	BOS Workshop 12/4/25		200.00	4,173,706.43
12/16/2025	2036	Pawel Szeszko	BOS Meeting 12/15/25		200.00	4,173,506.43
12/16/2025	2037	Todd Caprita	BOS Meeting 12/15/25		200.00	4,173,306.43
12/16/2025			Deposit	56.17		4,173,362.60
12/16/2025	121625ACH1	GFL Environmental	Trash Service		204.75	4,173,157.85
12/17/2025	121725ACH1	TECO	12545 Beach Blvd - Oct 21, 2025 - Nov 19, 2025		51.13	4,173,106.72
12/17/2025			Deposit	16,203.90		4,189,310.62
12/18/2025	121825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Nov 28, 2025 to Dec 27, 2025		454.16	4,188,856.46
12/19/2025	2039	Reynaldo Espino Jr.	Refund for outdoor space not used		200.00	4,188,656.46
12/22/2025	400082	Quality Cleaning by Viktoriia LLC	Invoice: 623 _US (Reference: Cleaning Services Aug 25.)		2,184.00	4,186,472.46
12/22/2025	400083	Vesta District Services	Invoice: 429980 (Reference: Management Fees Dec 25.)		4,409.75	4,182,062.71
12/22/2025	400084	Jacksonville Daily Record	Invoice: 25-07379D (Reference: Legal Advertising.)		268.00	4,181,794.71
12/22/2025	122225ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Nov 30, 2025 - Dec 29, 2025		419.13	4,181,375.58
12/22/2025	122225ACH3	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/25 - 11/19/25		12.20	4,181,363.38
12/22/2025	122225ACH2	US BANK VISA CC	Nov Statement 10/24/25 - 11/24/25		5,169.86	4,176,193.52
12/23/2025	2040	Baer's Furniture Co., Inc.	Furniture & Tables		40,732.00	4,135,461.52
12/26/2025	400085	TEKWave Solutions LLC	Invoice: 7771 (Reference: VMS Jan.)		350.00	4,135,111.52
12/26/2025	400086	Big Jerry's Fencing	Invoice: CR 3855e2 (Reference: Fence Repair.)		2,925.00	4,132,186.52
12/29/2025	400087	Ramco Protective	Invoice: 73190 (Reference: Security Officer 12/22/25 - 1/31/26.)		25,585.40	4,106,601.12
12/30/2025	2041	BNY Mellon Tax Distributions			1,143,097.41	2,963,503.71
12/30/2025	400088	Quality Cleaning by Viktoriia LLC	Invoice: 926 (Reference: Cleaning Services Nov 25.)		1,680.00	2,961,823.71
12/30/2025	400089	Ruppert Landscape, LLC	Invoice: 791471 (Reference: Landscape Management Dec 25.)		33,068.80	2,928,754.91
12/30/2025	400090	Jacksonville Daily Record	Invoice: 25-07668D (Reference: Legal Advertising.)		96.50	2,928,658.41
12/30/2025	123025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Dec 10, 2025 to Jan 9, 2026		222.95	2,928,435.46
12/31/2025			Interest	12,548.00		2,940,983.46
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: SI136263 (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 Viktoriia 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 Meritage Blvd. GATEHOUSE Jan 30, 2026 - Feb 28, 2026		418.99	2,871,320.62
02/20/2026	022026CC1	US BANK VISA CC	Jan Statement 12/24/25 - 01/23/26		3,375.23	2,867,945.39
02/20/2026			Deposit	56.17		2,868,001.56
02/20/2026			Deposit	13,968.85		2,881,970.41
02/24/2026	400126	Blingle of Jacksonville	Invoice: 11013706-1 (Reference: Installation of Permanent Lighting System.)		3,000.00	2,878,970.41
02/24/2026	022426ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/18/25 - 1/22/26		15.08	2,878,955.33
02/24/2026	022426EFT	Florida Dept. of Revenue	January 2026 Sales Tax		637.75	2,878,317.58
02/27/2026	2059	LLS Tax Solutions, Inc.	Arbitrage Services Series 2024		650.00	2,877,667.58
02/28/2026			Interest	7,925.71		2,885,593.29
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	Blingle of Jacksonville	Invoice: 11705924 (Reference: Lighting Repair at Guardhouse.)		980.00	2,699,615.38
04/14/2026	400171	Ramco Protective	Invoice: 74686 (Reference: Guard Services Mar 26.)		18,875.28	2,680,740.10
04/14/2026	400172	Kutak Rock LLP	Invoice: 3730008 (Reference: Legal Services Jan 26.)		5,665.08	2,675,075.02
04/14/2026	400173	Jacksonville Daily Record	Invoice: 26-01988D (Reference: Legal Advertising.)		100.00	2,674,975.02
04/15/2026			Deposit	56.17		2,675,031.19
04/15/2026	041526ACH1	GFL Environmental	Trash Service		204.75	2,674,826.44
04/16/2026			Deposit	165.00		2,674,991.44
04/16/2026	041626ACH1	JEA	Service for the month of March 2026		13,365.45	2,661,625.99
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 Viktoriia 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 Meritage 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 Ingland 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**
06/01/2026	060126ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,496,534.94
06/02/2026	400207	Jacksonville Daily Record	Invoice: 26-02989D (Reference: Legal Advertising.)		100.00	2,496,434.94
06/02/2026	400208	Integrated Access Solutions	Invoice: 5946 (Reference: BAI Barcode Stickers.)		452.36	2,495,982.58
06/02/2026	400209	360 Painting of Jacksonville	Invoice: 33322233 (Reference: Labor & Materials for Cabana Area.) Invoice: 33322234 (Referenc...		7,157.49	2,488,825.09
06/02/2026	400210	Ramco Protective	Invoice: 76446 (Reference: Service Call on Gate.)		5,998.50	2,482,826.59
06/03/2026	400211	Cintas Corporation	Invoice: 9374818254 (Reference: AED AUTOMATIC AGREEMENT.)		164.00	2,482,662.59
06/03/2026	400212	The Greenery of North Florida, Inc.	Invoice: 811669 (Reference: Landscape Maintenance June 26.)		18,560.00	2,464,102.59
06/03/2026	400213	The Lake Doctors, Inc.	Invoice: 377722B (Reference: Water Management June 26.)		2,369.00	2,461,733.59
06/03/2026	400214	Quality Cleaning by Viktoriia LLC	Invoice: 795_US (Reference: Cleaning Services May 26.)		2,520.00	2,459,213.59
06/04/2026			Deposit	9,003.24		2,468,216.83
06/08/2026	060826ACH1	Turner Pest Control	Pest Control		127.18	2,468,089.65
06/08/2026	400215	K. Rose Productions, LLC	Invoice: 2026-011 Final (Reference: Special Event July 18, 2026 Final Payment.)		762.50	2,467,327.15
06/09/2026	400216	Vesta District Services	Invoice: 432880 (Reference: Billable Expenses - May 2026.)		10.48	2,467,316.67
06/09/2026	400217	Hawkins Inc.	Invoice: 7441132 (Reference: Pool Chemicals.)		1,961.37	2,465,355.30
06/09/2026	400218	Todd Caprita	Invoice: 060426 BOS (Reference: BOS Workshop 6/4/26.)		200.00	2,465,155.30
06/09/2026	400219	Ramco Protective	Invoice: 76647 (Reference: Service Call on Gate.) Invoice: 76653 (Reference: Service Call on ...		19,375.16	2,445,780.14
06/09/2026	400220	Jacksonville Daily Record	Invoice: 26-03160D (Reference: Legal Advertising.)		100.00	2,445,680.14
06/09/2026	400221	Wild Wonders	Invoice: 050926 (Reference: Wild Wonders Event.)		350.00	2,445,330.14
06/09/2026	400222	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119464 (Reference: Audit Services thru September 2025.)		3,650.00	2,441,680.14
06/09/2026	400223	K. Rose Productions, LLC	Invoice: 2026-011 Dep (Reference: Special Event July 18, 2026 Deposit.)		2,287.50	2,439,392.64
06/09/2026	060926BOS1	Pawel Szeszko	BOS Workshop 6/4/26		200.00	2,439,192.64
06/10/2026			Deposit	56.17		2,439,248.81
06/11/2026	EFT061126	Florida Dept. of Revenue	May 2026 Sales Tax		99.47	2,439,149.34
06/12/2026	400224	Jacksonville Daily Record	Invoice: 26-03313D (Reference: Legal Advertising.)		114.00	2,439,035.34
06/12/2026	400225	Vesta District Services	Invoice: 433029 (Reference: Management Fees June 26.)		4,409.75	2,434,625.59
06/12/2026	400226	Ramco Protective	Invoice: 76820 (Reference: Service Call on Gate.)		373.80	2,434,251.79
06/12/2026	400227	GTI Guys LLC	Invoice: 13111 (Reference: Replace Equip boxes & Clean up wiring.) Invoice: 13112 (Reference:...		709.98	2,433,541.81
06/15/2026	400228	Vesta Property Services	Invoice: 432939 (Reference: Amenity Management May 26.)		35,478.05	2,398,063.76
06/15/2026	061526ACH2	GFL Environmental	Trash Service		204.75	2,397,859.01
06/15/2026	061526ACH1	JEA	Service for the month of May 2026		17,850.72	2,380,008.29
06/16/2026	217		Transfer Money Owed to CRF from GF		387,952.75	1,992,055.54
06/17/2026	061726ACH1	Comcast	12788 Meritace Blvd MINI MDTA May 28, 2026 to June 27, 2026		453.85	1,991,601.69
06/22/2026	400229	Kutak Rock LLP	Invoice: 3760560 2123-1 (Reference: Legal Services Mar 26 & April 26.)		3,280.21	1,988,321.48
06/22/2026	400230	Jacksonville Daily Record	Invoice: 26-03464D (Reference: Legal Advertising.)		177.00	1,988,144.48
06/22/2026	400231	Lucas Tree Service, Inc.	Invoice: 10513 (Reference: Haul Away Debris.)		1,500.00	1,986,644.48
06/22/2026	400232	The Greenery of North Florida, Inc.	Invoice: 813390 (Reference: Irrigation Repairs Proposal 4-29-26.)		3,675.65	1,982,968.83
06/22/2026	400233	GTI Guys LLC	Invoice: 13129 (Reference: Installation of Lines in Guard Shack.) Invoice: 13133 (Reference: ...		690.00	1,982,278.83
06/22/2026	062226ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE May 30, 2026 to June 29, 2026		256.63	1,982,022.20
06/22/2026	062226ACH1	TECO	12545 Beach Blvd - Apr 23, 2026 - May 21, 2026		72.06	1,981,950.14
06/22/2026	062226ACH3	US BANK VISA CC	May Statement 04/24/26 - 05/26/26		7,621.46	1,974,328.68
06/22/2026	062226BOS1	Pawel Szeszko	BOS Meeting 6/15/26		200.00	1,974,128.68
06/22/2026	062226ACH5	AT&T	Phone Unlimited June 08 - July 07		150.69	1,973,977.99
06/22/2026	062226ACH4	Florida Natural Gas	Fuel and Inside FGT Z3 4/22/26 - 5/21/26		11.76	1,973,966.23
06/26/2026	062626ACH1	AT&T	Residential Gate Internet Jun 05 - Jul 04		53.75	1,973,912.48
06/26/2026			Deposit	39,524.75		2,013,437.23
06/29/2026	062926ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE June 10, 2026 - July 9, 2026		222.95	2,013,214.28
06/30/2026			Interest	6,538.88		2,019,753.16
06/30/2026		**End of Month**		**55,123.04**	**533,444.77**	**2,019,753.16**

Beach CDD
Other Financing Sources Income
June 30, 2026

Other Financing Sources Breakdown

	Year To Date Actual	Explantion
Room Rentals	41,229	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	5,157	Sponsorship, Newsletter & Casino Night & Event
Access Cards	2,068	Access Cards Purchased & Sold by District
Barcode Decals	3,777	Barcodes Sold
Other Misc.	1,185	Clover Fees & OFFI Island Wing Deposits, Pedestrian Gate Repair
	$ 53,415	

Oliver's Receipts

May 2026

Credit Card Expense Tracker

District: Beach CDD Tamaya

Cardholder: Oliver Ingram

Month: **May-26**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
24-Apr	BJ's	1580120	$ 70.40	Goat Yoga
25-Apr	Publix	1580120	$ 35.02	Goat Yoga
25-Apr	Paypal	1580120	$ 660.50	Goat Yoga
29-Apr	Home Depot	1510140	$ 222.82	Moving carts and blankets for Tamaya Hall Furniture
30-Apr	CVS		$ 100.00	Check for reimbursment, used District Card by Mistake
30-Apr	Door King	1510140	$ 156.23	Barcode App renewal
7-May	BJ's	1580120	$ 422.54	Cinco De Mayo
7-May	Amazon	1510140	$ 36.49	Cleaning Supplies for the refinished floors in Tamaya Hall
7-May	Amazon	1510140	$ 30.30	Cleaning Supplies
7-May	Amazon	1510140	$ 23.99	Cleaning Supplies
8-May	BJ's	1580120	$ 403.22	Cinco De Mayo
8-May	BJ's	1580120	$ 34.36	Cinco De Mayo
8-May	Amazon	1580120	$ 76.91	Kentucky Dirby
10-May	Walmart	1580120	$ 79.71	Story Time
11-May	Amazon	1580120	$ 45.13	Mother's Day Story Time
13-May	Mr. Barrtendar	1580120	$ 395.00	Kentucky Dirby Happy Hour
14-May	The UPS Store	1510140	$ 14.34	Package sent to district office
15-May	Publix	1580120	$ 55.04	Kentucky Dirby Happy Hour
15-May	Publix	1580120	$ 80.51	Kentucky Dirby Happy Hour
15-May	Costco	1580120	$ 338.54	Kentucky Dirby Happy Hour
16-May	Constanct Contact	1510140	$ 62.00	email blast service
16-May	Costco	1580120	$ 702.61	Memorial Day
22-May	BJ's	1580120	$ 306.52	Memorial Day
22-May	BJ's	1580120	$ 79.99	Memorial Day

22-May	Costco	1580120	$	202.96	Memorial Day
23-May	Publix	1580120	$	84.81	Memorial Day
23-May	Publix	1580120	$	69.75	Memorial Day
		Total on Report	$	4,789.69	

Subtotal	$70.40
Tax	$0.00
Fees ?	$0.00

Pickup

Pickup Fee ?	$0.00

Total	**$70.40**
VISA	$70.40

PICKUP ITEMS Order Picked Up



Raspberries, 12 oz.

Item: 12173

Quantity: 2

Goat Yoga

Publix

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

16 Lb.Ice	FT	5.99
Kk Dfd Glzd Doughnut 12Ct		14.29
Kk Dfd Glzd Doughnut 12Ct		14.29
Subtotal		34.57
Sales Tax 7.5% - T		0.45
Total		35.02
Credit		35.02
Change		0.00

Visa: *1058	$35.02
Credit Card	Purchase
Auth/Trace: 805214/058360	Ctls
Reference: 008695075840	
A0000000031010	
VISA CREDIT	

04/25/2026 09:41AM
Thank you for shopping at store 0644
Your cashier today was Brielle.
9590, 0105, 236

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

Publix Super Markets, Inc.

0644 4QR 059 590

INVOICE

Sheehan Homestead
44065 Cushman Road, FL, FL 32011, UNITED STATES
Sheehanhomestead@gmail.com

PAID

Invoice No# : 0117
Invoice Date : Mar 25, 2026
Due Date : Apr 25, 2026

$0.00

AMOUNT DUE

BILL TO
kfitzhugh@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	DISCOUNT	AMOUNT($)
1	Goat Yoga - Vesta - 60 min yoga session (recommended hard cap of 20 with 8-15 being ideal) - At least 30 mins extra linger/photo time with goats - We provide a certified instructor - We provide fencing and a tarp where necessary	1	$698.00	25% -$174.50	$698.00

Subtotal	$698.00
Item discounts	-$174.50
Travel Fee	$137.00
TOTAL	**$660.50 USD**
Amount paid	$660.50
AMOUNT DUE	**$0.00 USD**

NOTES TO CUSTOMER
Goat Yoga 4/25/26 - Time 11am
50% Deposit to book- $350
Kaylie Fitzhugh
Assistant Amenity Manager
P. 904.329.2277
Tamaya \ Beach CDD
12788 Meritage Blvd.
Jacksonville, FL 32246

List Price:
$599+ $99 premium weekend date + $175 travel + tax
$873+tax
Your Vesta CDD/Golden Ticket Rate:
$449.25+$137 - tax free
Your Total: $586.25
Your savings: $286.75

THE HOME DEPOT®

How doers get more done.

