



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Monday
September 21, 2026
6:00 p.m.*

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

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

Beach Community Development District

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

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, September 21, 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, September 21, 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](#)
[Pg. 8](#)

V. Vendor Reports – Questions from Board Members Only

A. The Greenery, Inc.

B. Vesta Property Services

1. Lifestyle Management Report

[Exhibit 2](#)
[Pgs. 10-13](#)

2. Field Management Report

[Exhibit 3](#)
[Pgs. 15-18](#)

VI. Staff Reports – Questions from Board Members Only

A. District Counsel

B. District Engineer

C. District Manager

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

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

3. Action Item Report

[Exhibit 4](#)
[Pgs. 20-23](#)

4. **Meeting Matrix**

[Exhibit 5](#)
[Pgs. 25-30](#)

5. Remarks Regarding Beginning of Term for Those Elected to the Board in November 2026 (Section 190.006, F.S.)

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 17, 2026

[Exhibit 6](#)
[Pgs. 32-38](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on September 2, 2026

[Exhibit 7](#)
[Pgs. 40-42](#)

VII. Consent Agenda - continued

C. Consideration for Acceptance – Financial Related Documents

1. Unaudited August 2026 Financials [Exhibit 8](#)
[Pgs. 44-51](#)
2. Credit Card Statements [Exhibit 9](#)
[Pgs. 53-59](#)
3. Bank Statements [Exhibit 10](#)
[Pgs. 61-83](#)
4. Check Register [Exhibit 11](#)
[Pgs. 85-94](#)
5. Receipts [Exhibit 12](#)
[Pgs. 96-156](#)

- D. Cintas AED Monthly Maintenance Proposal from the 9/2/2026 Workshop (AED Lease; Line 58; GF) - \$1,200 [Exhibit 13](#)
[Pg. 158](#)

- E. The Lake Doctors FYs 27-29 Proposal from the 9/2/2026 Workshop (Lake Maintenance; Line 31; GF) - \$2,440/month; \$3,200 for grass carp; \$650.00 quarterly for trash removal [Exhibit 14](#)
[Pg. 160](#)

- F. Lucas Tree Service Proposal for Removal and Trimming of Certain Street Trees from the 9/2/2026 workshop (Field Operations Contingency; Line 33; GF) - \$7,200.00 [Exhibit 15](#)
[Pg. 162](#)

- G. All Weather Contractors Proposal for Site Work behind Residence on Brettungar Drive from the 9/2/2026 workshop (Community and Amenity Maintenance; Line 38; GF) - \$4,395.00 [Exhibit 16](#)
[Pgs. 164-165](#)

- H. Tempool proposals for pool refinishing from the 9/2/2026 Workshop - \$199,554.22 (no full chip out) for the family pool and \$174,556.82 (no full chip out) for the lap pool [Exhibit 17](#)
[Pgs. 167-170](#)

- I. Refrigerator, oven and installation work (Tamaya Hall) from the 9/2/2026 workshop (Capital Improvement Plan-Future FY; Line 8; CRF) - \$7,400.00 [Exhibit 18](#)
[Pgs. 172-175](#)

- J. Tamaya Lighting Upgrades from the 9/2/2026 workshop (Community and Amenity Maintenance; Line 38; GF) [Exhibit 19](#)

1. Lamp Sales United Proposal for the Parking Lot - \$3,450.00 [Exhibit 19A](#)
[Pg. 178](#)
2. Lamp Sales United Proposal for Well Light Options - \$610.00 [Exhibit 19B](#)
[Pg. 180](#)
3. Lamp Sales United Proposal for Post Top and Pole - \$1,787.00 [Exhibit 19C](#)
[Pg. 182](#)
4. Lamp Sales United Proposal for Pool Area - \$3,248.00 [Exhibit 19D](#)
[Pg. 184](#)

VII. Consent Agenda - continued

- K. First Coast Lighting and Fans Proposal for amenity center porch lighting from the 9/2/2026 workshop (Community and Amenity Maintenance; Line 38; GF) - \$1,156.00 [Exhibit 20](#)
[Pg. 186](#)
- L. Board approval to move the October meeting from 10/19/2026 to 10/12/2026
- M. Board approval of Ron White as a Tennis Instructor from the 9/2/2026 workshop
- N. Board approval to use JEA easement area as an overflow parking area and to acquire appropriate signage for its use from the 9/2/2026 workshop
- O. Board approval to seek Work Authorization from DE to road grading issue on Bastia Court from the 9/2/2026 workshop
- P. Board approval of proposed agreement for residents to sign regarding responsibilities for non-removal of certain street trees from the 9/2/2026 workshop [Exhibit 21](#)
[Pgs. 188-195](#)
- Q. Ratification of Traffic Logix i-cloud subscription – *To Be Distributed*

VIII. Business Items

- A. Repair of Tennis Courts from the 9/2/2026 workshop (Capital Improvement Plan – Future FY; Line 8; CRF) [Exhibit 22](#)
 - 1. FDC Proposal [Exhibit 22A](#)
[Pgs. 198-204](#)
 - Courts 1&2: \$24,300.00
 - Courts 3&4: \$24,300.00
 - Courts 1-4: \$44,550.00;
 - Fence Repairs: \$8,400.00
 - 2. MOR Sports Group Proposal [Exhibit 22B](#)
[Pgs. 206-210](#)
 - Courts 1-4: \$52,588.88;
 - Fence Repairs: \$6,481.86
 - 3. MOR Sports Group Proposal [Exhibit 22C](#)
[Pgs. 212-216](#)
 - Courts 1 & 2: \$29,284.54;
 - Fence Repairs: \$3,987.72
 - 4. MOR Sports Group Proposal [Exhibit 22D](#)
[Pgs. 218-222](#)
 - Courts 3 & 4: \$29,284.54;
 - Fence Repairs: \$3,114.54
- B. Consideration & Adoption of **Resolution 2026-15**, Traffic Enforcement Agreement [Exhibit 23](#)
[Pgs. 224-229](#)

VIII. Business Items – continued

- C. Consideration of Perfect Pavers’ Proposal for Pool Deck and Splash Pad Paver Repair (Community and Amenity Maintenance; Line 38; GF) - \$4,730.00 [Exhibit 24](#)
[Pgs. 231-233](#)
- D. Consideration & Adoption of **Resolution 2026-16**, Disposal of Surplus Equipment [Exhibit 25](#)
[Pgs. 235-237](#)

IX. Discussion Topics

- A. Holiday Lighting Proposals – Supervisor Young – *To Be Distributed*
- B. Lamp Sales Unlimited, Inc. Proposal for Lighting for the Amenity Center, Brettunger, Guard House, Event Lawn, Beach Boulevard and Tamaya Boulevard (Community and Amenity Maintenance; Line 38; GF) - \$26,328.00 [Exhibit 26](#)
[Pg. 239](#)
- C. The Greenery, Inc. Roundabout Improvement Proposals (Landscape Improvement; Line 34; GF) [Exhibit 27](#)
1. Original Sod Proposal (from the 9/2/2026 workshop) - \$6,646.01 [Exhibit 27A](#)
[Pgs. 242-247](#)
 2. Flower Addition (from the 9/2/2026 workshop) - \$6,907.64 [Exhibit 27B](#)
[Pgs. 249-254](#)
 3. River Rock and Flower (from the 9/2/2026 workshop) - \$13,171.27 [Exhibit 27C](#)
[Pgs. 256-260](#)

X. Supervisors’ Requests

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

XII. Action Items Summary

XIII. Meeting Matrix Summary

XIV. Next Workshop Confirmation or Cancellation: October 7 at 6:00PM

XV. Next Meeting Quorum Check: October 12th or October 19th 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

XVI. Adjournment

EXHIBIT 1

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Beach Community Development District (the “**District**”) will be held on Monday, September 21, 2026, at 6:00 p.m. at 12788 Meritage Blvd. Jacksonville, FL 32246. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

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

Beach Community

Development District

David McInnes, District Manager

(321) 263-0132, Ext. 193

Sep. 10

00 (26-05656D)

EXHIBIT 2



Amenity Managers Report

Date of report: **9.04.2026**

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

Notables

- We have reached out to the Jacksonville Sheriff's Office (JSO) and spoke with the Sheriff regarding the ongoing concerns with e-bike usage within the community. Due to Tamaya being a gated private community, JSO advised that they are unable to enforce regulations related to e-bike operation on private property. We have also contacted James Crozier, Executive Council Assistant to Councilman Nick Howland Lehman for District 3, regarding the possibility of holding a town hall meeting focused on e-bike safety and concerns. He advised that their office is currently focused on the District budget process throughout September and requested that we follow up again at the end of the month to discuss scheduling a potential town hall meeting.
- During the workshop held on September 2, 2026, the Board requested that a survey be distributed to the community to gather resident feedback on the three proposed improvement options for the roundabout located off Meritage Boulevard. The survey will also include an opportunity for residents to provide input on their preferred pool tile selections for both the family and lap pools as part of the upcoming pool re-marcing project. The Board anticipates moving forward with the re-marcing project around November 2026, pending vendor selection. Once all project details and survey information have been finalized, the survey will be distributed to the community for review and participation.
- **Reminder:** Labor Day Weekend, from **Saturday, September 5 through Monday, September 7**, will be the **last weekend that the pool slide will be open for the season**. The pool slide will close at the end of the day on Monday, September 7, and will remain closed until next season. We encourage residents to take advantage of the holiday weekend and enjoy the slide before its seasonal closure.
- We continue to receive inquiries from local businesses and residents interested in sponsoring community events. If you are interested in becoming an event sponsor and having your advertisement featured in the community newsletter, please stop by the Amenity Office for additional information. We would be happy to discuss available sponsorship opportunities and how your support can help enhance events and activities for the Tamaya community.

Community Clubs and Social Groups

Residents may form clubs and social groups around similar interests and will get access to the amenities for no charge according to a schedule that is agreed upon with management. For more information on all the active clubs and social groups in Tamaya, please contact Oliver at olingram@vesatapropertyservices.com and visit TamayaAmenities.com for the application form. Please note: Clubs are created and operated by residents of Tamaya and NOT by the Beach CDD, which does not endorse or express an opinion on any Club or Social Group or on any of their activities or publications. No Tamaya Club or Social Group is considered a program of the Beach CDD in any way whatsoever. If you are interested in starting a new social club, please stop by or contact the office for more information about Current Club Gathering and Times Available:

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 Flying Iguana* – 2nd Tuesday of each month at: 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
- *Orthodox Bible Study*- Held on the first Monday of the Month at Tamaya Hall at 7:00 PM. Please contact Moushira for more information at: (314) 221-0012

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.

Gentle Yoga for Everyone

Join Basima for *Gentle Yoga for Every*, a class designed to improve flexibility, balance, posture, and overall well-being in a welcoming and supportive environment. Classes are held every **Monday, Wednesday, and Friday**. The cost is **\$20 per class** or **\$200 per month**. To sign up or learn more, contact **Basima** at **716-479-1744**.

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.

August Events:

~~8/8/26 Karaoke Happy Hour~~
~~8/21/26 Trivia Night~~
~~8/23/26 Storytime with Friends~~
8/29/26 Ice Cream Social

September Events:

9/05/26 Labor Day Pool Party
9/13/26 Storytime & Craft Hour
9/18/26 Happy Hour
9/21/26 CDD Board Meeting

October Events:

10/02/26 Happy Hour
10/11/26 Storytime & Craft Hour
10/16/26 Movie Night
10/24/26 Fall Festival

November Events:

11/01/26 Storytime & Craft Hour
11/06/26 Happy Hour
11/14/26 Community of Heroes
11/20/26 Chilli Cook-off

December Events:

12/06/26 Storytime & Craft Hour
12/12/26 Holly Jolly Christmas
12/18/26 White Elephant

January Events:

1/01/27 Polar Plunge
1/08/27 Happy Hour
1/16/27 Goat Yoga
1/24/27 Storytime & Craft Hour