12721 ATLANTIC BLVD
JACKSONVILLE, FL 32225 (904) [illegible]-0822

6365 00052 32533 04/29/26 12:50 PM
SALE CASHIER TONYA

817423016613 MOVG BLNKT <A>
STANDARD MOVING BLANKET
2@15.98 31.96N
851414002636 MOVING BLNKT <A>
72"X80" MOVING BLANKET
2@22.98 45.96N
810142293716 FURNT. COVER <A> 34.98N
140"X60" PREMIUM FURNITURE COVER
039003084007 FOREARM <A>
FOREARM FORKLIFT MOVING STRAPS
2@24.98 49.96N
646072630761 FURN DOLLY <A>
MHT 1000 LB WOOD FURNITURE DOLLY
2@29.98 59.96N

SUBTOTAL 222.82
SALES TAX 0.00
TAX EXEMPT
TOTAL $222.82
XXXXXXXXXXXX1058 VISA
USD$ 222.82
AUTH CODE 119225/7523124 TA
AUTH MODE = ISSUER
Contactless
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: TAMAYA
6365 04/29/26 12:50 PM

6365 52 32533 04/29/2026 6802

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	07/28/2026

External Sender - From: ("Auto-Receipt" <noreply@mail.authorize.net>)
This message came from outside your organization.

You don't often get email from noreply@mail.authorize.net. Learn why this is important

Order Information

Description:	IM Server Subscription.
Invoice Number	Statement #2751042
Customer ID	tamaya-IP

Billing Information
Oliver Ingram
Vesta Property Services
12788 Meritage Blvd
Jacksonville, Florida 32246
US
rzastrocky@vestapropertyservices.com
9048446834

Shipping Information

Total: $156.23 (USD)

Payment Information

Date/Time:	29-Apr-2026 20:11:14 MDT
Transaction ID:	121598510867
Payment Method:	Visa xxxx1058
Transaction Type:	Purchase
Auth Code:	129211

Merchant Contact Information

Doorking, Inc
Inglewood, CA 90301
US
DKS-server-modem-sales@dksoftware.com

MEMBERSHIP ID: *******6285
PHONE NUMBER: 9048446834 **DATE:** 05/07/202608:22 AM

ORDER #: 6272600469

MEMBER VEHICLE: Sedan Gray 1

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
53620	**888670034033**	**WELLSLEY FARMS PURIFIED WATER, 40 PK./16.9 OZ.**	**1 of 1**	**$3.99**	
140856	078000804690	DR. PEPPER SODA, 36 PK./12 OZ. CANS	1 of 1	$18.49	
15577	027918201206	ROMAINE LETTUCE HEARTS, 6 CT.	3 of 3	$20.97	
18630	400000186306	WELLSLEY FARMS YELLOW ONIONS, 3 LBS.	3 of 3	$7.77	
194818	073420208141	DAISY BRAND SQUEEZABLE SOUR CREAM POUCHES, 2 PK./14 OZ.	2 of 2	$9.98	
20044	888670020654	WELLSLEY FARMS MEXICAN SHREDS 2 CT./24 OZ.	3 of 3	$23.97	
242870	711069535005	ROMA TOMATOES, 3 LBS.	5 of 5	$29.95	
26956	046000131818	OLD EL PASO STAND 'N STUFF TACO DINNER KIT, 3 PK.	4 of 4	$37.96	
28578	049733123228	CHOLULA ORIGINAL HOT SAUCE, 2 PK./12 FL. OZ.	1 of 1	$10.49	
287461	888670123928	WELLSLEY FARMS ROASTED CORN AND POBLANO PEPPER QUESO, 24 OZ.	2 of 2	$15.98	
309429	073731002483	MISSION SOFT TACO FLOUR TORTILLAS, 40 CT.	5 of 5	$32.95	
343376	888670204238	BERKLEY JENSEN ULTRA 10" PAPER PLATES, 200 CT.	1 of 1	$18.99	
97262	888670053270	WELLSLEY FARMS MIXED PEPPERS, 4 CT.	5 of 5	$22.45	
980238	076338428168	SWIFT & COMPANY 100% PURE GROUND BEEF, 5 LBS.	3 of 3	$64.47	
989991	209991000000	WELLSLEY FARMS 80% LEAN GROUND BEEF, 9.75-10.5 LBS.	2 of 2	$104.13	
CANCELLED ITEM QTY: 2					
175879	888670065808	WELLSLEY FARMS MILD SALSA, 30 OZ.	2 of 2	$0	

TOTAL QTY OF ITEMS: 41

PAYMENT METHOD **ORDER SUMMARY**

amazon.com

Details for Order #113-3598116-2921858

Order Placed: May 7, 2026
PO number : Tamaya Hall
Amazon.com order number: 113-3598116-2921858
Order Total: $36.49

Business order information

Location: DSD - Tamaya
GL code: 61504 Office Supplies
Billable / Non-Billable: Non-Billable
Cost center: Northeast
Customer: Beach CDD (DSD)

Not Yet Shipped

Items Ordered	Price
1 of: *Gee Di Moda Rectangle Tablecloth - 70 x 120 Inch Caribbean Table Cloth for 6 or 8 Foot Rectangle Tables - Heavy Duty Washable Fabric - for Holiday Party, Dinner, Weddings, Baby Shower & Events* Sold by and invoiced on behalf of: GeeG (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Women-Owned Business Enterprise, Minority-Owned Business, Classified Small Business - Gartner Standard Business Price Condition: New	$18.57
1 of: *Gee Di Moda Fitted Tablecloth - 72 x 30 Inch Black Floor-Length Fitted Table Cloth for 6 Foot Rectangle Table, Heavy Duty Washable Fabric for Parties, Dinner, Weddings, Baby Shower & Trade Show* Sold by and invoiced on behalf of: GeeG (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Women-Owned Business Enterprise, Minority-Owned Business, Classified Small Business - Gartner Standard Business Price Condition: New	$17.92

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 1058

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

Item(s) Subtotal:	$36.49
Shipping & Handling:	$0.00
Total before tax:	$36.49
Estimated Tax:	$0.00
Grand Total:	**$36.49**

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

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Order Summary

Order placed May 6, 2026 Order # 114-1464487-0112247

Ship to

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

Payment method

Visa ending in 1058
View related transactions

Order Summary

Item(s) Subtotal:	$30.30
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$30.30
Estimated tax to be collected:	$0.00
Grand Total:	**$30.30**

Placed by	Oliver Ingram
GL Code	51003 Housekeeping Janitorial
Cost center	Northeast
Location	DSD - Tamaya
Billable / Non-Billable	Non-Billable

Arriving tomorrow 10 AM – 3 PM



2

Bumble Dish Cloths (8 Pack) | 12" x 12" | 100% Cotton Kitchen Towels | 405 GSM | Soft, Highly Absorbent & Durable Dish Towels for Kitchen | Aqua
Sold by: The Bumble Shop
Supplied by: Other
$10.79



Scotch-Brite Zero Scratch Scrub Sponge, 9 Kitchen Sponges for Cleaning Around the Home, Bathroom & More, Effective + Gentle Dish Scrubber, Best for Nonstick Pots and Pans, Safe on Most Surfaces
Sold by: Amazon
Supplied by: Other
$8.72

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business prime English United States

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Order Summary

Order placed May 6, 2026 Order # 114-8054903-2345806

Ship to

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

Payment method

Visa ending in 1058
View related transactions

Order Summary

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Estimated tax to be collected:	$0.00
Grand Total:	**$23.99**

Placed by	Oliver Ingram
GL Code	51003 Housekeeping Janitorial
Cost center	Northeast
Location	DSD - Tamaya
Billable / Non-Billable	Non-Billable

Arriving tomorrow



Premium Kitchen Towels (20"x 28", 6 Pack) | Large Cotton Dish Towels | Flat & Terry Highly Absorbent Kitchen Linen Set with Hanging Loop | Teal Check
Sold by: The Bumble Shop
Supplied by: Other
$23.99

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Cinco De Mayo

BJ's

12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Vicente Marchesoni

Club:108 Reg:6 Trans:4022
Cashier:573906 05/08/26 01:39pm
****
*** MEMBERSHIP ID. *******6285 ***
*** MEMBERSHIP EXPIRES ON 10/26 ***
****
BEACH CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO, FL 32817-8329
R 0858013855552 FL 05/31/27

88867022231	HOL BOUQUET	99.96 R
4 @ 24.99		
88867003403	WF WATER	3.99 R
85045500200	WATERMELON	7.99 R
61124740408	DONUTSHPCOFF	44.99 R
4600011896	OEP TACO MIX	29.16 R
4 @ 7.29		
2241485	**CCPN-OEP TAC**	**4.00-N**
88867002463	WF ORG SALSA	29.37 R
3 @ 9.79		
7321402774	MEZZETTA	23.97 R
3 @ 7.99		
88867010577	WFGARLIC32OZ	4.99 R
88867009854	WF2PKSPRAY	9.69 R
7287844838	SLSA VER 2PK	13.17 R
3 @ 4.39		
7342000032	SOUR CREAM	7.98 R
2 @ 3.99		
88867017403	NITRILE GLOV	43.96 R
4 @ 10.99		
85857100410	STRWBERRY 2#	5.49 R
81588701104	ORG RASPBERY	17.98 R
2 @ 8.99		
81588701092	ORG BLCKBERY	14.98 R
2 @ 7.49		
81209203003	BLUBERRY 18Z	16.58 R
2 @ 8.29		
81669702147	IMPOSSIBLE	40.47 R
3 @ 13.49		
2244007	**CCPN-IMPOSSI**	**7.50-N**
****** SUBTOTAL**		**403.22**
****** TOTAL**		**403.22**

**********1058 ENTRY: H
Purchase 00 APPROVED
AUTH 218034
TERMINAL NUMBER 7807301086
05/08/26 01:43pm 108 6 4022 573906
VISA CREDIT
AID: A0000000031010

Visa	403.22
CHANGE	0.00

TOTAL ITEMS= 38

As a BJ's Member I JUST SAVED: $94.44

BJ's Member Savings	82.94
Coupons Redeemed	11.50
Rewards Redeemed	0.00

Current BJ's Gas Savings
FuelSaver earned thru 05/07/26 0.00/gl
FuelSaver earned in this trx: 0.00/gl
Visit BJs.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 388 DAYS

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

MEMBER COPY

0508108064022

Cinco De Mayo



12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Vicente Marchesoni

Club:108 Reg:91 Trans:6695
Cashier:176246 05/08/26 01:47pm

****

*** NON-MEMBER ***

****

81153801115 MARG MIX 31.96 T
4 @ 7.99

**** SUBTOTAL 31.96
FL 7.5% Tax 2.40
**** TOTAL 34.36

**********1058 ENTRY: H
Purchase 00 APPROVED
AUTH 218084
TERMINAL NUMBER 78073010891
05/08/26 01:48pm 108 91 6695 176246
VISA CREDIT
AID: A0000000031010

Visa 34.36
CHANGE 0.00
Date of Birth = xx/xx/xx KEYED
TOTAL ITEMS= 4

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



MEMBER COPY



0508108916695

amazon.com

Details for Order #114-9845490-4920202

Order Placed: May 7, 2026
Amazon.com order number: 114-9845490-4920202
Order Total: $76.91

Business order information

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

Not Yet Shipped

Items Ordered	Price
1 of: *5pack Flower Garland Artificial Fake Rose Garland Vine Artificial Flowers for Decoration Floral Garlands Decor-Total 41 Ft (Red)* Sold by and invoiced on behalf of: Antspirit (seller profile) Business Price Condition: New	$24.69
1 of: *Mocoosy 12PCS Red Roses Artificial Flowers, Fake Roses with Long Stems Realistic Silk Rose Bouquets for Wedding Centerpi ece Decorations, Faux Floral Arrangements Bridal Shower Party Home Table Decor* Sold by and invoiced on behalf of: Mocoosy (seller profile) Business Price Condition: New	$16.14
1 of: *Derby Day Balloons Set, 5Pcs Run for the Roses Horse Racing Decorations Include Horse/Rose/Horseshoe/Champion Trophy Foi l Balloons for Kentucky Party, Equestrian Race Horseback Riding Theme Party* Sold by and invoiced on behalf of: Weiwei Party Store (seller profile) Business Price Condition: New	$14.09
1 of: *29 Pcs Kentucky Derby Table Decorations Talk Derby to Me Horse Racing Party Decors Include Lawn Table Runner Banner Rose Vines Horseshoe Mini Horses for Horse Racing Party Decoration Supplies* Sold by and invoiced on behalf of: Homown (seller profile) Condition: New	$21.99

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:

Item(s) Subtotal: $76.91

Visa | Last digits: 1058

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

Shipping & Handling:	$0.00

Total before tax:	$76.91
Estimated Tax:	$0.00

Grand Total:	**$76.91**

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

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Story Time
Mother's Day

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

Walmart

WM Supercenter
904-223-0772 Mgr. JERIMANE
13490 BEACH BLVD
JACKSONVILLE FL 32224
ST# 01172 OP# 004689 TE# 19 TR# 00355

ITEMS SOLD 11
TC# 5472 0511 2420 9277 6262

SONIC 22CT	016000185760	F	4.97 N
JURSSIC 10CT	016000160640	F	3.12 N
HOW DO DINOS	978054515351		7.26 N
STR CHS FRZN	071505013300	F	3.48 N
PP STR 10Z	071505017280	F	4.26 N
MT NAT 12PK	014800003690	F	7.97 N
GF XCHD 12CT	014100086090	F	6.77 N
12CT CUPCKE	078742981030	F	7.97 N
12CT CUPCKE	078742981030	F	7.97 N
ANN SNK VP	013562140330	F	7.97 N
SITE MERCH	978006335778		17.97 N

SUBTOTAL	79.71
TOTAL	79.71
VISA TEND	79.71
CHANGE DUE	0.00

VISA CREDIT- 1058 I 2 APPR#110151
79.71 TOTAL PURCHASE
REF # 613067164659
TRANS ID - 346130585101068
VALIDATION - 3FN6
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 55982398
*No Signature Required
05/10/26 12:15:09

Tax ID: 85-8013855552c-3
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013855552c-3
Expiration Date: 2027-05-31
This Certifies that:
BEACH COMMUNITY DEVELOPMENT DISTRICT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817
is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

Get Free Delivery from this store with Walmart+
Scan to start a trial

Low prices You Can Trust. Every Day.
05/10/26 12:15:12

Order Summary

Order placed May 6, 2026 Order # 114-0487356-8977834

Ship to

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

Payment method

Visa ending in 1058
View related transactions

Order Summary

Item(s) Subtotal:	$45.13
Shipping & Handling:	$0.00
Total before tax:	$45.13
Estimated tax to be collected:	$0.00
Grand Total:	**$45.13**

Placed by	Oliver Ingram
GL Code	53206 Special Events Cost
Cost center	Northeast
Location	DSD - Tamaya
Billable / Non-Billable	Non-Billable

Arriving tomorrow



Happy Mothers Day Decorations Party Supplies Kit - Includes Glitter Happy Mother's Day Banner, 6 Paper Pom Poms, Hanging Swirls with Best Mom Ever - Rose Floral Mothers Day Theme Decor for Home Indoor
Sold by: LOVEGETUS LLC
Supplied by: Other
$14.79



Natonhi 450 Pcs Foam Heart Stickers, 8 Colors & 3 Sizes Self-Adhesive Glitter Heart and Star Stickers for Valentine's Day, Mother's Day, DIY Greeting Cards and Kids' Crafts Decorations
Sold by: ONEETIS
Supplied by: Other
$7.99



BulbaCraft 100 Pcs Funny Mom Stickers for Water Bottles - Mama Sticker, Funny Gifts for Mom, Mother Decals, Mothers Day Laptop Decals, Gifts for Women & Men
Sold by: victorysell007
Supplied by: Other
$8.89



500 PCS Glitter Tulip Stickers 1.5 Inch Spring Stickers 6 Colors Sparkly Glitter Flower Sticker Self Adhesive Spring Sticker for Adults Mother's Day Party Gift Scrapbooking Decorations
Sold by: Seaside Park
Supplied by: Other
$7.88

Arriving Friday



Happy Mother's Day from the Crayons (The Crayons Celebrate)
Sold by: Amazon.com
Supplied by: Other
$5.58

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business prime

English United States

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From:
Kaylah Barry
Mr.Barrtenderr
9048486611
kaylah.b@mrbarrtenderr.com

Bill To:	**Kaylie**
	kfitzhugh@vestapropertyservices.com
Project:	**Kaylie's Event**
Type	Private Party
Date	May 15, 2026
Time	TBD
Location	12788 Meritage BLVD Jacksonville FL 32246

PAYMENT CONFIRMATION

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

INVOICE	**#001190-001**
TOTAL	**$395.00**
CHARGE DATE	**05:19 pm | May 13, 2026**
DUE DATE	**May 01, 2026**
PAYMENT METHOD	**visa (XXXX-1058)**

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

Terminal....: POS3547A
Employee....: 262049

Date.: 5/14/2026
Time.: 12:42 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial	1 @	$14.34	$14.34
Tax			$0.00

MNYBR3HV6JGN8
Tracking Number - 1ZA801730311522061

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.

1Z605143547A058932

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https://www.theupsstore.com/pr

NO PURCHASE NECESSARY. Void where prohibited. Ends 1/31/27. Must be US resident 18 years or older to enter. Limit (1) entry per person per month. For Official Rules visit
https://www.TheUPSStore.com/surveyrules2026

Need Package Help?
(lost/damaged)
Provide details so we can help:
https://online.upscapital.com/tccp

VISA xxxxxxxxxxxx1058 114124
05/14/2026 12:42 PM

Purchase

VISA CREDIT	XXXXXXXXXXXX1058
ENTRY METHOD	CONTACTLESS CHIP
CVM	
Invoice	0010096560
Clerk	26204
Response	APPROVED
Auth Code	114124

EMV DETAILS

MODE	ISSUER
AID	A0000000031010
TVR	0000000000
IAD	06011203A00000
Amount	USD $14.34

NO SIGNATURE REQUIRED
CARDHOLDER/VISA
CARDHOLDER/VISA

xxx CUSTOMER COPY xxx

Happy Hour.

Publix

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

C/Dry Ginger Ale 2Lt	T	3.79
Publix Club Soda 2Lt	FT	1.50
Pub Tonic W/Quinine 2Lt	T	1.50
Publix Club Soda 2Lt	FT	1.50
Bkbndrs Cocktl Sce	F	2.29
Amstel Light 12Pk Nrb	T	16.99
You saved: $3.50		
Yuengling Lager 12Pk Lnnr	T	15.49
16 Lb.Ice	FT	
$5.99 x 2		11.98
Age Bypassed		

Subtotal	55.04
Sales Tax 7.5% - T	0.00
Total Tax	0.00
Total	55.04
Credit	55.04
Change	0.00
Tax Exempt	3.96

****

SAVINGS: $3.50

****

Visa: *1058	$55.04
Credit Card	Purchase
Auth/Trace: 615131/054434	Ctls
Reference: 008679012957	
A0000000031010	
VISA CREDIT	

05/15/2026 05:13PM
Thank you for shopping at store 0644
Your cashier today was Iloa.
5819, 0105, 274

Club Publix members save more.
Join today at clubpublix.com/newmember

Terms & conditions apply.

Publix Super Markets, Inc.



0644 5FR 055 819

IN THE MARKET
FOR $1,000 IN GROCERIES?

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

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

¿LE GUSTARÍAN $1000 PARA SU COMPRA DE SUPERMERCADO?

Use este comprobante y visite publixsurvey.com para participar en un sorteo para ganar $1000 en tarjetas de regalo de Publix.

NO SE REQUIERE COMPRA. Debe ser mayor de edad. Se aplican otras restricciones. Lea las Reglas Oficiales en (publixsurvey.com) para ver los requisitos de eligibilidad, la información de premios, las probabilidades de ganar, el método de participación gratuita y otros detalles.

Store Number 0644
Survey Code 0515064461055819

Happy Hour

Publix

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



0644 5FR 099 401

MED SHRIMP PLATTER	21.99	F
MED SHRIMP PLATTER	21.99	F
20PC PLN NB WING	16.99	T
20PC H&S WINGS NB	16.99	T
Order Total	77.96	
Sales Tax	2.55	
Grand Total	80.51	
Credit Payment	80.51	
Change	0.00	

Receipt ID: 0644 5FR 099 401

PRESTO!
Trace #: 093476
Reference #: 1304677538
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $80.51
Auth #: 815181

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

Your cashier was Christopher S.

05/15/2026 19:18 S0644 R109 9401 C0242

Join the Publix family!
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We're an equal opportunity employer.

Publix Super Markets, Inc.

47098 FRANCIS MRLT 15.99 A
317024 CHARLES KRUG 14.99 A

G:858013855552C3 EXP:

RESALE TOTAL 288.05
NON RESALE TOTAL 46.97

SUBTOTAL 335.02
TAX 3.52
**** TOTAL 338.54

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 3030 App#: 015170
Visa Resp: APPROVED
Tran ID#: 613500003030....

APPROVED - Purchase
AMOUNT: $338.54
05/15/2026 11:07 1294 3 86 68

Visa 338.54
CHANGE 0.00

A 7.500% TAX 3.52
TOTAL TAX 3.52
TOTAL NUMBER OF ITEMS SOLD = 28
INSTANT SAVINGS $ 2.30
05/15/2026 11:07 1294 3 86 68



211294003008626051511O7

OP#: 68 Name: Martin
Thank You!
Please Come Again
Whse:1294 Trm:3 Trn:86 OP:68

Items Sold: 28
D1 05/15/2026 11:07

Kentucky Derby

COSTCO WHOLESALE

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

D1 Member 111982179290
RESALE ON

	1897217	ZIPLOC GAL	13.79
E	512515	ORG STRAWBRY	5.59
E	43475	COOKIES 60CT	22.99
	1343253	PLASTC PLATE	13.49
	1343253	PLASTC PLATE	13.49
E	2061896	STRAWBER PIE	18.99
E	29598	VEG TRAY	9.99
E	29598	VEG TRAY	9.99
E	2685170	RED KIWI	8.99
E	1298989	CANDY SNAP	8.99
E	56366	RASPBERRIES	3.99
E	56366	RASPBERRIES	3.99
E	2110	LEMONS 3LB	6.99
E	3923	LIMES 3 LB.	5.59
E	67072	ORANGES	7.99
E	1339035	CHIPTLE WING	17.99
E	25436	SHRIMP 21/25	19.49
E	1450796	BARE CHCK CH	17.99
E	1456653	CRACKER COLL	12.89
	519964	CHINET CUP	11.29
	0000379986	/ 519964	2.30-
	404609	ECO HALF STM	11.29
E	1772160	ANTIPASTO	12.99
E	1733380	NOEL TAPAS	10.99
E	1484855	CHEESE TRAY	12.99
E	1286114	CASTLVETRANO	7.59

END OF RESALE

	47098	FRANCIS MRLT	15.99 A

Date of Birth = xx/xx/xx KEYED

Constant Contact

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: *05/27/2026*
User Name: *tamayalifestyles1@gmail.com*

Invoices from 04/27/2026 to 05/27/2026

Date	Description	Charge Amount	Credit Amount
05/16/2026	Invoice #1778920265	$62.00	

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Memorial Day

COSTCO WHOLESALE

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

OV Member 111982179290
RESALE ON

5 @ 19.99			
E	1627770	CLASSIC BLUE	99.95
9 @ 3.69			
E	1160114	HOT DOG BUNS	33.21
4 @ 3.69			
E	1160114	HOT DOG BUNS	14.76
6 @ 33.99			
E	1305092	BEEF PATTIES	203.94
	1153934	FOAM PLATE	14.59
8 @ 9.99			
E	37220	CHOC CHUNK	79.92
4 @ 3.99			
E	782796	***KSWTR40PK	15.96
E	1924470	MINIVRTY	15.29
	1585373	KS NAPKIN	11.89
E	1924470	MINIVRTY	15.29
8 @ 3.69			
E	1160122	HAMBRGR BUNS	29.52
6 @ 19.39			
E	447180	KS HOT DOGS	116.34
E	1914245	BURGER SAUCE	7.99
E	1914245	BURGER SAUCE	7.99
E	549721	KETCHUP	13.99
E	1953371	BEYOND BURGR	15.99
E	0000381088 /	1953371	5.00-
E	1953371	BEYOND BURGR	15.99
E	0000381088 /	1953371	5.00-

TOTAL NUMBER OF ITEMS SOLD = 59

G:858013855552C3 EXP:

RESALE TOTAL	702.61
NON RESALE TOTAL	0.00
SUBTOTAL	702.61
TAX	0.00
**** TOTAL	702.61

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 3275 App#: 011240
Visa Resp: APPROVED
Tran ID#: 614100003275....

APPROVED - Purchase
AMOUNT: $702.61
05/21/2026 11:04 1294 3 94 7

Visa	702.61
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 59
INSTANT SAVINGS $ 10.00
05/21/2026 11:04 1294 3 94 7

211294003009426052111O4

OP#: 7 Name: Kassandra
Thank You!
Please Come Again
Whse:1294 Trm:3 Trn:94 OP:7

Items Sold: 59
OV 05/21/2026 11:04

Memorial Day

BJ'S WHOLESALE CLUB ONLINE ORDER RECEIPT

MEMBER NAME: OLIVER INGRAM

MEMBERSHIP ID: *******6285

PHONE NUMBER: 9048446834 **DATE:** 05/22/202612:56 PM

Pick up 2:30

ORDER #: 6303000671

MEMBER VEHICLE: Sedan Gray 5

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
60128	**888670037430**	**BERKLEY JENSEN PAPER NAPKINS, 800 CT.**	**1 of 1**	**$9.99**	
10700	041500810713	FRENCH'S YELLOW MUSTARD, 2 PK./30 OZ.	1 of 1	$6.79	-$1.50
15577	027918201206	ROMAINE LETTUCE HEARTS, 6 CT.	3 of 3	$20.97	
15695	013000009836	HEINZ TOMATO KETCHUP, SWEET RELISH & NATURAL YELLOW MUSTARD PICNIC VARIETY PACK	1 of 1	$8.99	
15897	400000158976	WELLSLEY FARMS AEGEAN GREEK PASTA SALAD, 2 LBS.	2 of 2	$14.58	
169513	057836620001	BEEFSTEAK TOMATOES, 6 CT.	3 of 3	$20.97	
23078	400000230788	WELLSLEY FARMS HOMESTYLE POTATO SALAD, 3 LBS.	2 of 2	$13.58	
28833	052000048179	GATORADE THIRST QUENCHER VARIETY, 28 PK./12 FL. OZ.	1 of 1	$15.49	
30305	064144322909	GULDEN'S SPICY BROWN MUSTARD, 24 OZ.BOTTLES, 2 CT.	1 of 1	$5.49	
306319	052000048193	GATORADE THIRST QUENCHER RED WHITE AND BLUE VARIETY PACK, 28 PK./12 FL. OZ.	1 of 1	$15.49	
322422	052000048186	GATORADE THIRST QUENCHER SPORTS DRINKS TURF VARIETY PACK, BOTTLES, 28 PK./12 FL. OZ.	2 of 2	$30.98	
32787	888670010099	WELLSLEY FARMS TRADITIONAL COLE SLAW, 2 LBS.	2 of 2	$10.58	
343377	888670204245	BERKLEY JENSEN ULTRA 8.5" PAPER PLATES, 270 CT.	2 of 2	$37.98	
353821	052000068023	GATORADE THIRST QUENCHER LOW SUGAR 3-FLAVOR VARIETY PACK, BOTTLES, 24 PK./12 FL. OZ.	2 of 2	$26.58	
38045	049000058468	COCA-COLA SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	$19.79	-$1.50
38046	049000058482	SPRITE LEMON-LIME CAFFEINE FREE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	$19.79	-$1.50
38048	049000058475	DIET COKE SODA SOFT DRINK, CANS, 35 PK./12 FL. OZ.	1 of 1	$19.79	-$1.50

CANCELLED ITEM QTY: 2

90428	888670047804	WELLSLEY FARMS FREEZE POPS, 250 CT./1.5 OZ.	2 of 2	$0

TOTAL QTY OF ITEMS: 27

PAYMENT METHOD	ORDER SUMMARY	
VISA	PICKUP FEE**	$0.00
**** **** ****1058	ITEM TOTAL	$301.82
	PROMOTIONS & COUPONS	-$9.99
	TAX	$14.69
	TOTAL	$306.52

**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.

Memorial Day

BJ's

12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Vicente Marchesoni

Club:108 Reg:6 Trans:5237
Cashier:418932 05/22/26 02:53pm
****
*** MEMBERSHIP ID. *******6285 ***
*** MEMBERSHIP EXPIRES ON 10/26 ***
****
BEACH CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO, FL 32817-8329
R 0858013855552 FL 05/31/27

7650162160	100QT COOLER	79.99 R
**** SUBTOTAL		79.99
**** TOTAL		79.99

**********1058 ENTRY: H
Purchase 00 APPROVED
AUTH 312245
TERMINAL NUMBER 7807301086
05/22/26 02:54pm 108 6 5237 418932
VISA CREDIT
AID: A0000000031010

Visa	79.99
CHANGE	0.00

TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: $16.00

BJ's Member Savings	16.00
Coupons Redeemed	0.00
Rewards Redeemed	0.00

Current BJ's Gas Savings
FuelSaver earned thru 05/21/26 0.00/gl
FuelSaver earned in this trx: 0.00/gl
Visit BJs.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 374 DAYS

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

MEMBER COPY

0522108065237

Memorial Dg

COSTCO WHOLESALE

W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244
LH Member 111982179290

START OF PRE-SCANNED ITEMS*******

RESALE ON

E	1300509	KS NUT BARS	16.69
E	124502	NV PROTEIN	14.99
E	0000379067	/ 124502	5.00-
E	828285	LANCETOAST	9.89
E	828285	LANCETOAST	9.89
E	1627770	CLASSIC BLUE	19.99
E	1498286	GATORADECORE	15.49
E	1498286	GATORADECORE	15.49
E	1498286	GATORADECORE	15.49
E	1305092	BEEF PATTIES	33.99
E	1305092	BEEF PATTIES	33.99
E	1953371	BEYOND BURGR	15.99
E	0000381088	/ 1953371	5.00-
E	1160122	HAMBRGR BUNS	3.69
E	1160122	HAMBRGR BUNS	3.69
E	1160122	HAMBRGR BUNS	3.69

END OF PRE-SCANNED ITEMS*******

TOTAL NUMBER OF PRE-SCANNED ITEMS= 14

G:858013855552C3 EXP:

RESALE TOTAL	202.96
NON RESALE TOTAL	0.00
SUBTOTAL	202.96
TAX	0.00
**** TOTAL	202.96

XXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 5174 App#: 902285
Visa Resp: APPROVED
Tran ID#: 614200005174....

APPROVED - Purchase
AMOUNT: $202.96
05/22/2026 10:58 1294 5 30 863

Visa	202.96
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 14
INSTANT SAVINGS $ 10.00
05/22/2026 10:58 1294 5 30 863

211294005003026052210 58

OP#: 863 Name: Joe
Thank You!
Please Come Again
Whse:1294 Trm:5 Trn:30 OP:863

Prescan OP#:7 Name: Kassandra
Items Sold: 14
LH 05/22/2026 10:58

Memorial Day

Publix

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

16 Lb.Ice	FT	5.99
16 Lb.Ice	FT	5.99
Onions Sweet	F	
$1.69/lb x 6.95 lb		11.75
Pbx American Single	F	4.79
Pbx American Single	F	4.79
Pbx Deluxe Slcd American	F	4.99
Pbx American Single	F	3.69
Pbx American Single	F	3.69
Pbx American Single	F	3.69
Pbx American Single	F	4.79
Pbx Deluxe Slcd American	F	4.99
Pbx American Single	F	3.69
Pbx Deluxe Slcd American	F	4.99
Mt O Dill Kosher 1Ga	F	8.49
Mt O Dill Kosher 1Ga	F	8.49

Subtotal	84.81
Sales Tax 7.5% - T	0.00
Total Tax	0.00
Total	84.81
Credit	84.81
Change	0.00

Tax Exempt	0.90

Visa: *1058	$84.81
Credit Card	Purchase
Auth/Trace: 113214/056351	Ctls
Reference: 005299164637	
A0000000031010	
VISA CREDIT	

05/23/2026 12:41PM
Thank you for shopping at store 0644
Your cashier today was Samuel.
7775, 0105, 268

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

Publix Super Markets, Inc.