YTD Special Events Budget

FY Month	Event	type	BUDGET			ACTUAL					VARIANCE		
			net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
02 - Oct	Halloween Happy Hour	adult	\$ 1,500	65	\$ 23	\$ 1,345	\$0	\$1,345	45	\$ 30	\$ 155	-20	\$ (7)
12 - Oct	Spooky Storytime	family	\$ 150	34	\$ 4	\$ 133	\$0	\$133	39	\$ 3	\$ 17	5	\$ 1
19 - Oct	Toy Story Halloween	family	\$ 3,500	212	\$ 17	\$ 3,529	\$0	\$3,529	180	\$ 20	\$ (29)	-32	\$ (3)
08 - Nov	Veterans Night Out	adult	\$ 1,000	39	\$ 26	\$ 1,100	\$0	\$1,100	32	\$ 34	\$ (100)	-7	\$ (9)
09 - Nov	Nov Storytime	family	\$ 150	23	\$ 7	\$ 180	\$0	\$180	15	\$ 12	\$ (30)	-8	\$ (5)
11 - Nov	Community of Heros	family	\$ 500	53	\$ 9	\$ 725	\$0	\$725	75	\$ 10	\$ (225)	22	\$ (0)
14 - Nov	Friendsgiving Happy Hour	adult	\$ 500	101	\$ 5	\$ 250	\$0	\$250	85	\$ 3	\$ 250	-16	\$ 2
21 - Nov	Chilli Cook-Off	family	\$ 200	58	\$ 3	\$ 52	\$0	\$52	60	\$ 1	\$ 148	2	\$ 3
05 - Dec	White Elephant Event	adult	\$ 200	40	\$ 5	\$ 168	\$0	\$168	39	\$ 4	\$ 32	-1	\$ 1
13 - Dec	Holly Jolly Christmas	family	\$ 3,000	350	\$ 9	\$ 3,185	\$250	\$2,935	350	\$ 8	\$ 65	0	\$ 0
19 - Dec	Tamaya Community	adult	\$ 3,000	213	\$ 14	\$ -	\$9,000	-\$9,000	180	\$ (50)	\$ 12,000	-33	\$ 64
20 - Dec	Christmas Storytime	family	\$ 150	24	\$ 6	\$ 110	\$0	\$110	24	\$ 5	\$ 40	0	\$ 2
09 - Jan	New Years Happy Hour	adult	\$ 1,600	83	\$ 19	\$ 1,619	\$0	\$1,619	73	\$ 22	\$ (19)	-10	\$ (3)
11 - Jan	Storytime	family	\$ 150	21	\$ 7	\$ 76	\$0	\$76	21	\$ 4	\$ 74	0	\$ 4
23 - Jan	Trivia Night	family	\$ 500	74	\$ 7	\$ 220	\$0	\$220	64	\$ 3	\$ 280	-10	\$ 3
08 - Feb	Superbowl	family	\$ 1,500	87	\$ 17	\$ 1,101	\$250	\$851	70	\$ 12	\$ 649	-17	\$ 5
15 - Feb	Storytime	family	\$ 150	30	\$ 5	\$ 106	\$0	\$106	30	\$ 4	\$ 44	0	\$ 1
28 - Feb	Movie Night at Tamaya	family	\$ 500	59	\$ 8	\$ 668	\$0	\$668	59	\$ 11	\$ (168)	0	\$ (3)
13 - Mar	Teen	family	\$ 1,800	69	\$ 26	\$ 1,900	\$0	\$1,900	100	\$ 19	\$ (100)	31	\$ 7
14 - Mar	Potluck	family	\$ 150	18	\$ 8	\$ 31	\$0	\$31	5	\$ 6	\$ 119	-13	\$ 2
22 - Mar	Storytime	family	\$ 150	28	\$ 5	\$ 85	\$0	\$85	19	\$ 4	\$ 65	-9	\$ 1
28 - Mar	Easter Event	family	\$ 3,500	368	\$ 10	\$ 3,655	\$250	\$3,405	250	\$ 14	\$ 95	-118	\$ (4)
10 - Apr	Spring Happy Hour	adult	\$ 1,000	88	\$ 11	\$ 1,024	\$0	\$1,024	70	\$ 15	\$ (24)	-18	\$ (3)
12 - Apr	Story Time	family	\$ 150	6	\$ 25	\$ 84	\$0	\$84	14	\$ 6	\$ 66	8	\$ 19
17 - Apr	Trivia Night	family	\$ 500	69	\$ 7	\$ 471	\$0	\$471	55	\$ 9	\$ 29	-14	\$ (1)
25 - Apr	Goat Yoga	family	\$ 900	21	\$ 43	\$ 811	\$190	\$621	19	\$ 33	\$ 280	-2	\$ 10
08 - May	Cinco de Mayo	family	\$ 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	Show	family	\$ 400	128	\$ 3	\$ 394	\$0	\$394	100	\$ 4	\$ 6	-28	\$ (1)
21 - Jun	Chill	family	\$ 800	135	\$ 6	\$ 804	\$0	\$804	110	\$ 7	\$ (4)	-25	\$ (1)
27 - Jun	Dueling Piano	adult	\$ 3,500	80	\$ 44	\$ 3,603	\$900	\$2,703	90	\$ 30	\$ 797	10	\$ 14
03 - Jul	Hour	adult	\$ 500	75	\$ 7	\$ 376	\$0	\$376	65	\$ 6	\$ 124	-10	\$ 1
18 - Jul	Hawaiian Luau	family	\$ 5,000	346	\$ 14	\$ 5,065	\$1,000	\$4,065	300	\$ 14	\$ 935	-46	\$ 1
26 - Jul	Storytime	family	\$ 150	21	\$ 7	\$ 130	\$0	\$130	27	\$ 5	\$ 20	6	\$ 2
07 - Aug	Karaoke Happy Hour	adult	\$ 1,300	47	\$ 28	\$ 1,301	\$0	\$1,301	68	\$ 19	\$ (1)	21	\$ 9
21 - Aug	Trivia Night	family	\$ 550	48	\$ 11	\$ 501	\$0	\$501	50	\$ 10	\$ 49	2	\$ 1
23 - Aug	Storytime	family	\$ 100	30	\$ 3	\$ 77	\$0	\$77	30	\$ 2	\$ 23	0	\$ 1
			\$ 43,150	3,863	\$ 11	\$ 39,181	\$ 11,840	\$27,341	3,303	\$ 8	\$ 15,809	-560	\$ 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	\$ 27,300	2,882	\$ 9	\$ 26,729	\$ 1,940	\$24,211	2,381	\$ 10	\$ 3,089	-501	\$ (1)
adults	\$ 15,850	981	\$ 16	\$ 12,452	\$ 9,900	\$1,251	774	\$ 2	\$ 14,599	-207	\$ 15
TOTAL	\$ 43,150	3,863	\$ 11	\$ 39,181	\$ 11,840	\$25,462	3,155	\$ 8	\$ 17,688	-708	\$ 3

EXHIBIT 3



FIELD OPERATIONS MANAGER REPORT

Report Date: September 11, 2026

Submitted By: Ron Zastrocky

Executive Summary

Field operations during this reporting period focused on roadway markings, amenity and recreation facility maintenance, landscape-lighting assessment, pressure washing, pond treatment, and follow-up on active capital and maintenance projects. Several previously scheduled items have been completed, while remaining projects continue through vendor coordination, material delivery, or phased field work.

Active Projects & Follow-Up

- **Crosswalk & Stop Bar Painting: [IN PROGRESS]** Phases 1 and 2 are complete. Phase 3 is underway; as of September 3, two additional double stop bars were completed.
- **Trees Near Street Lights: [FOLLOW-UP]** A field review identified 81 trees requiring trimming near light poles. Earlier review determined many can be trimmed rather than removed. Pricing was requested from Lucas Tree for work in Phases 1 and 2.
- **Tamaya Hall Blinds: [PENDING MATERIALS]** Blinds were ordered; fabric was previously reported on backorder. Three new motors were subsequently ordered, and completion is pending receipt of the motors.
- **Group Fitness Room Mirrors: [IN PROGRESS]** The television and shelf were removed to accommodate final measurements. Final laser measurement was scheduled for September 10.
- **Landscape Lighting: [VENDOR PRICING]** Approximately 312 landscape lights were identified across the property. Current working-light counts include: Pool Area 8 of 37; Amenity Center Front 13 of 55; Guard House Area 12 of 63; Brettungar 16 of 33; and Event Lawn 9 of 27. Tamaya Boulevard/Beach Boulevard includes 79 lights. Quotes are being pursued from electricians on a per-light installation basis.
- **Ponds #1 & #21: [ONGOING]** Both ponds are scheduled for bi-weekly treatment until algae conditions are brought under control.