0644 5NR 057 775

Memorial Day

Publix

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



0644 5NR 074 528

PUB LTX 100C GLOVE		11.99 T
ICE 16 LB		
5 @	5.99	29.95 T F
BAR MOP TOWELS 3PK		5.35 T
BAR MOP TOWELS 3PK		5.35 T
BAR MOP TOWELS 3PK		5.35 T
TOMATOES PREMIUM		
3.37 lb @	3.49/ lb	11.76 F

TAX EXEMPT

Order Total		69.75
Grand Total		69.75
Credit	Payment	69.75
TAX FORGIVEN		4.35
Change		0.00

Receipt ID: 0644 5NR 074 528

PRESTO!
Trace #: 078932
Reference #: 1311446621
Acct #: XXXXXXXXXXXX1058
Purchase VISA
Amount: $69.75
Auth #: 903232

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

Your cashier was Alyssa

026 10:23 S0644 R107 4528 C0374

family!
ublix.jobs.
nity employer.

rkets, Inc.

Ron's Receipts

May 2026

Credit Card Expense Tracker

District: Beach CDD Tamaya

Cardholder: Ron Zastrocky

Month: **May-26**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
23-Apr	Home Depot	1560110	$ 10.70	bolts
1-May	Amazon	1560110	$ 322.53	faucet for mens room
1-May	Amazon	1560110	$ 25.99	exterrior wire nuts
1-May	Home Depot	1560110	$ 17.96	liquid nails for tables in tamaya hall
6-May	Amazon	1560110	$ 18.04	felt pads for furniture
6-May	Amazon	1560110	$ 9.49	casters for round table
6-May	pool web	1560110	$ 478.20	Chlorine stenner pump
6-May	Amazon	1560110	$ 58.75	dust mop for wood floor
7-May	Amazon	1580015	$ 470.44	acid stenner pump
8-May	Bj's	1560110	$ 24.98	Gas
8-May	Home Depot	1560110	$ 26.15	bolts, paver base, 2 cycle oil and bug spray
14-May	Amazon	1560110	$ 136.00	Ubiquiti Cloud Gateway Ultra (UCG-Ultra)
14-May	Amazon	1560110	$ 47.99	defuser oil for fitness room
14-May	Amazon	1560110	$ 449.97	pool speakers
15-May	Amazon	1560110	$ 119.69	Rack for guard house for electronics
15-May	Amazon	1580140	$ 19.00	center strap for tennis net
17-May	Amazon	1580140	$ 19.00	center strap for tennis net
20-May	Home Depot	1560110	$ 109.00	back pack sprayer
22-May	Bj's	1560110	$ 17.92	Propane
23-May	Amazon	1560110	$ 449.97	pool speakers

		Total on Report	2831.77	

BEACH CDD

Receipt # 6365-52-1398

Invoice Number(s) # 3522167

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered
4/23/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/2 in. PVC Schedule 40 S x S Coupling SKU 188069	1	$0.70	$0.00	$0.70	$0.70
5/16FLCTWSHG SKU 538949	8	$0.35	$0.00	$0.35	$2.80
LAG SCREW SKU 266946	8	$0.90	$0.00	$0.90	$7.20

Subtotal	$10.70
Discount	$0.00
Shipping	$0.00
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$10.70**

amazon.com

Final Details for Order #113-9322796-1861010

Order Placed: April 30, 2026
PO number : tamaya
Amazon.com order number: 113-9322796-1861010
Order Total: $322.53

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 May 1, 2026

Items Ordered	Price
1 of: *KOHLER 13461-CP Sculpted Single-Hole Touchless DC-Powered Bathroom Sink Faucet with Insight(TM) Technology, Temperature Mixer and 5-3/4" Spout, Polished Chrome* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$322.53

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$322.53
Shipping & Handling:	$0.00
Total before tax:	$322.53
Sales Tax:	$0.00
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: May 1, 2026: $322.53

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

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amazon.com

Final Details for Order #113-4456543-6630615

Order Placed: April 30, 2026
PO number : tamaya
Amazon.com order number: 113-4456543-6630615
Order Total: $25.99

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 May 1, 2026

Items Ordered	Price
1 of: *Lenporl 100PCS Waterproof Wire Electrical Connectors 22AWG-8AWG,Outdoor Seal Electrical Twist Nuts Caps Cable Terminal C onnector for Landscape Light, Irrigation Valves, Wet Location Installation* Sold by and invoiced on behalf of: Lenporl BATVOX US (seller profile) Condition: New	$25.99

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

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$25.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$25.99
Sales Tax:	$0.00

Total for This Shipment:	**$25.99**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$25.99
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$25.99
Estimated Tax:	$0.00

Grand Total:	**$25.99**

Credit Card transactions — Visa ending in 8047: May 1, 2026: $25.99

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

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BEACH CDD

Receipt # 6365-61-579

Invoice Number(s) # 5613068

PO/Job Name: tamaya

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered
5/1/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Fuze It 9 oz. Gray All Surface Construction Adhesive SKU 1001679080	2	$8.98	$0.00	$8.98	$17.96

Subtotal	$17.96
Discount	$0.00
Shipping	$0.00
Delivery Charge	$0.00
Sales Tax	$0.00

Order Total	**$17.96**

amazon.com

Final Details for Order #113-4852482-2147424

Order Placed: May 5, 2026
PO number : tamaya
Amazon.com order number: 113-4852482-2147424
Order Total: $18.04

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 May 5, 2026

Items Ordered	Price
1 of: *X-PROTECTOR 357 pcs Premium Huge Pack Felt Furniture Pads! Quantity of Furniture Sliders with Many Big Sizes - Your Idea l Floor Protectors. Protect Your Hardwood & Laminate Floor!*	$18.04
Sold by and invoiced on behalf of: NeoSales Corp (seller profile)	
Business Price	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$18.04
Shipping & Handling:	$0.00

Total before tax:	$18.04
Sales Tax:	$0.00

Total for This Shipment:	**$18.04**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$18.04
Shipping & Handling:	$0.00

Total before tax:	$18.04
Estimated Tax:	$0.00

Grand Total:	**$18.04**

Credit Card transactions — Visa ending in 8047: May 5, 2026: $18.04

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

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Final Details for Order #113-4938062-0388263

Order Placed: May 5, 2026
PO number : tamaya
Amazon.com order number: 113-4938062-0388263
Order Total: $9.49

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 May 5, 2026

Items Ordered	Price
1 of: *1.5 Inch Furniture Caster Wheels, Plastic Casters Set of 4, Plate Swivel Nylon Small Casters for Carts, Furniture, Baby Bed, Kitchen, Cabinet, Table (with Stainless Steel Screws)* Sold by and invoiced on behalf of: ANDUTEES (seller profile) Business Price Condition: New	$9.49

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$9.49
Shipping & Handling:	$0.00

Total before tax:	$9.49
Sales Tax:	$0.00

Total for This Shipment:	**$9.49**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$9.49
Shipping & Handling:	$0.00

Total before tax:	$9.49
Estimated Tax:	$0.00

Grand Total:	**$9.49**

Credit Card transactions	Visa ending in 8047: May 5, 2026: $9.49

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

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Order summary



45M5 Adjustable Flow Pump - 25 PSI 50 GPD 120 Volt - 3/8 Inch UV Tubing × 1 — $478.20

Subtotal	**$478.20**
Shipping	**$0.00**
Taxes	**$0.00**
Total	**$478.20 USD**

Customer information

Shipping address

Ron Zastrocky
12172 Cap Ferrat Street
Jacksonville FL 32224
United States

Billing address

Ron Zastrocky
12788 Meritage Blvd
Jacksonville FL 32246
United States

Shipping method

Standard

If you have any questions, reply to this email or contact us at helpdesk@poolweb.com

amazon.com

Final Details for Order #113-1085541-3611414

Order Placed: May 5, 2026
PO number : tamaya
Amazon.com order number: 113-1085541-3611414
Order Total: $58.75

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 May 6, 2026

Items Ordered	Price
1 of: *Nine Forty 48" Premium Cotton Dust Mop Kit - Heavy Duty Mop Head with Handle for Industrial, Commercial, and Residential Cleaning - Dry Floor Duster for Hardwood Surfaces - White* Sold by and invoiced on behalf of: Nine Forty (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Business Price Condition: New	$58.75

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$58.75
Shipping & Handling:	$0.00

Total before tax:	$58.75
Sales Tax:	$0.00

Total for This Shipment:	**$58.75**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$58.75
Shipping & Handling:	$0.00

Total before tax:	$58.75
Estimated Tax:	$0.00

Grand Total:	**$58.75**

Credit Card transactions — Visa ending in 8047: May 6, 2026: $58.75

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

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amazon.com

Final Details for Order #113-0231813-7340247

Order Placed: May 6, 2026
PO number : tamaya
Amazon.com order number: 113-0231813-7340247
Seller's order number: 5086185
Order Total: $470.44

Business order information

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

Shipped on May 7, 2026

Items Ordered	Price
1 of: *45M2 Stenner Adjustable .5 to 10 GPD 120V 25psi 45MJL2 (Motor and Pump Head Only)* Sold by and invoiced on behalf of: WaterChemicalSystems (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Business Price Condition: New	$470.44

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$470.44
Shipping & Handling:	$0.00

Total before tax:	$470.44
Sales Tax:	$0.00

Total for This Shipment:	**$470.44**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$470.44
Shipping & Handling:	$0.00

Total before tax:	$470.44
Estimated Tax:	$0.00

Grand Total:	**$470.44**

Credit Card transactions — Visa ending in 8047: May 7, 2026: $470.44

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

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BJ'S WHOLESALE CLUB
12200 Atlantic Blvd.
Jacksonville FL 3222

SITE: 108
DATE: 5/8/2026
TIME: 8:04:22

Tran#: 2660228

PUMP: 02
PRODUCT: Unleaded
PRICE/GAL: $4.199
SAV/GAL: $0.050
QTY/GAL: 6.020
FUEL TOTAL: $24.98

Mer#:
134000001467381
Terminal : 00999002
Dev : B
Appr: 708030
Visa
Contactless
Type:
Preauthorization
Resp: APPROVED
Card Num :
XXXXXXXXXXXX8047
Bat#: 20260508183
Seq#: 8351
Ref :
612847097737466128434134295MZ3ZVCU000000
00
1

USD$ 24.98

VISA CREDIT
AID: A0000000031010
TVR: 0000000000
IAD: XXXXXXXXXXXXXX
TSI: 0000
ARQC:
15BFBC6482B040B7

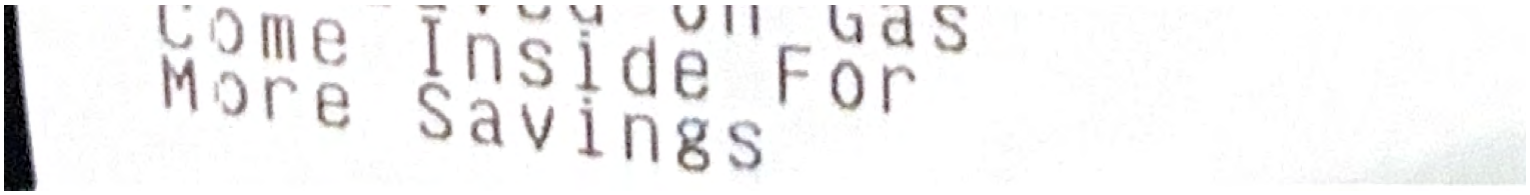
APPROVED BY ISSUER

05/08/2026 08:02:49

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

Exp:10/26
XXXXXX6293
Term: 108
Appr: 1
Reference: 207764439

You Saved on Co


Come Inside For
More Savings

BEACH CDD

Receipt # 6365-51-4734

Invoice Number(s) # 8511077

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered
5/8/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
HEX BOLT SKU 216971	2	$1.98	$0.00	$1.98	$3.96
0.5 cu. ft. Step 1 Patio Paver Base SKU 1000052246	1	$6.25	$0.00	$6.25	$6.25
16 oz. 2-Cycle Oil SKU 539651	1	$9.97	$0.00	$9.97	$9.97

Home Defense Insect Killer for Indoor and Perimeter2, 1 gal. Ant, Roach and Spider Insect Killer with Trigger Sprayer SKU 577923	1	$9.47	$0.00	$9.47	$5.97

Subtotal	$26.15
Discount	$0.00
Shipping	$0.00
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$26.15**

amazon.com

Final Details for Order #113-2959096-5441866

Order Placed: May 8, 2026
PO number : tamaya
Amazon.com order number: 113-2959096-5441866
Order Total: $136.00

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 May 14, 2026

Items Ordered	Price
1 of: *Ubiquiti Cloud Gateway Ultra (UCG-Ultra)* Sold by and invoiced on behalf of: -ATHQ- (seller profile) Seller Credentials: 889 certification Condition: New	$136.00

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$136.00
Shipping & Handling:	$0.00
Total before tax:	$136.00
Sales Tax:	$0.00
Total for This Shipment:	**$136.00**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$136.00
Shipping & Handling:	$0.00
Total before tax:	$136.00
Estimated Tax:	$0.00
Grand Total:	**$136.00**

Credit Card transactions — Visa ending in 8047: May 14, 2026: $136.00

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

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Final Details for Order #113-0369474-9870622

Order Placed: May 14, 2026
PO number : tamaya
Amazon.com order number: 113-0369474-9870622
Order Total: $47.99

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 May 14, 2026

Items Ordered	Price
1 of: *VINEVIDA [16 Fl Oz] Citrus Odor Eliminator Fragrance Oil for Cold Air Diffusers, Essential Oils for Diffuser Oil Refill & Air Freshener Room Spray* Sold by and invoiced on behalf of: VINEVIDA (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	$47.99

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$47.99
Shipping & Handling:	$0.00
Total before tax:	$47.99
Sales Tax:	$0.00
Total for This Shipment:	**$47.99**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$47.99
Shipping & Handling:	$0.00
Total before tax:	$47.99
Estimated Tax:	$0.00
Grand Total:	**$47.99**

Credit Card transactions — Visa ending in 8047: May 14, 2026: $47.99

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

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Final Details for Order #113-3840098-5434636

Order Placed: May 13, 2026
PO number : tamaya
Amazon.com order number: 113-3840098-5434636
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 May 14, 2026

Items Ordered	Price
3 of: *OSD Audio Forza 4" Landscape In Ground/Mountable 80W Speaker, Commercial 70V Tap, Outdoor Weather Resistant, Black*	$149.99

(Single)
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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$449.97
Shipping & Handling:	$0.00

Total before tax:	$449.97
Sales Tax:	$0.00

Total for This Shipment:	**$449.97**

Payment information

Payment Method:
Visa | Last digits: 8047

Billing 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
Estimated Tax:	$0.00

Grand Total:	**$449.97**

Credit Card transactions — Visa ending in 8047: May 14, 2026: $449.97

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

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Final Details for Order #113-3392905-8439441

Order Placed: May 15, 2026
PO number : tamaya
Amazon.com order number: 113-3392905-8439441
Seller's order number: 18731401
Order Total: $119.69

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 May 15, 2026

Items Ordered	Price
1 of: *NavePoint 12U Open Frame Server Rack for 19" IT Network Equipment & A/V Devices, Free Standing or Wall Mount Rack with 180 Degrees Gate Swing, Black* Sold by and invoiced on behalf of: NavePoint, LLC (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$119.69

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

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$119.69
Shipping & Handling:	$0.00
Total before tax:	$119.69
Sales Tax:	$0.00
Total for This Shipment:	**$119.69**

Payment information

Payment Method:
Visa | Last digits: 8047

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

Item(s) Subtotal:	$119.69
Shipping & Handling:	$0.00
Total before tax:	$119.69
Estimated Tax:	$0.00
Grand Total:	**$119.69**

Credit Card transactions — Visa ending in 8047: May 15, 2026: $119.69

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

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Final Details for Order #113-7783203-2652208

Order Placed: May 14, 2026
PO number : tamaya
Amazon.com order number: 113-7783203-2652208
Order Total: $38.00

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 May 14, 2026

Items Ordered	Price
1 of: *Heavy Duty Premium Tennis Net Center Straps* Sold by and invoiced on behalf of: Jinlun Sports (seller profile) Business Price Condition: New	$19.00

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

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$19.00
Shipping & Handling:	$1.50
Free Shipping:	-$1.50

Total before tax:	$19.00
Sales Tax:	$0.00

Total for This Shipment:	**$19.00**

Shipped on May 17, 2026

Items Ordered	Price
1 of: *Heavy Duty Premium Tennis Net Center Straps* Sold by and invoiced on behalf of: Jinlun Sports (seller profile) Business Price Condition: New	$19.00

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

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$19.00
Shipping & Handling:	$1.50
Free Shipping:	-$1.50

Total before tax:	$19.00
Sales Tax:	$0.00

Total for This Shipment:	**$19.00**

Payment information	
Payment Method: Visa | Last digits: 8047 **Billing address** Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: $38.00 Shipping & Handling: $3.00 Promotion applied: -$3.00 ----- Total before tax: $38.00 Estimated Tax: $0.00 ----- **Grand Total: $38.00**
Credit Card transactions	Visa ending in 8047: May 17, 2026: $19.00 Visa ending in 8047: May 15, 2026: $19.00

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

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#1 Home Improvement Retailer

Pro Atlantic And Gi... 10PM 32746 W. 3 Atlantic And Gi... 10PM 32746 Menu Quotes Lists

... / Garden Center / Sprayers / Pump Sprayers / DEWALT Pump Sprayers

Internet # 314759472 Model # DXSP190652 UPC Code # 841688006355 Store SKU # 1005786602

Live Chat Feedback



Hover Image to Zoom



SHOP FATHER'S DAY GIFTS ›

DEWALT

4 Gal. Backpack Sprayer

4.5 (447) Questions & Answers (105)

$109.00

Pay **$84** after **$25 OFF** your total qualifying purchase upon opening a new card.
Apply for a Pro Xtra Credit Card

- Deluxe harness with padded shoulder straps for a comfy fit

- Features Viton seals to efficiently withstand harsh chemicals
- High-pressure pump engineered to reach up to 150 psi
- View More Details

Atlantic And Girvin Store

✓ 3 in stock Aisle 56, Bay 018

Pickup at
Atlantic And Girvin

Delivering to 32746

Pickup
Today
3 in stock
FREE

Delivery
Today
46 available
FREE

Check Nearby Stores

Delivery Details

Get it delivered as soon as today. Schedule your delivery in checkout.

1

Add to Cart

Add to List

Add to Quote

Add to Project

Free & Easy Returns In Store or Online
Return this item within **90 days** of purchase.
Read Return Policy

Loading Recommendations



Feedback

Loading Recommendations

Feedback

Download Our App

Need Help?

Visit our **Customer Service Center** or Text 78465

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Provide Feedback



BJ's

12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Vicente Marchesoni

ub:108 Reg:75 Trans:7657
ashier:556615 05/22/26 10:17am
****
*** MEMBERSHIP ID. *******1544 ***
*** MEMBERSHIP EXPIRES ON 11/26 ***
****
CASH CREDT DBIT ONLY

CREDIT DEBIT ONLY

488534	20 LB PROPAN	15.25
990000488534	Munic. Tax	1.53
**** SUBTOTAL		16.78
FL 7.5% Tax		1.14
**** TOTAL		17.92

**********8047 ENTRY: C
Purchase 00 APPROVED
AUTH 902271
TERMINAL NUMBER 78073010875
05/22/26 10:17am 108 75 7657 556615
VISA CREDIT
AID: A0000000031010

Visa	17.92
CHANGE	0.00

TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: $0.31

BJ's Member Savings	0.31
Coupons Redeemed	0.00
Rewards Redeemed	0.00

Current BJ's Gas Savings
FuelSaver earned thru 05/21/26 0.00/gl

FuelSaver earned in this trx: 0.00/gl
Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay
Scan items, clip coupons & pay
with the BJ's app.

MEMBER COPY

052210875765 7

amazon.com

Final Details for Order #113-3840098-5434636

Order Placed: May 13, 2026
PO number : tamaya
Amazon.com order number: 113-3840098-5434636
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 May 14, 2026

Items Ordered	Price
3 of: *OSD Audio Forza 4" Landscape In Ground/Mountable 80W Speaker, Commercial 70V Tap, Outdoor Weather Resistant, Black*	$149.99

(Single)
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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$449.97
Shipping & Handling:	$0.00

Total before tax:	$449.97
Sales Tax:	$0.00

Total for This Shipment:	**$449.97**

Payment information

Payment Method:
Visa | Last digits: 8047

Billing 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
Estimated Tax:	$0.00

Grand Total:	**$449.97**

Credit Card transactions — Visa ending in 8047: May 14, 2026: $449.97

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

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Final Details for Order #113-6039775-9093832

Order Placed: May 20, 2026
PO number : tamaya
Amazon.com order number: 113-6039775-9093832
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 May 23, 2026

Items Ordered	Price
3 of: *OSD Audio Forza 4" Landscape In Ground/Mountable 80W Speaker, Commercial 70V Tap, Outdoor Weather Resistant, Black*	$149.99

(Single)
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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$449.97
Shipping & Handling:	$0.00

Total before tax:	$449.97
Sales Tax:	$0.00

Total for This Shipment:	**$449.97**

Payment information

Payment Method:
Visa | Last digits: 8047

Billing 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
Estimated Tax:	$0.00

Grand Total:	**$449.97**

Credit Card transactions — Visa ending in 8047: May 23, 2026: $449.97

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

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US BANK STATEMENTS

May 2026

May 2026 Statement

Open Date: 04/24/2026 Closing Date: 05/26/2026

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	**$7,621.46**
Minimum Payment Due	**$7,621.46**
Payment Due Date	**06/22/2026**

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	$76.22
Rewards Center Balance as of 05/25/2026	$831.08

For details, see your rewards summary.

Activity Summary

Previous Balance	+	$6,046.02
Payments	-	$6,046.02CR
Other Credits		$0.00
Purchases	+	$7,621.46
Balance Transfers		$0.00
Advances		$0.00
Other Debits		$0.00
Fees Charged		$0.00
Interest Charged		$0.00
New Balance	**=**	**$7,621.46**
Past Due		**$0.00**
Minimum Payment Due		**$7,621.46**
Credit Line		$20,000.00
Available Credit		$12,378.54
Days in Billing Period		33

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

00479853192144853800076214600076214 68

Automatic Payment

Account Ending in: #### #### #### 8538
Your new full balance of $7,621.46 will be automatically deducted from your account on 06/22/26.

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

. to pay by phone
. to change your address

106481880409220 E

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

Visa Company Rewards

Rewards Center Activity as of 05/25/2026	
Rewards Center Activity*	$0.00
Rewards Center Balance	$831.08

Reward Dollars Earned	**This Statement**	**Year to Date**
Cash Rewards	$76.22	$231.08
Total Earned	**$76.22**	**$231.08**

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.

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 $7621.46 will be automatically deducted from your bank account on 06/22/2026. 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		
04/27	04/24	1994	BJS.COM #5490 800-257-2582 MA	$70.40	
04/27	04/25	0379	PUBLIX #644 JACKSONVILLE FL	$35.02	
04/27	04/25	2422	PAYPAL *SHEEHANHOME 402-935-7733 CA	$660.50	
05/01	04/29	8963	THE HOME DEPOT #6365 JACKSONVILLE FL	$222.82	
05/01	04/30	8228	CVS/PHARMACY #03486 ORANGE PARK FL	$100.00	
05/01	04/30	5577	DKS IM SERVER 310-645-0023 CA	$156.23	
05/08	05/07	3306	BJS.COM #5490 800-257-2582 MA	$422.54	
05/08	05/07	6378	AMAZON MKTPL*BV7TQ65V1 Amzn.com/bill WA	$36.49	
05/08	05/07	2814	AMAZON MKTPL*BV8TI3X11 Amzn.com/bill WA	$30.30	
05/08	05/07	0235	AMAZON MKTPL*BF9GR81K2 Amzn.com/bill WA	$23.99	
05/11	05/08	1841	BJS WHOLESALE #0108 JACKSONVILLE FL	$403.22	
05/11	05/08	1924	BJS WHOLESALE #0108 JACKSONVILLE FL	$34.36	
05/11	05/08	0789	AMAZON MKTPL*BV4EP4811 Amzn.com/bill WA	$76.91	
05/11	05/10	1375	WAL-MART #1172 JACKSONVILLE FL	$79.71	
05/12	05/11	4365	AMAZON MKTPL*V79VS8S33 Amzn.com/bill WA	$45.13	
05/14	05/13	9291	MR.BARRTEN* (1 OF 1 PA MRBARRTENDERR FL	$395.00	
05/15	05/14	4589	THE UPS STORE 3547 904-8661939 FL	$14.34	
05/18	05/15	6013	PUBLIX #644 JACKSONVILLE FL	$55.04	
05/18	05/15	6195	PUBLIX #644 JACKSONVILLE FL	$80.51	

Continued on Next Page

Transactions INGRAM,OLIVER E Credit Limit $5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
05/18	05/15	2524	COSTCO WHSE#1294 JACKSONVILLE FL	$338.54	
05/18	05/16	8064	CCI*CONSTANT-CONTACT 855-2295506 MA	$62.00	
05/22	05/21	3950	COSTCO WHSE#1294 JACKSONVILLE FL	$702.61	
05/26	05/22	1485	BJS.COM #5490 800-257-2582 MA	$306.52	
05/26	05/22	1550	BJS WHOLESALE #0108 JACKSONVILLE FL	$79.99	
05/26	05/22	5788	COSTCO WHSE#1294 JACKSONVILLE FL	$202.96	
05/26	05/23	2099	PUBLIX #644 JACKSONVILLE FL	$84.81	
05/26	05/23	1919	PUBLIX #644 JACKSONVILLE FL	$69.75	
			Total for Account #### #### #### 1058	**$4,789.69**	

Transactions ZASTROCKY,RONALD W Credit Limit $5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
			Purchases and Other Debits		
04/27	04/23	9699	THE HOME DEPOT #6365 JACKSONVILLE FL	$10.70	
05/04	05/01	0092	Amazon.com*BV4OU05S2 Amzn.com/bill WA	$322.53	
05/04	05/01	2312	AMAZON MKTPL*BJ9ZK1GU1 Amzn.com/bill WA	$25.99	
05/04	05/01	0629	THE HOME DEPOT #6365 JACKSONVILLE FL	$17.96	
05/06	05/06	0669	AMAZON MKTPL*BV6EJ33Q1 Amzn.com/bill WA	$18.04	
05/06	05/06	4888	AMAZON MKTPL*BF2T60L12 Amzn.com/bill WA	$9.49	
05/07	05/06	8386	SP POOLWEB COM POOLWEB.COM ME	$478.20	
05/07	05/06	7166	AMAZON MKTPL*BF1PF3ND2 Amzn.com/bill WA	$58.75	
05/08	05/07	1556	AMAZON MKTPL*BV5B49VT1 Amzn.com/bill WA	$470.44	
05/11	05/08	2187	BJS FUEL #9108 JACKSONVILLE FL	$24.98	
05/11	05/08	6303	THE HOME DEPOT #6365 JACKSONVILLE FL	$26.15	
05/15	05/14	9512	AMAZON MKTPL*JI5520ZD3 Amzn.com/bill WA	$136.00	
05/15	05/14	9118	AMAZON MKTPL*9H76L0SP3 Amzn.com/bill WA	$47.99	
05/15	05/14	4577	AMAZON MKTPL*BV42G3920 Amzn.com/bill WA	$449.97	
05/18	05/15	4791	AMAZON MKTPL*IX3YO6AN3 Amzn.com/bill WA	$119.69	
05/18	05/15	9523	AMAZON MKTPL*EK32U5733 Amzn.com/bill WA	$19.00	
05/18	05/17	0105	AMAZON MKTPL*E72XQ91H3 Amzn.com/bill WA	$19.00	
05/22	05/20	7538	THE HOME DEPOT #6365 JACKSONVILLE FL	$109.00	
05/26	05/22	1634	BJS WHOLESALE #0108 JACKSONVILLE FL	$17.92	
05/26	05/23	3540	AMAZON MKTPL*7H1X66823 Amzn.com/bill WA	$449.97	
			Total for Account #### #### #### 8047	**$2,831.77**	

Continued on Next Page

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
			Payments and Other Credits		
05/20	05/20	MTC	PAYMENT THANK YOU	$6,046.02CR	
			Total for Account #### #### #### 8538	**$6,046.02CR**	

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	$7,621.46	$0.00		$0.00	0.00%	
**ADVANCES	$0.00	$0.00		$0.00	0.00%	

Contact Us

Phone
Voice: 1-866-485-4545
TDD: 1-888-352-6455
Fax: 1-866-807-9053

Questions
Cardmember Service
P.O. Box 6353
Fargo, ND 58125-6353

Mail payment coupon with a check
U.S. Bank
P.O. Box 790408
St. Louis, MO 63179-0408

Online
usbank.com

End of Statement

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.

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EXHIBIT 16

LEE & CATES
GLASS | Since 1926

Estimate 226997

Date: 6/23/2026
Page: 1 of 3

Beach Community Development District
3501 Quadrangle Boulevard
Orlando FL 32817
Attention: Ron

Job: Tamaya Beach CDD
12788 Meritage Boulevard
Jacksonville FL 32246
Mobile: 904-577-3075
Email: rzastrocky@vestapropertyservices.co

Note: Customer to remove television, I-pad and shelf before final measure, leave television mount in place.

Quantity	Description	Size	Area	Rate	Amount
1	**Polished Mirror Install - Fitness Center** Alt contact Jason 904-501-3332			4,346.52	4,346.52
	2 x 1/4" Mirror Clear Annealed Flat Polish	48" x 92" 280" (2L 2S)	61.33		
	1 x 1/4" Mirror Clear Annealed Flat Polish Hole Internal Cutout	48" x 92" 280" (2L 2S) 1 of (3" diam) 1 of (4-1/2" x 2-1/4")	30.67		
	1 x 1/4" Mirror Clear Annealed Flat Polish Internal Cutout Internal Cutout Internal Cutout	48" x 92" 280" (2L 2S) 1 of (24" x 16") 1 of (4-1/2" x 2-1/4") 1 of (4-1/2" x 4-9/16")	30.67		
	2 x J-Bar - Deep (5/8") 16' Length Chrome				
	2 x J-Bar - Deep (5/8") 12' Length Chrome				
	6 x Palmer Mirror Mastic (Tube)				
	1 x Single Duplex Glass Mirror Plate Clear				
	1 x Double Duplex Glass Mirror Plate Clear				
	1 x Sikasil-N Plus RTV Silicone (Tube) Clear				
	Glazing Labor				

All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

This quotation is valid for 30 days from the date of issue.

A deposit is required before any work can commence.
The balance is due upon pickup, delivery, or installation.
Required Deposit:50% ($2,173.26)

Subtotal:	4,346.52
Tax Exempt FL 0.0%:	0.00
Total:	**$4,346.52**

Terms and Conditions:

1. This quote is valid for 30 days from the date of the order. Our prices include measurements, fabrication, delivery, and installation of materials specified unless otherwise stated.
2. Price does not include evening or weekend working hours. Normal working hours are 8:00am - 5:00pm Mon - Fri.
3. The proposed price is subject to change if there are any changes to the size or configuration after the final field measurement, or options not listed in the actual proposal.
4. All the Material shall be furnished in accordance with the respective industry tolerances of color variation, thickness, size, texture and performance standards.
5. Lee & Cates Glass will not be responsible for any discrepancies in customer provided measurements. Estimates based on customer measurements are subject to a site visit prior to quote confirmation.
6. If existing obstructions must be removed **or customer's structure needs to be modified or corrected** for installation, Lee & Cates Glass reserves the right to require customer to modify the work area.
7. Lead times given are based on information received by suppliers and manufacturers and are subject to change at any time and without notice, therefore Lee & Cates Glass shall not be held responsible for delays caused by suppliers and manufacturers.
8. One trip for Field Measurements and one trip for installation per project is included in the quoted price. Field Measurements will be taken after we are notified that the areas of our scope are ready for measurement.
9. All glass and/or mirror products must be inspected at the time of **pick up/delivery or installation**. Lee & Cates Glass is not responsible for glass and/or mirror once it leaves the store premises or has been accepted after delivery/installation.
10. In the event of any action or proceedings brought for the recovery of amounts due for products or services obtained from Lee & Cates Glass to pay all costs of collection including but not limited to attorney's or collection agent's fees. Returned checks will also result in additional fees in accordance with current statutes.

ACCEPTANCE OF QUOTE 226997: I accept the enclosed mentioned description of work for the stated price.

Customer Acceptance: _____ **Acceptance Date:**_____

EXHIBIT 17

The Mad Matter, Inc.