Completed / Recently Completed

- **Speed Sign: [UPDATED]** The sign was repaired and returned to Pescara Drive on August 5. On September 4, it was relocated to Tartus Drive.
- **Pool Cabana / Palm Court / Breezeway: [COMPLETE]** Fans and lights at the pool cabana and fans at Palm Court were completed. Breezeway lighting was completed on September 9.
- **Men's Pool Bathroom Faucet: [COMPLETE]** The leaking faucet was replaced on August 20.

Routine Maintenance & Grounds

- **Tennis Courts:** White-line repairs have continued as needed. Five sprinklers were replaced during the two-week period reported August 6, and 12 bags of clay were applied on September 3.
- **Pressure Washing:** Wednesday pressure washing continues. Recent work included the fountain and pillars at Beach Boulevard/Tamaya Boulevard, pillars across from the Tamaya Boulevard exit, monument signs and pillars at the old Beach Boulevard entrance, and curbs from the Amenity Center toward the playground.



AMENITY MANAGEMENT REPORT

Report Date: September 11, 2026

Submitted By: Oliver Ingram & Kaylie Fitzhugh

Executive Summary

Amenity management activity during this reporting period focused on Fitness Center technology, security-camera improvements, facility maintenance, holiday lighting planning, resident programming, community clubs, event scheduling, and sponsorship opportunities. Staff continues to coordinate with vendors, obtain competitive proposals, and prepare items requiring Board review or additional follow-up.

Active Projects & Follow-Up

- **Fitness Center TV System: [VENDOR FOLLOW-UP]** Staff is coordinating with David at IAS regarding the ongoing issue with the Fitness Center TVs not remaining on the same station. IAS anticipates approximately three to four hours of troubleshooting and plans to schedule a visit next week to complete diagnostics and corrective action.
- **Amenity Center Security Cameras: [PENDING DELIVERY]** Morgan Inland LLC confirmed payment has been received for additional camera equipment intended to address blind spots. Equipment is expected to ship within three to four business days, with installation coordination to follow upon delivery.
- **Group Fitness Room Project: [PENDING PROPOSAL]** Staff met with Lee from Kates Glass for final measurements. An estimate is expected prior to the next Board meeting for review and consideration.
- **Holiday Lighting Enhancements: [VENDOR PRICING]** Staff toured the community with Supervisor Young, Tanya Crosse, and Rachel C. to review opportunities for enhanced holiday lighting. Three vendors are being engaged for proposals, with the goal of presenting options before the next Board meeting.
- **Clubhouse Water Fountain: [COMPETITIVE PRICING]** A leaking water fountain near the clubhouse restrooms requires replacement. Totally Hooked Plumbing provided an estimate of \$2,300; staff will obtain additional proposals before proceeding.
- **Fitness Center Cable Contingency: [CONTINGENCY]** Comcast Business provided a contingency proposal for cable service to four Fitness Center TVs at \$242.40 per month plus a one-time installation fee of \$129.95. No action is recommended unless the current DirecTV streaming issue cannot be resolved.

Facility Maintenance & Scheduling

- **Tamaya Hall Floor Maintenance: [SCHEDULED]** Driskell Flooring is scheduled to buff the Tamaya Hall floors on Monday, September 28, while the office is closed. Staff will relocate furniture on Sunday, September 27, in preparation for the work.
- **Holiday Event Space Reservations: [ONGOING]** Holiday event spaces are filling quickly and remain available on a first-come, first-served basis. Residents are encouraged to contact the Amenity Office early to confirm availability and complete reservations.
- **Community Event Sponsorships: [ONGOING]** Staff continues to receive interest from local businesses and residents regarding event sponsorship and newsletter advertising opportunities. Additional information remains available through the Amenity Office.

Community Clubs & Social Groups

Residents may form clubs and social groups around similar interests and receive access to amenities at no charge according to a schedule agreed upon with management. Clubs are created and operated by residents of Tamaya and are not programs of the Beach CDD. Residents interested in forming a new group may contact the Amenity Office for additional information.

- **Travel Social** - Contact Karen Young at youngk1001@att.net for information and scheduling.
- **Bunco** - Last Monday of each month at 7:00 PM in Tamaya Hall. Contact Karen Young at youngk1001@att.net.
- **Lunch Brunch Flying Iguana** - Second Tuesday of each month, 11:30 AM-1:30 PM. Contact Paula Rodriguez at ppesci@racsystems.com.

- Chapter Chatters - Last Tuesday of each month at 6:30 PM in Tamaya Hall. Contact Becky Farinella at fourfarinellas@comcast.net.
- Orthodox Bible Study - First Monday of each month at 7:00 PM in Tamaya Hall. Contact Moushira at (314) 221-0012.

Programming

- **Tai Chi: [UPCOMING]** Brienne with Circle of Chi will begin offering Tai Chi, a fitness and mental wellness class. Sign-up information is forthcoming, and classes will be limited to 15 participants per session.
- **Gentle Yoga for Everyone: [ONGOING]** Classes are held Monday, Wednesday, and Friday and are designed to support flexibility, balance, posture, and overall well-being. Cost is \$20 per class or \$200 per month. Contact Basima at 716-479-1744 for registration information.

Completed / Recently Completed Events

- August 8 - Karaoke Happy Hour
- August 21 - Trivia Night
- August 23 - Storytime with Friends
- August 29 - Ice Cream Social
- September 5 - Labor Day Pool Party

Upcoming Events - Year at a Glance

Events subject to change due to weather or other circumstances beyond staff control.

- **September:** 9/13/26 Storytime & Craft Hour; 9/18/26 Happy Hour
- **October:** 10/02/26 Happy Hour; 10/11/26 Storytime & Craft Hour; 10/16/26 Movie Night; 10/24/26 Fall Festival
- **November:** 11/01/26 Storytime & Craft Hour; 11/06/26 Happy Hour; 11/14/26 Community of Heroes; 11/20/26 Chilli Cook-off
- **December:** 12/06/26 Storytime & Craft Hour; 12/12/26 Holly Jolly Christmas; 12/18/26 White Elephant
- **January:** 1/01/27 Polar Plunge; 1/08/27 Happy Hour; 1/16/27 Goat Yoga; 1/24/27 Storytime & Craft Hour