PO Box 128
Cumming, GA, 30028

Estimate

DATE	ESTIMATE NO.
7/8/2026	19835

NAME / ADDRESS
Beach CDD 250 International Parkway Suite 208 Lake Mary, FL 32746

TERMS	REP	FOB	PROJECT
	BTS		

DESCRIPTION	QTY	COST	TOTAL
Piazza Logo Mat Size - 4' x 6' Proof # 269577 - 270316 - 270317 - 270447 - 270448 - 270673 Edged	3	440.00	1,320.00T
			0.00

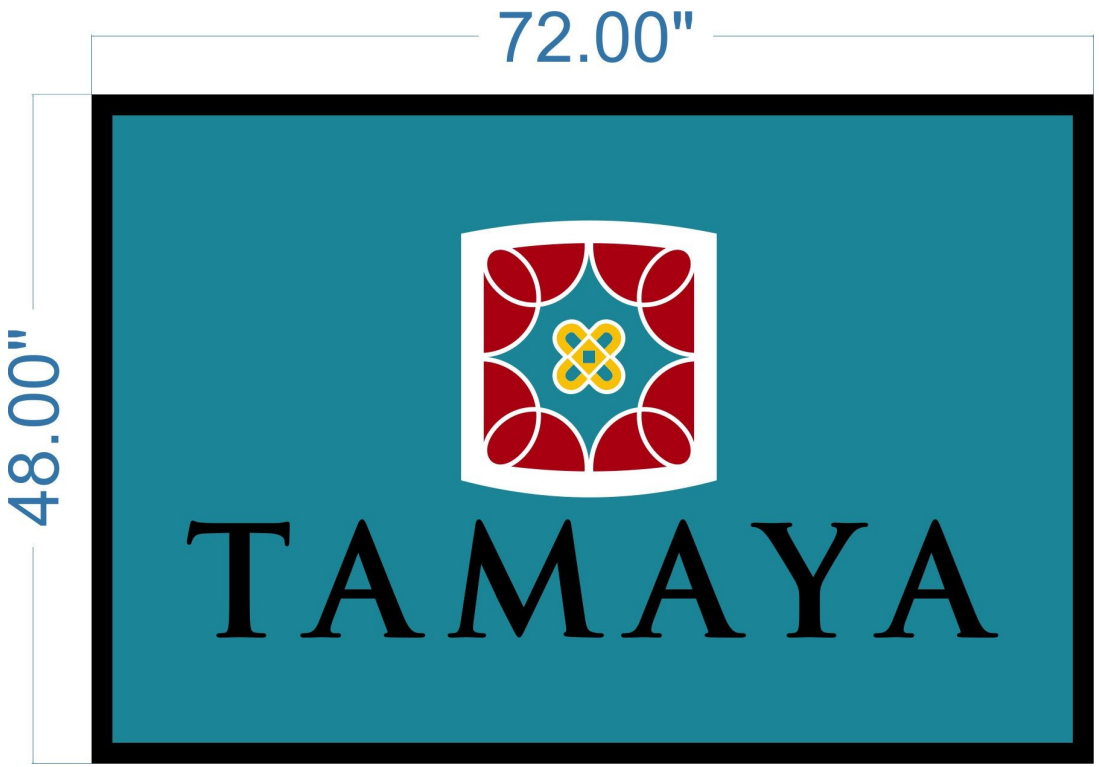
TOTAL $1,320.00

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

THE MAD MATTER™

Inlaid Artwork Graphic Approval

Proof #: 270673



Bright Gold | Dozen Roses | Snow Cap | Black Tux | Teal

Product: Inlaid Piazza
Edging: 1.5" Medium Edging
Design: 270673 Tamaya 48x72 B MMST
Notes:

Size: 4' 0'' X 6' 0''
Backing: Non-Skid
Revision: 7/8/2026

Logo Direction: Horizontal
Pile Direction:
Completed By: SB
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 authoization, 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:_____

EXHIBIT 18

Work Order Proposal

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

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

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	

Total for Work Order #92102 **$13,171.58**




Before


After


Before


1:36 AM Thu May 28
After


Before


After

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 Contrator upon reciept 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)	**Proposal Date:**	6/2/2026
Address:	12788 Meritage Blvd, Jacksonville, FL 32246	**Proposal Work Order #:**	92102
Client Contact:	Ron Zastrocky rzastrocky@vestapropertyservices.com	**Prepared By:**	ALLEN FLANNERY
Client Phone #:	904-557-3075		

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 19

BEACH COMMUNITY DEVELOPMENT DISTRICT

Comprehensive Amenity Facility Policies

Removes and replaces all previous policies and enforcement practices.

Effective Date	August 01, 2026
Document Version	Comprehensive Amenity Facility Policies – Version 202608
Board Approval	July 20, 2026
District Manager	Vesta District Services

District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

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I. DEFINITIONS AND GENERAL PROVISIONS

DEFINITIONS

"Amenity Facility" – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically limited to, the pools, tennis and basketball courts, playground, fitness center, group fitness room, banquet event hall and large event lawn, together with its appurtenant facilities and areas.

"Amenity Facility Policies" or **"Policies"** – shall mean these Comprehensive Amenity Facility Policies of Beach Community Development District, as amended from time to time.

"Basketball Facilities" – shall mean the basketball court that is a part of the District's Amenity Facility.

"Board of Supervisors" or **"Board"** – shall mean the Beach Community Development District's Board of Supervisors.

"Community Club" – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District's Board.

"Credit Card Convenience Fee" – shall mean a 3% fee added to any and all fees or rates adopted by the District to be paid by any Patron seeking to pay such fee or rate with a credit card.

"District" – shall mean the Beach Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Facility / Amenity Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

"Fitness Center" – shall mean the fully equipped fitness facility including cardiovascular equipment, strength training equipment, free weights, and associated wellness amenities.

"Group Fitness Room" – shall mean the dedicated studio space for fitness classes, yoga, pilates, and other group wellness activities.

"Guest" – shall mean any individual who is 4 years of age or over and is invited to use the Amenity Facility. Guests must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter. Refer to the maximum number of guests allowed per Amenity for maximum number of guests allowed on any given day.

"Homeowners Association" – shall mean the Tamaya Residential Homeowners' Association, Inc.

"Identification" – shall mean an acceptable photo identification card, which indicates a birthdate and an address. A valid student identification card may be used for a person under 18 years of age. The card may be on an electronic device, such as a picture on phone, but must be available upon request by the Amenity Manager / Facility Manager.

"Instructor" or **"Trainer"** – shall mean any person providing instruction or training to a non-family member, or more than one household, regardless of payment for such services. This term does not apply to the instruction or training of any person, or group of people, lasting less than ten minutes during a forty-eight (48) hour period of time.

"Non-Resident" – shall mean any person or persons who do not own or rent property within the District.

"Non-Resident Annual User Fee" – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Non-Resident Member" – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

"Patron(s)" – shall mean Residents, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

"Pool Complex" – shall mean the resort-style swimming pool complex including the main pool, lap pool, waterslide, spa, and associated deck areas.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

"Resident" – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Beach Community Development District.

"Swimming Pools and Waterslide" – shall mean the swimming pools and the waterslide that are part of the District's pool complex.

"Tamaya Hall" – shall mean the premier event facility available for private rentals and community programming.

"Tennis Facilities" – shall mean those tennis courts that are a part of the District's Amenity Facility.

IDENTIFICATION AND ACCESS CARDS

1. **Access Card Issuance:** Two (2) access cards will be issued to each household. There is a charge to replace a lost or stolen card as determined by the Board of Supervisors.
2. **Liability Waiver Requirement:** A Patron will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. **Identification Verification:** Patrons shall be required to present Identification and Access cards upon request by staff at the Amenity Facility. This requirement ensures proper facility usage and maintains security standards.
4. **Card Security:** All lost or stolen Access cards must be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to District property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported to the Amenity Manager's office within 24 hours of the loss being discovered.

NON-RESIDENT ANNUAL USER FEE

The Non-Resident Annual User Fee for any person not owning or renting real property within the District is $3,500, and this fee shall include privileges for up to 2 adults and anyone under the age of 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement.

This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. **Fee Waiver:** Each Homeowners Association within the Beach CDD may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. **Damage Responsibility:** Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. **Approval Process:** Each Community Club must fill out a form for approval to be considered as a club before they can use the Amenity Facility. Once approved, the Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members.
2. **Damage Responsibility:** Any Community Club that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during the Community Club's events.
3. **Status Revocation:** The Board may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. **Guest Responsibility:** Residents, Non-Resident Members, and Renters are responsible for all actions taken by their Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter. Guests using any amenities must be accompanied by a Patron at all times.
2. **Age Restrictions:** Residents, Non-Resident Members, or Renters under the age of 18 may not invite guests to use the amenity facilities.
3. **Instruction Prohibition:** Guests are not allowed to receive training/instruction for any amenities within the District.

RENTER'S PRIVILEGES

1. **Designation Rights:** Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.
2. **Equal Rights:** A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident. Renter's privileges shall only be in effect for the duration of the Rental Agreement for the residential unit.
3. **Mutual Exclusivity:** During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.
4. **Financial Responsibility:** Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the deportment of their respective Renter.

5. Policy Compliance: Renters shall be subject to rules and regulations as the Board may adopt from time to time.

INSTRUCTOR / TRAINER POLICIES

Application and Approval Process

a. Instructor Approval: An Instructor / Trainer must be approved by the Amenity Manager. A list of approved Instructors will be kept in the Amenity Manager's office and will be posted on the District website. Instructors must re-apply annually.

b. Definition of Instruction: Instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their skills. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance skills constitute "instruction" and are prohibited. This policy does not apply to family members who provide instruction to each other.

Required Documentation

c. Application Requirements: The following must be completed or provided by an Instructor/Trainer applicant prior to approval:

- Certificate of Insurance (COI)
- Waiver of Liability (e.g. Hold Harmless Agreement) signed by each student receiving instruction. A parent or legal guardian must sign a Waiver of Liability for each student under 18 years of age.
- Successfully pass a criminal background check, paid for by the applicant.

Operating Requirements

d. Guest Restrictions: Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.

e. Reporting Requirements: Instructors / Trainers will provide a weekly list of trainees and their addresses that were trained during the week prior, to the Amenity Manager.

f. Revenue Sharing: A 10% revenue sharing is required of District-approved instructors/trainers. This is to be paid to the Amenity Manager monthly and put into the general fund of the community. Instructors/trainers who fail to keep current on paying their stipends will be removed from the list of approved District instructors/trainers.

Policy Compliance

g. Facility Rules: Instructors / Trainers shall abide by the District's Amenity Facility Policies while using an Amenity.

h. Privilege Suspension: Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.

i. Compliance Maintenance: Instructors / Trainers must keep compliance up to date.

Tennis Instruction

Tennis Instruction: Instructors / Trainers for tennis require explicit approval by the Board.

II. GENERAL AMENITY FACILITY PROVISIONS

GENERAL FACILITY POLICIES

1. **Policy Amendment Authority:** The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. **Identification Requirements:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. Each Amenity has different minimum age requirements, please refer to specific Amenity sections to determine minimum age allowed.
3. **Hours of Operation:** All hours of operation, including holiday schedules, of the Amenity Facility will be established by the Board upon consultation with the Facility Manager.

HOURS OF OPERATION

Tamaya Hall Hours: Tuesday–Thursday: 10:00 am – 6:00 pm; Friday–Saturday: 12:00 pm – 6:00 pm; Sunday: 1:00 pm – 5:00 pm; Closed Monday

Tennis Court Hours: 7:00 am – 10:00 pm

Fitness Center: 4:00 am – 10:00 pm

Pool Deck (Fenced Pool Area): Sunrise – 10:00 pm

Pools: SWIM AT YOUR OWN RISK. Swimming permitted Dawn to Dusk (30 minutes after sunrise until 30 minutes before sunset)

Waterslide: (Seasonal Hours, Memorial Day - Labor Day) Tuesday–Friday: 12:00 pm – 7:00 pm; Saturday–Sunday: 10:00 am – 7:00 pm. Monday of Memorial Day, July 04, and Labor Day: 10:00 am – 7:00 pm.

Basketball: Sunrise – Sunset

VEHICLE AND PARKING POLICIES

4. **Parking Requirements:** Vehicles and golf carts operated by a resident, non-resident member or a renter, must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. Vehicles should not be parked on CDD common grassy areas throughout the community (e.g. pocket parks and other common grassy areas). Vehicles cannot block the normal flow of traffic in any way that limits the ability of emergency service workers to respond to situations.
5. **Fireworks Prohibition:** Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
6. **Service Area Restrictions:** Only District employees, District contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.

ADMINISTRATIVE AUTHORITY

7. **Enforcement Authority:** The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the

authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

FACILITY SAFETY AND CONDUCT

8. **Safety Restrictions:** No climbing over or swinging on ladders, fences, or railings is allowed.
9. **Staff Courtesy:** Residents and Guests of all ages shall treat all staff members with courtesy and respect.
10. **Prohibited Vehicles:** Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
11. **Skateboard Policy:** Skateboarding is not allowed on the Amenity Facility property at any time.
12. **Indoor Vehicle Policy:** Bicycles, scooters, and skateboards are not permitted inside any Amenity Facility building (e.g. Tamaya Hall, Fitness Center, Group Exercise Room, and Amenity Center Breezeway) or on the pool deck at any time.

COMMERCIAL AND ENTERTAINMENT POLICIES

13. **Entertainment Approval:** Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
14. **Advertisement Restrictions:** Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property.
15. **Commercial Use Prohibition:** The Amenity Facility shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
16. **Weapons Policy:** Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.

AMENITY MANAGER AUTHORITY

17. **Program Authorization:** The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.

GENERAL CONDUCT POLICIES

18. **Smoking Restrictions:** Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Amenity Manager, if any.
19. **Policy Compliance:** Disregard for rules or policies or failure to follow instruction by Amenity Manager may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
20. **Loitering Policy:** Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and

reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.

21. **Dumpster Policy:** Dumpsters are not to be used for the disposal of residential household refuse and are only to be accessed and used by District authorized staff.
22. **Legal Compliance:** All Patrons and their guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility and shall ensure that any minor for whom they are responsible also complies with the same.
23. **Public Displays:** Public displays of affection which are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.
24. **Identification Requirement:** Any person using any District amenity shall have a District acceptable photo identification card, which indicates their birthday, with them at all times. A valid student identification card may be used for a person under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. **Personal Responsibility:** Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.
2. **Liability for Damages:** Patrons and their guest shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. **Hold Harmless Agreement:** Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility's premises, shall do so at his or her own risk, and shall hold the Amenity Facility's owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents.

SERVICE ANIMAL POLICY

Dogs and all other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Owners are responsible for picking up after all pets as a courtesy to residents. All such animals must be in compliance with all current ordinances of the City of Jacksonville. It is the owners' responsibility to ensure that all dogs, including Service Animals, are healthy, vaccinated and collared with identification.

Service Animal Requirements

1. **Work and Task Requirements:** The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.
2. **Control Requirements:** A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.
3. **Removal Conditions:** The District may exclude or remove from its premises a Service Animal if the Service Animal is out of control and its handler does not take effective action to control it, the Service Animal is not housebroken, or the Service Animal's behavior poses a direct threat to the health and safety of others. Allergies and fear of animals are not valid reasons for denying access or refusing service to an individual with a Service Animal.
4. **Misrepresentation Penalties:** A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a Service Animal and being qualified to use a Service Animal or as a trainer of a Service Animal commits a misdemeanor of the second degree, punishable as provided in sections 775.082 or 775.083, Florida Statutes, and may be subject to expulsion from the District's premises and/or suspension or termination of Amenities privileges as described herein.

GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

All Patrons and their guest using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. **Hours:** The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. **Emergencies:** After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Amenity Manager and to the office of the District Manager.
3. **District Equipment:** Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron or their guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Important Notice: Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

III. RESORT-STYLE POOL FACILITIES

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

INCLEMENT WEATHER / THUNDERSTORM – SWIM AT YOUR OWN RISK

The Beach Community pool facilities feature resort-style amenities including a main swimming pool, dedicated lap pool, waterslide, and spa area, all designed to provide a premium recreational experience.

A. Access and Supervision Requirements

1. **Identification and Guest Limits:** All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Amenity Manager).
2. **Child Supervision:** Children under fifteen (15) years of age must be accompanied and supervised at all times by a Patron during usage of the pool facility. Parents are responsible for the conduct of their children.

B. Safety and Behavioral Rules

3. **Prohibited Activities:**
   - Horseplay. No jumping, pushing, running, throwing any item or other horseplay is allowed in the pool, slide or on the pool deck area
   - Diving. Diving is prohibited
   - Rails/Ladders. No hanging on guard rails or jumping from the ladder
   - Structures. Swinging on ladders, fences, or railings is not permitted
   - Do not toss rocks, vegetation, or foreign material into the pool
4. **Equipment Restrictions:** Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes.
5. **Operating Hours:** Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.
6. **Health Requirements:** Showers are required before entering the pool.
7. **Container Restrictions:** Glass containers are prohibited.
8. **Diaper Policy:** Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.