YTD Special Events Budget

FY Month	Event	type	BUDGET			ACTUAL					VARIANCE		
			net cost	attend	cost per person	actual cost	Sponsors / total fee collect	net cost	attend	cost per person	net cost	attend	cost per person
02 - Oct	Halloween Happy Hour	adult	\$ 3,300	85	\$ 39	\$ 1,345	\$0	\$1,345	43	\$ 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	\$ 3,300	212	\$ 15	\$ 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	13	\$ 12	\$ (30)	-8	\$ (5)
11 - Nov	Community of Heros	family	\$ 300	33	\$ 9	\$ 725	\$0	\$725	75	\$ 10	\$ (225)	22	\$ (9)
14 - Nov	Friendsgiving Happy Hour	adult	\$ 300	101	\$ 3	\$ 250	\$0	\$250	85	\$ 3	\$ 150	-16	\$ 2
21 - Nov	Chilli Cook-Off	family	\$ 200	58	\$ 3	\$ 52	\$0	\$52	60	\$ 1	\$ 148	2	\$ 3
05 - Dec	White Elephant Event	adult	\$ 200	40	\$ 5	\$ 168	\$0	\$168	39	\$ 4	\$ 32	-1	\$ 1
13 - Dec	Holly Jolly Christmas	family	\$ 3,000	350	\$ 9	\$ 3,185	\$250	\$2,935	350	\$ 8	\$ 165	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	\$ 1,800	83	\$ 19	\$ 1,619	\$0	\$1,619	73	\$ 22	\$ (181)	-10	\$ (3)
11 - Jan	Storytime	family	\$ 150	21	\$ 7	\$ 76	\$0	\$76	21	\$ 4	\$ 74	0	\$ 4
23 - Jan	Trivia Night	family	\$ 300	74	\$ 7	\$ 220	\$0	\$220	64	\$ 3	\$ 280	-10	\$ 3
08 - Feb	Superbowl	family	\$ 3,300	87	\$ 17	\$ 1,101	\$250	\$851	70	\$ 12	\$ 649	-17	\$ 3
15 - Feb	Storytime	family	\$ 150	30	\$ 5	\$ 106	\$0	\$106	30	\$ 4	\$ 44	0	\$ 1
28 - Feb	Movie Night at Tamaya	family	\$ 300	39	\$ 8	\$ 668	\$0	\$668	59	\$ 11	\$ (168)	0	\$ (3)
13 - Mar	Teen	family	\$ 1,800	89	\$ 26	\$ 1,900	\$0	\$1,900	100	\$ 19	\$ (100)	31	\$ 7
14 - Mar	Potluck	family	\$ 150	18	\$ 8	\$ 91	\$0	\$91	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	\$ 3,300	188	\$ 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	8	\$ 25	\$ 84	\$0	\$84	14	\$ 6	\$ 66	8	\$ 18
17 - Apr	Trivia Night	family	\$ 300	69	\$ 7	\$ 471	\$0	\$471	55	\$ 9	\$ 29	-14	\$ (1)
25 - Apr	Goat Yoga	family	\$ 900	21	\$ 43	\$ 811	\$180	\$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	28	\$ 5	\$ 25	-12	\$ (1)
15 - May	Kentucky Derby Happy Hr	adult	\$ 1,000	59	\$ 14	\$ 950	\$0	\$950	50	\$ 19	\$ 50	-19	\$ (5)
23 - May	Memorial Day Splash	family	\$ 3,300	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	34	\$ 11	\$ 191	\$0	\$191	19	\$ 10	\$ (41)	5	\$ 1
20 - Jun	Show	family	\$ 400	129	\$ 3	\$ 394	\$0	\$394	100	\$ 4	\$ 6	-26	\$ (1)
21 - Jun	Chili	family	\$ 800	135	\$ 6	\$ 804	\$0	\$804	110	\$ 7	\$ (4)	-25	\$ (1)
27 - Jun	Dueling Piano	adult	\$ 3,500	90	\$ 44	\$ 3,603	\$900	\$2,703	90	\$ 30	\$ 797	10	\$ 14
03 - Jul	Hour	adult	\$ 300	75	\$ 7	\$ 376	\$0	\$376	63	\$ 6	\$ 124	-10	\$ 1
28 - Jul	Hawaiian Luau	family	\$ 3,000	346	\$ 16	\$ 5,065	\$1,000	\$4,065	300	\$ 14	\$ 935	-46	\$ 1
26 - Jul	Storytime	family	\$ 150	23	\$ 7	\$ 130	\$0	\$130	27	\$ 5	\$ 20	6	\$ 2
07 - Aug	Karaoke Happy Hour	adult	\$ 1,300	47	\$ 28	\$ 1,301	\$0	\$1,301	68	\$ 19	\$ (1)	21	\$ 9
21 - Aug	Trivia Night	family	\$ 550	48	\$ 11	\$ 501	\$0	\$501	50	\$ 10	\$ 49	2	\$ 1
23 - Aug	Storytime	family	\$ 150	30	\$ 5	\$ 77	\$0	\$77	30	\$ 3	\$ 23	0	\$ 1
			\$ 41,150	3,863	\$ 11	\$ 39,181	\$ 11,840	\$27,341	3,303	\$ 8	\$ 15,809	-560	\$ 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 \$ 27,300	2,882	\$ 9	\$ 26,729	\$ 1,940	\$24,211	2,381	\$ 10	\$ 3,089	-501	\$ (1)
adults \$ 15,850	981	\$ 16	\$ 12,452	\$ 9,900	\$1,251	774	\$ 2	\$ 14,599	-207	\$ 15
TOTAL \$ 43,150	3,863	\$ 11	\$ 39,181	\$ 11,840	\$25,462	3,155	\$ 8	\$ 17,688	-708	\$ 3



TAMAYA
BETWEEN THE CITY AND THE SEA

EXHIBIT 4

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. Update 8.13.26: there are 37 old lights at pool area, 29 do not work and 8 are working.
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 8.10.2026 Update: per August workshop staff will need to acquire addresses and count of trees that need to be trimmed
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

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 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)	8.10.2026 Update: This has been added to the Tamaya Amenity and FOM Tasker
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
7/20/2026	FOM to begin mulch assessment and proceed with installation per landscape maintenance contract	8.10.2026 Update: Underway. Began at Amenity Center. Working through pocket parks
8/17/2026	FOM to obtain proposals for round about improvements from The Greenery, Inc. (Vice Chair Pawel is Board Contact on this)	
9/2/2026	FOM to obtain additional holiday lighting proposals for 10/7 workshop	
9/2/2026	FOM to obtain specific information regarding street trees to be removed/trimmed by Lucas Tree Service for the 9/21 meeting	
9/2/2026	FOM to obtain updated quote for lighting upgrades for 9/21 meeting	
9/2/2026	FOM to seek recommendations on tennis court repair companies for the 9/21 meeting	
	Amenity Manger Section	