C. Equipment and Personal Items

9. **Play Equipment:** Play equipment and recreational items, such as floats, rafts, snorkels, dive sticks, flotation devices, balls and pool toys must have staff approval. The Amenity Manager reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. **Pool Availability:** Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.

11. Prohibited Items on Pool Deck: The use of bicycles, skateboards, roller blades, scooters, and golf carts is not permitted on the pool deck area, or inside any Amenity Facility gates at any time. Pets (except service dogs) are not permitted inside the Amenity Facilities.

D. Programming and Activities

12. Program Authorization: The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

E. Dress Code and Conduct

14. Swim Attire: Proper family-friendly swim attire must be worn in the pool (no cutoffs). Absolutely no footwear is permitted in the pool at any time.

15. Prohibited Items: Chewing gum is not permitted in the pool or on the pool deck area.

16. Changing Areas: The changing of diapers or clothes is not allowed poolside.

17. Pool Pollution: No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.

18. Radio Controlled Items: Radio controlled watercraft are not allowed in the pool or the pool area.

F. Facility Management

19. Access Maintenance: Pool entrances must be kept clear at all times.

20. Furniture Policy: Pool furniture is not to be removed from the pool area.

21. Conduct Standards:

- Loud, profane, or abusive language is prohibited
- Physical or verbal abuse will not be tolerated
- Parents are responsible for the supervision and conduct of their children

22. Lost Items: The District is not responsible for lost or stolen items.

23. Chemical Effects: Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

G. Deck Area Policies

24. Deck Rental: The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Amenity Manager.

25. Food and Beverage: No food, glass, or beverages (except bottled water) in the pool or on the pool wet deck.

26. Alcohol Policy: Discreet alcohol (i.e., unobtrusive, unnoticeable) use allowed four feet from pool edge. Glass bottles or containers are not permitted.

H. Swimming Instruction Policy

27. Instruction Prohibition: No swimming instruction is permitted in Beach CDD pools except by individuals specifically authorized by the District. Nonresidents may not give nor receive swimming instruction in Beach CDD pools. Swimming instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their swimming skills. While practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a swimmer's skills constitute "swimming instruction" and are prohibited. This policy does not apply to family members providing swimming instruction to each other.

LAP POOL POLICIES

Dedicated Lap Swimming Facility

1. **Priority Usage:** Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.
2. **Lane Courtesy:** If swimmers are present, you must clear the lane to avoid interference.
3. **Child Supervision:** Children under age of 15 must be accompanied and supervised by a patron at all times. Parents are responsible for the conduct of their children.

WATERSLIDE POLICIES

Seasonal Operation with Enhanced Safety Protocols

1. **Risk Assumption:** Any person who uses the waterslide does so solely at his or her own risk.
2. **Height Requirement:** Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. **Lifeguard Supervision:** Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. **Operating Conditions:** The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. **Single User Policy:** Only one person may ride the waterslide at a time.
6. **Clothing Restrictions:** No shorts with snaps or rivets will be allowed on the slide.
7. **Safety Position:** Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
8. **Prohibited Items:** No jewelry, flotation devices or casts may be worn while using the waterslide.
9. **Health Restrictions:** For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.

IV. FITNESS CENTER AND WELLNESS FACILITIES

FITNESS CENTER POLICIES

State-of-the-Art Fitness Experience

The Beach Community Fitness Center provides resort-quality fitness equipment and programming in a premium environment designed for all fitness levels. Persons using the Fitness Center do so at their own risk. Persons using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

A. Facility Access and Eligibility

1. **Age Requirements:**
   - No one under the age of twelve (12) is allowed in the fitness center at any time
   - Children under sixteen (16) years of age must be accompanied at all times by a Patron during usage of the Fitness Center
2. **Guest Policy:** A maximum of one guest is permitted per member and must be accompanied by a Patron at all times.

3. Operating Hours: The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.

B. Emergency Procedures

4. Emergency Response: For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

C. General Fitness Center Policies

Dress Code and Attire

1. Required Attire: Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits. No swimsuits, sandals, or flip-flops are allowed.

2. Family-Friendly Environment: The fitness center is family friendly. The fitness center was not built for and is not intended for powerlifting or special heavy weight training that requires safety equipment not available at the fitness center.

Behavioral Standards

3. Prohibited Behavior: No horseplay, aggressive or boisterous behavior, or rough play is allowed in the fitness center.

4. Equipment Purpose: Equipment is for exercise only. Do not sit on equipment to browse the internet, watch videos, listen to audio, or text.

5. Equipment Hygiene: Each individual is responsible for wiping off all fitness equipment, using provided disinfectants, after each use.

Authorized Personnel

6. Trainer Requirements: Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.

Prohibited Items

7. Chalk Policy: Hand chalk is not permitted to be used in the Fitness Center.

8. Electronic Devices: Electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones. The use of mobile phone speakers for any purpose is prohibited.

9. Personal Items: No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.

Equipment Usage

10. Equipment Restrictions: Fitness equipment may not be removed from the Fitness Center or brought to other rooms. Weights must remain in the designated free weights area. Weights are not to be taken into the adjacent Group Fitness Room unless approved by the Facility Manager.

11. Time Limits: Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.

12. Weight Management: Limit use of dumbbells to one set at a time. Return weights to their proper location after use.

13. Weight Handling: Do not drop the weights. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area. The floor was not designed for power lifting; dropping the weights will damage the floor and machines.

14. **Program Priority:** Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

EQUIPMENT SHARING AND MACHINE POLICIES

Optimizing Facility Usage During Peak Hours (typically 6-9 am and 5-8 pm)

Time Limits on Equipment

1. **Cardiovascular Equipment:** 30-minute limit during peak hours.
2. **Weightlifting Stations:** 15-minute limit on squat racks, bench presses, and similar equipment if others are waiting.

Equipment Sharing Protocol

3. **Working In:** Do not monopolize any equipment. If performing sets with rest periods, members should allow others to "work in" during their breaks.
4. **Peak Hour Courtesy:** During high-traffic times, members are encouraged to limit extended conversations or phone use while on machines or with equipment.
5. **Equipment Hoarding:** Using multiple pieces of equipment simultaneously for circuit training during peak hours is discouraged unless pre-approved by gym staff.

FOOD AND BEVERAGE POLICIES

Nutrition and Hydration Guidelines

1. **Food Restrictions:** No food, including chewing gum, is permitted within the fitness center.
2. **Beverage Policy:** Beverages are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

V. TENNIS FACILITY OPERATIONS

TENNIS FACILITY POLICIES

INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK

Professional Tennis Experience

The Beach Community tennis facilities feature professionally maintained courts providing an authentic tennis club experience for players of all skill levels. Persons using the Tennis Facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

A. Court Access and Eligibility

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household. Parents are not allowed to drop off children under 12 years of age without specific supervision by a Patron.
2. **Operating Hours:** The Tennis Facility shall be available from 7:00am until 10:00pm daily.

3. Emergency Procedures: For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

B. Dress Code and Equipment

4. Proper Attire: Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. No black-soled or open-toe shoes are permitted.

C. Court Reservation and Usage System

5. Availability System: The tennis courts are available on a "first come, first served" basis for Patrons. Each Patron and the Patron's guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting.

Court Changeover Procedures

If you find it necessary to "bump" other players when it is your turn to play:

a. Never attempt to enter someone else's court before your turn.

b. Never enter the court or distract players while others are in the middle of a point or game.

c. Wait outside the entrance gate and politely inform the players that it is your turn.

d. Allow players to finish out one more point, and then begin the player changeover for the court.

e. When others are waiting, only Patrons may "hold" a court, and only for no more than ten minutes and those ten minutes are included in the one-hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes).

Prohibited Activities

1. Tournaments: No tournaments are allowed.

2. Instruction: Instruction of tennis is not permitted without explicit approval by the Board.

D. Tennis Instruction Policy

Comprehensive Instruction Prohibition: No tennis instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive tennis instruction on Beach CDD courts. Tennis instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their tennis skills. This includes, but is not limited to, instruction on stroke production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "tennis instruction" and are prohibited. This policy does not apply to family members providing tennis instruction to each other.

E. General Court Policies

Court Etiquette and Conduct

1. Tennis Etiquette: Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

2. Court Usage: Tennis Courts are to be used for Tennis only.

3. Equipment Responsibility: Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).

Prohibited Items and Activities

4. **Prohibited Items:** The Tennis Facility is for the play of tennis only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
5. **Beverage Policy:** Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts.
6. **Furniture Restrictions:** No chairs other than those provided by the District are permitted on the tennis courts.
7. **Net Safety:** No jumping over nets.

Court Maintenance and Care

8. **Cleanup Responsibility:** Players must clean up after play. This includes "dead" balls, trash, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
9. **Damage Reporting:** Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
10. **Court Brushing:** Brush court after use is required.

VI. BASKETBALL AND RECREATIONAL COURTS

BASKETBALL FACILITY POLICIES

INCLEMENT WEATHER / THUNDERSTORM – PLAY AT YOUR OWN RISK

Full-Court Basketball Experience

The Beach Community basketball facilities provide a regulation-size court suitable for full games, half-court play, and recreational activities. Persons using the Basketball Facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

A. Access and Safety Requirements

1. **Age Requirements:** Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Basketball Facility.
2. **Capacity Limits:** The maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.
3. **Operating Hours:** The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.
4. **Emergency Procedures:** For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

B. Dress Code and Equipment

5. **Proper Attire:** Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.

C. Court Usage Guidelines

6. Availability System: The basketball courts are available on a "first come, first served" basis. Players are limited to the use of one (1) basketball half-court when others are waiting.

D. General Basketball Policies

Conduct Standards

a. Behavioral Requirements: The use of profanity or disruptive behavior is prohibited.

Equipment Policies

b. Basketball Provision: Persons using the Basketball Facilities must supply their own basketballs. Basketballs, if available, may be obtained from the office.

Prohibited Items

c. Restricted Items: The Basketball Facilities is for the play of basketball only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, golf carts, vehicles, and scooters are prohibited from the basketball facility.

d. Beverage Policy: Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.

e. Furniture Restrictions: No chairs other than those provided by the District are permitted on the courts.

Facility Maintenance

f. Cleanup Requirements: The courts must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

Basketball Instruction Policy

g. Instruction Prohibition: No basketball instruction is permitted on Beach CDD courts except by individuals specifically authorized by the District. Nonresidents may not give nor receive basketball instruction on Beach CDD courts. Basketball instruction means any activity where one person provides targeted guidance, feedback, demonstrations, or structured practice to another person for the purpose of improving their basketball skills. This includes, but is not limited to, instruction on shooting and passing production, footwork, strategy, and match play. While casual play or practice between residents and guests is encouraged, even if occasional tips or advice are exchanged, structured lessons, drills, or practice sessions designed to enhance a player's skills constitute "basketball instruction" and are prohibited. This policy does not apply to family members who provide basketball instruction to each other.

Special Events

h. Event Authorization: Patrons who would like to use the basketball courts for events such as organized games for birthday parties or other special events must speak with the Amenities Manager prior to the event for permission to hold such events on Beach CDD basketball courts. This may also require a waiver for the number of guests allowed on Beach CDD basketball courts.

VII. PLAYGROUND AND FAMILY AMENITIES

PLAYGROUND POLICIES

Safe Family Recreation Environment

The Beach Community playground facilities provide age-appropriate recreation equipment designed for safe family enjoyment with comprehensive safety protocols. Persons using the Playground Facility do so at their own risk.

Supervision and Safety Notice: Playground equipment manufacturers and safety organizations emphasize the importance of active supervision to ensure children's safety during play. Although Florida law does not impose specific requirements on parental supervision at playgrounds within state facilities, parents share a responsibility to ensure children's safety during play. While not legally mandated, it is strongly recommended that parents actively supervise their children at playgrounds to ensure their safety. Active supervision involves being present, attentive, and engaging with your child during play to prevent accidents and respond promptly to any incidents. Adhering to recommended supervision practices and being vigilant about playground conditions can help create a safer environment for all children.

The District provides a playground for Patrons to enjoy with their children.
The following guidelines apply:

A. Safety Requirements

1. **Footwear Requirements:** Footwear is required. Loose clothing, especially with strings, is prohibited.
2. **Surface Material Protection:** Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.

B. Food and Beverage Policies

3. **Beverage Policy:** Beverages are permitted if contained in non-breakable containers with screw top or sealed lids on the playground but not on playground equipment.
4. **Food Restrictions:** No food or gum permitted on the playground.

C. Prohibited Items and Activities

5. **Animal Policy:** No pets of any kind are permitted at the playground.
6. **Container Restrictions:** No glass containers are permitted at the playground.
7. **Safety Restrictions:** No jumping off from any climbing bar or platform.
8. **Conduct Standards:** Profanity, rough-housing, and disruptive behavior are prohibited.

D. Incident Reporting and Maintenance

9. **Damage/Injury Reporting:** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
10. **Cleanup Requirements:** The playground must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

VIII. EVENT FACILITIES AND RENTAL POLICIES

EVENT LAWN POLICIES

Expansive Outdoor Event Space

Persons using the Event Lawn Facility do so at their own risk.

The District offers an Event Lawn.
The following policies apply:

A. Usage Guidelines

1. **Availability:** The lawn is available for use by Patrons only on a "first come, first served" basis.
2. **Vehicle Restrictions:** No bicycles, scooters, skateboards, hover boards, golf carts (without prior approval by the Amenity Facility Manager), or other equipment or vehicles with wheels are permitted.
3. **Ground Markings:** Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. **Container Policy:** No glass containers or breakable objects of any kind are permitted on the lawn.
5. **Pet Policy:** Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment Responsibility:** Patrons are responsible for bringing their own equipment.
7. **Activity Restrictions:** Golfing is not permitted on the lawn.
8. **Instruction Policy:** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
9. **Cleanup Requirements:** The lawn must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

GENERAL FACILITY RENTAL POLICY

Premier Event Facilities

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. A wedding and reception may be booked more than four (4) months prior to the event.

Restricted Rental Dates

The Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day) as well as the following holidays/weekends:

- Easter Sunday
- Memorial Day
- 4th of July
- Labor Day
- Thanksgiving
- Christmas Eve
- Christmas Day

- New Year's Eve

A. Eligible Renters

Certain portions of the Amenity Facility may be rented by the following individuals/groups:

- Residents (includes both events held by the Resident and events sponsored by the Resident)
- Renters
- Non-Resident Members
- Homeowners Association
- Community Clubs

B. Available Facilities and Rental Rates

The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. Rental fees may be waived for community use. For private events, rental fees shall apply.

Reference APPENDIX D for Event Facility Rental Rates (All rates subject to 3% Credit Card Convenience Fee)

Large Event Lawn Special Conditions: The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the policies outlined. The Large Event Lawn may be rented for no longer than eight hours. Patrons using the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

Important Note: The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the Amenity Facility shall be responsible for any and all damages and expenses arising from the event.

C. Reservation Procedures

Reservation Process: Staff will take reservations in advance for the Amenity Facility. Reservations are on a "first come, first served" basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to the Amenity Manager Staff; the Amenities Manager may grant exceptions to these timelines at his/her availability and discretion. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application.

Reservation Hold Policy: Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

Cancellation Policy: If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.

D. Payment and Deposit Requirements

Payment Processing: At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to Beach Community Development District. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Documentation Requirements: At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

E. Deposit Return Requirements

Deposit Security: Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:

a. Ensure that all garbage is removed and placed in the dumpster.

b. Remove all displays, favors or remnants of the event.

c. Restore the furniture and other items to their original position.

d. Wipe off counters, table tops and sink area.

e. Replace garbage liner.

f. Clean out and wipe down the refrigerator, and all cabinets and appliances used.

g. Clean any windows and doors in the rented area.

h. Ensure that no damage has occurred to the Amenity Facility.

i. Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies.

Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.

Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

Damage Assessment: The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental. If additional damages have occurred to the property, the renter will be responsible for any additional cost to return property to original condition it was rented. The deposit will be returned within 10 days of rental if no costs to repair have occurred.

F. Alcohol Service Policies

Alcohol Notification: Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol.

Insurance Requirements: Event Liability insurance coverage in the amount of One Million Dollars ($1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.

Indemnification Agreement: Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree

that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

Bartender Requirements: Patrons must hire a certified bartender to dispense alcohol. Events, during which alcohol is served, may have additional requirements for private security services.

G. Additional Event Policies

Capacity and Safety: The following additional policies apply to any rental of an Amenity Facility or space:

- **a.** The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.
- **b.** The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- **c.** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 11:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
- **d.** No decorations may be affixed to the walls, doors or any fixtures.
- **e.** Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.
- **f.** Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
- **g.** No glass or breakable items are permitted in the Pool Area.

IX. NO FISHING POLICY

WATER FEATURE RESTRICTIONS

Environmental and Safety Protections

Patrons may not fish from any District owned lake/retention pond within the Beach Community Development District. No watercrafts of any kind are allowed in these bodies of water except for small remote-controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

Safety and Environmental Reasons: Water features are designed for stormwater management, not recreation. There are potential safety hazards from water depth and conditions, and the District maintains these policies for protection of local wildlife and ecosystem, as well as compliance with environmental regulations.

X. ENFORCEMENT AND DISCIPLINARY PROCEDURES

SUSPENSION AND TERMINATION OF PRIVILEGES

Section 1: Introduction

This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities"), as well as the requirement to

reimburse the District for any damages to its property or procedures resulting in additional expense to the District.

Section 2: Violations

The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities will be suspended or terminated if the Patron engages in any of the following violations:

Violation Categories:

a. Damages, destroys, defaces or steals District property such as: structures; lawns or other vegetation; or encroaches on real property such as that meant to be left in its natural state, which the District is responsible to preserve.

b. Discards private refuse anywhere on District property, including a District dumpster. Dumpsters are reserved solely for District usage, such as District personnel in performance of their duties, or when the renter of a District Amenity approved function disposes of garbage to recover Deposit fees. Unauthorized private refuse results in additional unanticipated charges to the CDD by the company servicing the dumpster.

c. Submits false information on any application for use of the Amenities.

d. Permits the unauthorized use of an amenity pass.

e. Exhibits unsatisfactory behavior, deportment or appearance.

f. Fails to pay fees owed to the District in a proper and timely manner.

g. Fails to abide by any policies or rules established for the use of the Amenities.

h. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.

i. Does not follow instructions of the Amenity Manager or staff or provides false answers to the Amenity Manager or staff upon questioning.

j. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

Section 3: Reporting of Violations

For all offenses outlined in Section 2 above, the District Manager, or District's Amenity Manager, will create a written report of the incident, which will be signed by the offending Patron and the District Manager or Amenity Manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it will be kept on file by the District with a notation to that effect by the District Manager or the Amenity Manager, as the case may be. This report will have the incident listed, with date, a statement if District property damage occurred, in addition to Amenities suspension, that full payment of costs to the District (including physical items, installation, engineering studies and staff follow-up) must be made by the offending Patron. Damages, along with other incidents, will be reported to the Board of Supervisors at monthly meetings.

Damage Recovery: The District will schedule the appropriate payments with the offending Patron in a reasonable time frame. The first notification will be after all costs have been considered, which should be completed within two (2) weeks. If no response, or a negative one, is received within two (2) weeks, a demand letter will be sent by the District Manager or other appropriate manager explaining that if the payment is not made within the stated time frame, the District will exercise its rights to the fullest extent of the law. This should include obtaining a judgment through Small Claims Court.

Complaint Process: Patrons may file a complaint to the Amenity Manager at any time. If a Patron files a complaint, this complaint must have a response to the complaint within 72 hours. Response should state the actions that will be taken as a result of the complaint.

Section 4: Suspension Procedures

Immediate Suspension Authority: The Amenity Manager has the ability to immediately remove any person from one or all Amenities or Issue a suspension for up to 30 days for infractions including but not limited to those Violations described above. These infractions involve use of profanity or vulgarity, failure to follow staff directions, disrespect, or threats toward staff or other Patrons, disruptions of the operation and activities of the Amenities or when such action in necessary to protect the health, safety, and the welfare of Patrons or their guest(s) or to protect the Districts facilities from damage.

Progressive Discipline System:

First Offense: Verbal or written warning by Amenity Staff. Violation is recorded by Amenity staff and held on file by the District.

Second Offense: Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District. Failure or refusal of the offender to sign the report will not invalidate the suspension.

Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

Household Suspensions: Suspensions can be the entire household depending on violations and who the violators are (i.e., children or guests of resident).

Emergency Response: Any violent confrontations happening on Amenity Facilities, Call 911.

Section 5: Suspension of Minors

Any Resident under the age of eighteen (18) who is suspended from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent, legal guardian, or adult Patron at all times.

Section 6: Appeal of Suspension

The District Manager, or the District's Amenity Manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or Amenity Manager, shall take into account the nature of the conduct and any prior violations.

Appeal Process: A Patron subject to a suspension under this Section may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations

outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

Section 7: Suspension or Termination by the Board

The District Manager, or the District's Amenity Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District will send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board will take into account the nature of the violation and any prior violations.

Section 8: Trespass

If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

XI. CONSENT TO VIDEO AND AUDIO MONITORING

To promote the safety and security of the District, its Amenity Facilities, and all guests and occupants, and to support the effective administration of facility rules, the District may, at its discretion, install and operate video and/or audio monitoring systems on District property. By accessing or utilizing any Amenity Facility or other District-owned property, individuals acknowledge and consent to the electronic recording and storage of video and/or audio data. These recordings may be used to verify compliance with District policies and investigate reported incidents. The District reserves the right to disregard any incident report submitted more than thirty (30) days after the alleged injury or rule violation, as delayed reporting may hinder the District’s ability to review and substantiate the event using available electronic records.

XII. APPENDICES

APPENDIX A: EMERGENCY PROCEDURES

Emergency Services Contact Information: 911

Medical Emergency Procedures:

1. Call 911 immediately

2. Provide first aid if trained and safe to do so

3. Notify Amenity Manager as soon as possible

4. Complete incident report within 24 hours

5. Cooperate with emergency responders

Facility Emergency Procedures:

1. Seek shelter in designated safe areas

2. Wait for all-clear before resuming activities
3. Report any damage immediately

APPENDIX B: CONTACT INFORMATION

District Management:

- Vesta District Services
- 250 International Parkway, Suite 208
- Lake Mary, FL 32746
- **Phone:** [https://www.beachcdd.com/contacts]
- **Email:** [https://www.beachcdd.com/contacts]
- **Website:** [https://www.beachcdd.com/]

Amenity Manager:

- Oliver Ingram
- **Phone:** [+1-904-329-2277]
- **Email:** [oingram@vestapropertyservices.com]

Board of Supervisors:

- **Meeting Schedule:** [https://www.beachcdd.com/meetings]
- **Board Member Contact:** [https://www.beachcdd.com/contacts]

APPENDIX C: FORMS AND APPLICATIONS

Required Forms Available:

- **Contact Amenity Manager for:** Facility Use Application, Rental Agreement, Instructor/Trainer Application, Community Club Application, Non-Resident Membership Application, Incident Report Form, Equipment Checkout Form, etc.

Online Resources:

- **Community website:** [https://tamayaamenities.com/]
- **Newsletter sign-up:** [Contact Amenity Manager]

APPENDIX D: FACILITY RENTAL RATES

All rates are subject to a 3% Credit Card Convenience Fee.

Facility	Duration	Capacity	Rental Rate	Security Deposit
Boardroom	Up to 4 Hours	12 people	$200 (Additional $50/hour)	$150
Pool Cabana	Up to 4 Hours	25 people	$200 (Additional $50/hour)	$150
Palm Court & Bar	Up to 4 Hours	50 people	$250 (Additional $50/hour)	$200
Tamaya Hall	Up to 6 Hours	80 people	$850 (Additional $50/hour)	$750
Combo (Tamaya Hall, Palm Court & Bar)	Up to 8 Hours	80 people (does not include use of Pool)	$1,250	$750

Facility	Duration	Capacity	Rental Rate	Security Deposit
Group Fitness Room	Up to 4 Hours	25 people	$250	$350
Large Event Lawn	Up to 8 Hours	Special Conditions	No Charge	$350

POLICY ACKNOWLEDGMENT

By using any Beach Community Development District amenity facility, all patrons acknowledge they have read, understood, and agree to comply with all policies contained herein. These policies are subject to change with proper notice as determined by the Board of Supervisors.

This document represents the comprehensive amenity policies for the Beach Community Development District. For questions or clarifications, contact the Amenity Manager or District Manager at the contact information provided above.

Important Legal Notice

These policies are established by the Beach Community Development District Board of Supervisors and carry the full force of District regulations. Violations may result in suspension or termination of amenity privileges and may be subject to legal enforcement. All patrons are responsible for ensuring their guests and family members comply with these policies.

Americans with Disabilities Act Compliance

The Beach Community Development District is committed to providing equal access to all amenity facilities in compliance with the Americans with Disabilities Act. Reasonable accommodations will be made upon request. Contact the District Manager for accommodation requests.

Non-Discrimination Policy

The Beach Community Development District provides amenity services without regard to race, color, religion, sex, national origin, age, disability, or any other characteristic protected by law.

EXHIBIT 20

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	310265SNB	65"Ceiling Fan	2	647.56	518.05	1,036.10
	360004SNB	Fan Down Rod	2	82.64	66.12	132.24
	Labor/ Install		1	160.00	160.00	160.00

Sub Total	**$1,328.34**
State Sales Tax 6%	**$70.10**
County Sales Tax 1.5%	**$17.53**
Total	**$1,415.97**

Pricing on estimate is valid 30 days from date created.

EXHIBIT 21

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Gazebo Option 1					
PENDANTS	956311SK	One Light Outdoor Hanging Lantern	2	378.00	302.40	604.80
PENDANT BULBS	S21258	Light Bulb	2	12.50	10.00	20.00
FANS	AK-BK-GA-72	72" Ceiling Fan	2	580.00	464.00	928.00
	Labor/ Install		1	280.00	280.00	280.00

Sub Total	**$1,832.80**
State Sales Tax 6%	**$93.17**
County Sales Tax 1.5%	**$23.29**
Total	**$1,949.26**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Gazebo Option 2 with Marine Grade Fan					
PENDANTS	956311SK	One Light Outdoor Hanging Lantern	2	378.00	302.40	604.80
PENDANT BULBS	S21258	Light Bulb	2	12.50	10.00	20.00
FAN MOTOR	MAD8515BLM	Motor	2	569.98	455.99	911.98
FAN BLADES	BPW8515-72BLW	Blade Set	2	219.98	175.99	351.98
	Labor/ Install		1	280.00	280.00	280.00

Sub Total	**$2,168.76**
State Sales Tax 6%	**$113.33**
County Sales Tax 1.5%	**$28.33**
Total	**$2,310.42**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Breezeway					
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	3	606.00	484.80	1,454.40
	S11385	Light Bulb	15	8.30	6.64	99.60
	Labor/ Install		1	180.00	180.00	180.00

Sub Total	**$1,734.00**
State Sales Tax 6%	**$93.24**
County Sales Tax 1.5%	**$23.31**
Total	**$1,850.55**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Delivery Date:

Room	Part Number	Description	Quantity	Retail	Price	Total
	Group Fitness Room					
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	2	606.00	484.80	969.60
	S11385	Light Bulb	10	8.30	6.64	66.40
	Labor/ Install		1	120.00	120.00	120.00

Sub Total	**$1,156.00**
State Sales Tax 6%	**$62.16**
County Sales Tax 1.5%	**$15.54**
Total	**$1,233.70**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Tamaya Hall					
EXT HANGING	5015CHXL-BK	Five Light Outdoor Chain Mount Ceiling Fixture	3	606.00	484.80	1,454.40
	S11385	Light Bulb	15	8.30	6.64	99.60
	Labor/ Install		1	180.00	180.00	180.00

Sub Total	**$1,734.00**
State Sales Tax 6%	**$93.24**
County Sales Tax 1.5%	**$23.31**
Total	**$1,850.55**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Palm Court Breezeway					
Exterior Wall	5015B-BK	Four Light Outdoor Wall Light	4	448.00	448.00	1,792.00
	S11385	Light Bulb	16	8.30	6.64	106.24
	Labor/ Install		1	240.00	240.00	240.00

Sub Total	**$2,138.24**
State Sales Tax 6%	**$113.89**
County Sales Tax 1.5%	**$28.47**
Total	**$2,280.60**

Pricing on estimate is valid 30 days from date created.

First Coast Lighting and Fans
10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828
WWW.FirstCoastLighting.com

Estimate

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

904-577-3075

Ship To / Via:

Job Info:
Tamaya Amenity Ctr
12788 Meritage Blvd
Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center **Builder Allowance: $0.00**

Room	Part Number	Description	Quantity	Retail	Price	Total
	Palm Court Fan Option 1					
FANS	AK-BK-GA-56	56" Ceiling Fan	2	500.00	400.00	800.00
	Labor/ Install		1	160.00	160.00	160.00

Sub Total	**$960.00**
State Sales Tax 6%	**$48.00**
County Sales Tax 1.5%	**$12.00**
Total	**$1,020.00**

Pricing on estimate is valid 30 days from date created.

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10130 Philips Highway
Jacksonville, FL 32256
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Estimate

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Jacksonville, FL 32246

Salesperson: Rick
Reference:

Delivery Date:

PO No. Tamaya Amenity Center

Builder Allowance: $0.00

Room	Part Number	Description	Quantity	Retail	Price	Total
	Palm Court Fan Option 2 Marine Grade					
FANS	MAD8514BLM	Motor	2	549.98	439.99	879.98
FAN BLADES	BPW8514-60BLW	Blade Set	2	203.98	163.19	326.38
	Labor/ Install		1	160.00	160.00	160.00

Sub Total	**$1,366.36**
State Sales Tax 6%	**$72.38**
County Sales Tax 1.5%	**$18.10**
Total	**$1,456.84**

Pricing on estimate is valid 30 days from date created.

EXHIBIT 22

From: David C. McInnes
To: Jackie Leger
Subject: Beach CDD: 7/2 Workshop Exhibit (FW: Email Blast)
Date: Wednesday, June 24, 2026 1:39:47 PM
Attachments: Beach CDD--Preliminary Draft Workshop Agenda on 06-24 at 130PM.docx
image001.png
image002.png
image003.png

Jackie:

Please see updated draft agenda. The verbiage in the email below from Chair Kendig should be the exhibit accompanying the new discussion item.

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

Sincerely,

Your Community.
Our Commitment.

David C. McInnes
District Manager
P. 321-263-0132 (ext. 193)

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
www.VestaPropertyServices.com

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: James (Jim) Kendig (Board Member 3) <boardmember3@beachcdd.com>
Sent: Wednesday, June 24, 2026 1:08 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>; Ron W. Zastrocky <rzastrocky@vestapropertyservices.com>; Jason Davidson <jdavidson@vestapropertyservices.com>; Oliver E. Ingram <oingram@vestapropertyservices.com>
Subject: Email Blast

External Sender - From: ("James (Jim) Kendig (Board Member 3)" <boardmember3@beachcdd.com>)
This message came from outside your organization.

Please send this to the board for feedback for the upcoming workshop.

The new board is finally addressing the lighting vs tree issue. The board is laser focused upon the security and safety of residents and the issue of lighting being installed next to trees in Phases 1 and 2 have been discussed for many years and we have ‘kicked the can down the street’ for too long.

If you will note, in Phases 3 & 4 there are no trees plated in the CDD right of way next to lights as we identified this issue while these areas were under construction and the board at the time asked ICI not to plant trees.

The board is also focused upon financial conservation so we will be taking a tiered approach trimming trees or removing trees where applicable so that the lights can illuminate sidewalks are roadways as intended and not be covered by foliage from a nearby tree.

Our plan calls for trimming or removing the trees and then grinding the stump and replacing with sod - so a full service project.

Please let us know if you have any questions and thank you for allowing us to serve our community!

EXHIBIT 23

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Beach Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026-2027"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES
BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Beach Community Development District will hold their regular meetings for **Fiscal Year 2026-2027 at 6:00 pm at 12788 Meritage Blvd., Jacksonville, FL 32246**, unless otherwise indicated as follows:

Workshops:
October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

Regular Meetings:
October 19, 2026
November 16, 2026
December 21, 2025
January 18, 2027 – Martin Luther King, Jr.
February 8, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from District Manager, DPFG Management and Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.beachcdd.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (850) 334-9055 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings 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 such appeal is to be based.
District Manager

EXHIBIT 24

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Beach Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. David McInnes is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July, 2026.

ATTEST**:**

_____
Secretary/Assistant Secretary

BEACH COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 25

RESOLUTION 2026-13

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 20, 2026.

SECTION 5. This Resolution shall take effect on July 20, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of July, 2026.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair, Board of Supervisors