3/5/2026	AM to provide information to Supervisor Young on Air Fryer	3.12.2026 Update: Underway – Information sent. Area will not be accommodated 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
9/2/2026	AM to send out survey on Meritage Boulevard Roundabout with 3 options listed & color of pool tile with 2 options	
9/2/2026	AM to send out E-Blast prior to street tree removal/trimming notifying residents they can opt out of this by signing an agreement which will be recorded	
	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	Underway
	District Engineer Section	
6/4/2026	DE to assist FOM with parking lot lighting issue (if needed)	
	District Counsel Section	
	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	Supervisor Caprita to do research on solar panels for Amenity Center	
8/18/2026	Chair Kendig to work with DC on an agreement for residents to sign regarding certain street trees	Done
8/18/2026	Vice Chair Szeszko to work with FOM and The Greenery, Inc. regarding proposals for improvement to the Meritage Blvd. roundabout	Underway
8/18/2026	Supervisors to send DM list of Accomplishments to be Forwarded to Chair Kendig	Done

EXHIBIT 5

BEACH CDD MEETING AGENDA MATRIX

October 2026	Workshop 10/7	<i>Presentations</i> 1. DE Presentation and Discussion on Proposed Pickleball Courts 2. The Lake Doctor's Inc. Update on Pond Treatments <i>Upcoming Business Item</i> • 1. Bid Plans for a Pedestrian Crosswalk on Meritage Boulevard • 2. The Greenery, Inc Marmaris Dr. Ornamental Grass Enhancement Proposal from the 9/2/26 Workshop- \$4,774.53 • 3. The Greenery, Inc. Compost Top Dressing Material for Phase IV Mailbox Area Proposal from the 9/2/2026 Workshop - \$3,360.93 • 4. The Greenery, Inc. Compost Top Dressing Material for Pescara Pocket Park Proposal from the 8/17/26 Board Meeting - \$5,324.40 • 5. The Greenery Inc. Pond Bank Pine Straw Proposal from the 9/2/2026 workshop - \$4,238.33 <i>Supervisor Projects</i> <u>Chair Kendig</u> • 1. Cabana Security (Tabled at the 6/4/2026 and 8/5/2026 Workshops) <u>Vice Chair Szeszko</u> <u>Supervisor Young</u> • 1. Capital Improvement Plan Projects <u>Supervisor Repak</u>	• 1. 9/1/2026: Ron to obtain proposals from qualified vendors instead of the DE doing an RFP. • 2. Exhibit 4 from the 9/2 workshop agenda package • 3. Exhibit 5 from the 9/2 workshop agenda package & testing a different solution • 4. Exhibit 6 from the 9/2 workshop agenda package • 5. Exhibit 10 from the 9/2 workshop agenda package
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BEACH CDD MEETING AGENDA MATRIX

		1. Gate Access Control 2. Security 3. Proposed Rules Changes for Property and Personal Safety <u>Supervisor Caprita</u> 1. Timing of Irrigation Cycles, Irrigation Inspection Reports and Irrigation Inspections 2. Solar panels for Amenity Center <i>Discussion Items</i> 1. Arborist recommendation regarding barrier(s) for palm trees in pool area (from the 7/2/2026 workshop) 2. Trees on Fence Behind Homes on Pescara Drive—Field Operations Manager 3. Vesta Amenity Contract Amendments 3a. Copy of Current Amenity and Field Services Management Contract 3b. Allocation of FTEs between Amenity Manager and Event Planner—Chair Kendig 3c. Breezeway Staffing and Hours—Chair Kendig 3d. Vesta (amenity) office activity log—Vice Chair Szeszko 3e. Revenue Transaction Report—Vice Chair Szeszko 4. Perfect Pavers Proposal for Sod Removal and Paver Installation from the 9/2/2026 workshop- \$8,643.00 <i>Future Workshop</i>	1. Ron obtaining information from arborist when pavers are redone 3a. Emailed to Jackie on 9/3/26 3c. Emailed to Jackie on 9/3/26 3d. Exhibit 25 from 9/2 revised workshop agenda package 3e. Exhibit 26 from 9/2 revised workshop agenda package 4. Exhibit 8 from the 9/2 revised workshop agenda package
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BEACH CDD MEETING AGENDA MATRIX

October 2026	Regular Meeting: 10/19	Vendor Reports Presentations Consent Agenda Items • 1. Minutes ○ 1a. Workshop—10/7/2026 ○ 1b. Regular Meeting—9/21/2026 • 2. Financial Related Documents ○ 2a. Unaudited Financials for September 2026 ○ 2b. Credit Card Statements ○ 2c. Bank Statements ○ 2d. Check Register ○ 2e. Receipts 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	
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BEACH CDD MEETING AGENDA MATRIX

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

BEACH CDD MEETING AGENDA MATRIX

[illegible]

BEACH CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
AED Lease-Purchase/Cintas	Ending 11/2026
Amenity Management/Vesta Property Services	9/30/2028 (60 days)
Aquatic Management/Lake Doctors	10/1/2025-9/30/2026 (30 days)
Arbitrage Services/LLS Tax Solutions	2024 Series: Period ending 7/16/2029; 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)

BEACH CDD MEETING AGENDA MATRIX

Pest Control/Turner Pest Control	3/23/2017-
Refuse Removal/GFL Environmental)	10/1/2028 (auto renewal for 3 years--no less than 90 days notice)
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 6

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Beach Community Development District
5 was held on Monday, August 17, 2026 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, FL 32246.

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

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

8 Present and constituting a quorum were:

9 James Kendig	Board Supervisor, Chairman
10 Pawel Szeszko	Board Supervisor, Vice Chairman
11 Karen Young	Board Supervisor, Assistant Secretary
12 Todd Caprita	Board Supervisor, Assistant Secretary
13 Walter Repak	Board Supervisor, Assistant Secretary

14 Also, present were:

15 David McInnes	District Manager, Vesta District Services
16 Wes Haber <i>(via phone)</i>	District Counsel, Kutak Rock
17 Oliver Ingram	Amenity Manager, Vesta Property Services
18 Ron Zastrocky	Field Operations Manager, Vesta Property Services
19 Jason Davidson	Regional General Manager, Vesta Property Services
20 Aleta Trogisch	Resident
21 Carole Repak	Resident
22 Kirsten McElhinney	Resident
23 Shreya	Resident
24 Jignesh Patel	Resident
25 Raj Saralaya	Resident
26 Ryan Witmer	Resident
27 William Wright	Resident
28 Sanket Shah	Resident

29
30 *The following is a summary of the discussions and actions taken at the August 17, 2026 Beach CDD Board*
31 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
32 *emailing PublicRecords@vestapropertyservices.com.*

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

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

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

37 *During the audience comments the Board recessed at approximately 6:21 p.m. due to the loss of*
38 *internet connection and reconvened at approximately 6:25 p.m.*

39 Aleta Trogisch asked questions regarding landscaping. Discussion ensued.

40 Carole Repak asked questions about the District Engineer work. Discussion ensued.

41 Kirsten McElhinney noted concerns regarding the river rock landscaping, tree removal and roving
42 patrol, and also provided suggestions regarding her landscaping concerns. Discussion ensued.

Shreya noted concerns regarding the tennis courts, tennis coaching, and the blocking of sidewalks by vehicles. Discussion ensued.

Jignesh Patel noted concerns regarding tennis coaching and court availability.

Raj Saralaya asked about the landscaping concerns that had been noted earlier during audience comments. Discussion ensued.

Ryan Witmer asked questions regarding pickleball court within the community and requested that his letter be added to the minutes for the record. Discussion ensued.

The Board agreed to have the letter Ryan presented included in a copy of the minutes of the meeting.

William Wright noted concerns regarding traffic. Discussion ensued.

Sanket Shah noted concerns regarding resident kids' reckless behavior. Discussion ensued.

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

FIFTH ORDER OF BUSINESS – Vendor Reports

Discussion ensued regarding the pool umbrellas.

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

The Board requested that The Greenery, Inc. provide proposals regarding improvements to the roundabout on Meritage Blvd. The proposals would include sod and replacement of dead foliage or a smaller amount of rocks with new foliage. Mr. Zastrocky requested that the Board appoint a liaison from the Board to assist with this matter, and the Board appointed Supervisor Szeszko.

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

Supervisor Kendig noted that he planned to work with Mr. Haber to draft an agreement for residents to sign regarding specific street trees.

B. District Engineer

The District Engineer was not present, the next item followed.

C. District Manager

1. Resident(s) Subject to Disciplinary Action

2. Complaint & Incident Management Tracker

3. Incident Report Tracker

4. Exhibit 5: Action Item Report

5. Exhibit 6: Meeting Matrix

6. Exhibit 7: FY 2027 Performance Standards & Measure

Mr. McInnes provided a brief explanation.

On a MOTION by Mr. Kendig, SECONED by Ms. Young, WITH ALL IN FAVOR, the Board approved the FY 2027 Performance Standards & Measures, for the Beach Community Development District.

SEVENTH ORDER OF BUSINESS – Consent Agenda

Supervisor Kendig requested that the audience members vote on a color for the umbrellas. Discussion ensued and the Board and the audience chose navy blue as the color for the umbrellas.

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 20, 2026

B. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on August 5, 2026

C. Exhibit 10: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

D. Exhibit 11: Ratification of Buehler Air and Plumbing Repair (Guard House) - \$1,093.00

E. Exhibit 12: Ratification of Buehler Air and Plumbing Repair (Main Fitness Center) - \$1,753.00

F. Exhibit 13: Ratification of Buehler Air and Plumbing Repair (Group Fitness Room) - \$2,048.00

G. Exhibit 14: Proposal from Driskell's Flooring LLC for repair of floor at Tamaya Hall from the 8/5/2026 Workshop- \$1,500.00 (Community and Maintenance Repair; GF; Line 38)

H. Exhibit 15: Southern Breeze Outdoor Furnishings Proposal for 24 9' Umbrellas and 15 Bases from the 8/5/2026 Workshop - \$12,765.48 (CIP-Future FY; CRF; Line 8)

I. Morgan Inland LLC Proposal for Security Equipment from the 8/5/2026 Workshop – REVISED AMOUNT \$2,565.00—*Under Separate Cover* (Contingency; CRF; Line 9)

J. Exhibit 16: GTI Computers & Security Proposal for Security Equipment Installation from the 8/5/2026 Workshop – REVISED AMOUNT \$5,600.00 (Contingency; CRF; Line 9)

K. Exhibit 17: Ratification of Ramco Protective Services Gate Repair Proposal - \$1,134.75

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

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 18: Consideration of Insurance Proposals for FY 2027

Mr. McInnes provided a brief overview of the two insurance proposals as presented. Discussion ensued.

On a MOTION by Ms. Young, SECONDED by Mr. Szeszko, WITH ALL IN FAVOR, the Board approved the EGIS insurance proposals for FY 2027, for the Beach Community Development District.

1. Exhibit 18A: Brown & Brown (PGIT): \$50,879

2. Exhibit 18B: EGIS (FIA)

- B. Exhibit 19: Consideration of LLS Tax Solutions, Inc. Proposal for Series 2024 Bond Series Through 7/16/2029 - \$650.00 per Year

Mr. McInnes provided a brief explanation.

On a MOTION by Ms. Young, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board approved the LLS Tax Solutions, Inc. proposal for Series 2024 Bond Series Through 07/16/2029, in the amount of \$650.00 per year, for the Beach Community Development District.

- C. Exhibit 20: Presentation & Acceptance of LLS Tax Solutions Series 2015 Arbitrage Report

Mr. McInnes provided a brief explanation.

On a MOTION by Ms. Young, SECONDED by Mr. Repak, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions Series 2015 Arbitrage Report, for the Beach Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

Supervisor Szeszko provided a brief explanation of the three following proposals. Discussion ensued.

- A. Exhibit 21: Proposal from The Greenery, Inc for Marmaris Dr. Ornamental Grass Enhancement from the 8/5/2026 Workshop - \$4,774.53 (Landscape Improvement; GF; Line 34)

This item was moved to the September 2nd workshop.

- B. Exhibit 22: Proposal from The Greenery, Inc. for Compost Top Dressing Material for Phase IV Mailbox Area from the 8/5/2026 Workshop - \$3,360.93 (Landscape Improvement; GF; Line 34)

This item was moved to the September 2nd workshop.

- C. Exhibit 23: Proposal from The Greenery, Inc. for Compost Top Dressing Material for Pescara Pocket Park from the 8/5/2026 Workshop - \$5,324.40 (Landscape Improvement; Gf; Line 34)

This item was moved to the September 2nd workshop.

- D. Exhibit 24: Lighting Proposals for Various Locations from the 8/5/2026 Workshop (Supervisor Young)

Supervisor Young provided a brief explanation.

On a MOTION by Mr. Szeszko, SECONDED by Mr. Kendig, WITH ALL IN FAVOR, the Board approved the revised versions of the presented proposals, for the Beach Community Development District.

1. Exhibit 24A: Breezeway - \$1,554.00 (Cip-Future Fy; CRF; Line 8)

Revised: \$1,734.00

2. Exhibit 24B: Group Fitness Room - \$1,036.00 (CIP-Future FY; CRF; Line 8)

Revised: \$1,156.00

3. Exhibit 24C: Tamaya Hall - \$1,554.00 (CIP-Future FY; CRF; Line 8)

Revised: \$1,734.00

4. Exhibit 24D: Palm Court Breezeway - \$1,898.24 (CIP-Future FY; CRF; Line 8)

Revised: \$1,779.84

5. Exhibit 24E: Additional Quote

Tamaya Hall 2: \$1,734.00

E. Exhibit 25: Tamaya Pool Resurfacing – Vice Chair Szeszko

Supervisor Szeszko provided a brief explanation.

On a MOTION by Mr. Kendig, SECONDED by Mr. Caprita, WITH ALL IN FAVOR, the Board approved the SOW and the Chemistry Log with a start date of 11/09/2026, for the Beach Community Development District.

1. Exhibit 25A: Scope of Work

2. Exhibit 25B: National Plasters Council (NPC) 28-Day Curing & Water Chemistry Log

TENTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Szeszko requested a reorganization of the financials in the agenda package to separate Exhibits going forward.

Supervisor Young discussed the requirements to hold a candidate forum for those running for Board seats in November.

Supervisor Repak discussed the lack of community involvement in discussions and decisions, such as the ones regarding roving patrol.

Supervisor Caprita requested that the Board’s accomplishments be made known to the community.

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

There being no audience comments, the next item followed.

TWELFTH ORDER OF BUSINESS – Action Items Summary

- Supervisors to provide summary of accomplishments to DM to send to Chair Kendig
- Chair Kendig to work with DC on an agreement for residents to sign regarding certain street trees
- Vice Chair Szeszko to work with The Greenery, Inc. regarding proposals for improvement to the Meritage Blvd. roundabout
- Ron to obtain proposals for round about improvements from The Greenery, Inc. (Vice Chair Pawel is Board Contact on this)

THIRTEENTH ORDER OF BUSINESS – Meeting Matrix Summary

9/2 Workshop:

- Tennis Coach
- The Greenery proposals (exhibits 21-23)
- Pool proposals from VC

FOURTEENTH ORDER OF BUSINESS – Next Workshop Confirmation or Cancellation: September 2, 6:00PM

Confirmed

FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 21 at 6:00 PM

All five Board members present stated that they would be attending the next Board meeting on September 21 at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS – Adjournment

Supervisor Kendig 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 Ms. Young, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:37 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 September 21, 2026.

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

Beach CDD Workshop 9/2/2026

Roll call:

Kendig

Szeszko

Young

Caprita

Repak

Audience Comments – John M noted realtors false claims in newsletter and asked that vendors be vetted also to establish a standard fee. Also noted need of pressure washing along front entrance east side – see photo.

Peds crosswalk – Vesta to obtain quotes (noting not many vendors available) and once in hand, will have DE review to assure compliance.

AED – keep – no changes.

Greenery – board opted to have vesta send out survey for three options.

1. Add plants to rock
2. Add grass back
3. Add ornamental vegetation

Also on same survey address color of tile in pools. Use examples in workshop agenda X 2 types.

Greenery Marmaris Dr – on hold.

Greenery Phase 4 mailbox – on hold – testing a different solution.

Pond Maintenance – board opted for no changes and add \$650 quarterly for trash pick up – consent agenda.

Perfect Pavers – place under Discussion Topic to allow board members to visit location.

Bling – acquire additional proposals.

Greenery pond bank pine straw – on hold.

There is dissatisfaction with Vesta and the Greenery regarding work and a reluctance of the board to approve additional projects until existing projects are rectified.

Upcoming Bus Items

Tree service – board opted to use Lucas Tree service however need detailed list of trees being removed (location) and number of trees being trimmed. Also eblast will need to be sent out prior noting this information and that homeowners can opt out by signing agreement and agreement will be added to deed to address any future damage. Consent agenda if information if provided by meeting date.

Ground repairs – approved consent agenda - \$4,395.00

Kendig

Trees – addressed above.

Mtg moved from 10/19 to 10/12/2026.

Szeszko

Pool – consent agenda – Tempool. Also see above re tiles.

~~Roving patrol.~~

Young

Combination of oven, fridge, and work to install total \$7,400 – consent agenda.

~~Roving Patrol – CCTV~~

Tamaya light upgrades were discussed and the new proposal was just sent on 9/2 will review at next mtg or workshop for approval.

Porch lighting – 2 lights were missed in the original proposal – consent agenda
\$1,156.00

Repak

No report.

Caprita

No report.

Discussion topics.

~~Fence jumping — remove.~~

~~Unlocking pool gates — remove.~~

Arborist recommendations for trees in pool area – cannot address similar to other trees and would have to be done when pavers are repaired.

Tennis courts – Vesta staff to reach out to previous or current customers for recommendations. If available, discuss at the next mtg for approval based upon this feedback.

Vesta Contract – next workshop review each scope of responsibility to assure all contract language is being accomplished per the contract.

Breezeway staff – still waiting on roles and responsibilities from Vesta staff (or job description noting what they are required to accomplish each shift). To be discussed at next workshop.

Revenue – See above will address at next workshop per the contract – revenue reports to all board members – Oliver noted that this is being done by district staff and readily available.

Additional Tennis coaches – approved Mr White as other vendor opted out. Coach to work with Oliver to minimize impact on courts. Consent agenda.

Overflow parking use JEA area and acquire signs to support – Vesta staff. Consent agenda.

Bastia Court – consent agenda – obtain DE proposal.

Agreement re trees – see above.

~~Post orders.~~

EXHIBIT 8

Beach Community Development District

Financial Statements
(Unaudited)

August 31, 2026



Beach CDD
Balance Sheet
August 31, 2026

	General Fund	Reserve Fund	Debt Service 2015A	Debt Service 2024	Total
1 ASSETS					
2 VNB Operating Account	1,662,090	-	-	-	1,662,090
3 BU Clover Account	79,384	-	-	-	79,384
4 SS Checking Account	70,546	-	-	-	70,546
5 VNB CRF	-	538,310	-	-	538,310
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	-	-	236,841	217,725	454,566
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	750	-	-	-	750
19 Assessments Receivable On-Roll	-	-	-	-	-
20 Assessments Receivable Off-Roll	-	-	-	-	-
21 Due From Other Funds	-	170,960	-	-	170,960
22 Undeposited Funds	-	-	18,430	21,088	39,518
23 Prepaid	5,868	-	-	-	5,868
24 TOTAL ASSETS	1,818,638	\$ 709,270	\$ 264,359	\$ 407,609	\$ 3,199,876
25 LIABILITIES					
26 Accounts Payable	126,607	\$ -	\$ -	\$ -	\$ 126,607
27 Accrued Expense	-	-	-	-	\$ -
28 Rental Deposit	750	-	-	-	\$ 750
29 Deferred Revenue On-Roll	-	-	-	-	\$ -
30 Deferred Revenue Off-Roll	-	-	-	-	\$ -
31 Due To Other Funds	170,960	-	-	-	\$ 170,960
32 TOTAL LIABILITIES	298,317	-	-	-	298,317
33 FUND BALANCE					
34 Nonspendable	-	-	-	-	-
35 Prepaid & Deposits	5,868	-	-	-	5,868
36 Capital Reserves	-	-	-	-	-
37 Operating Capital	364,639	-	-	-	364,639
38 Unassigned	1,149,814	709,270	264,359	407,609	2,531,052
39 TOTAL FUND BALANCE	1,520,321	709,270	264,359	407,609	2,901,559
40 TOTAL LIABILITIES & FUND BALANCE	\$ 1,818,638	\$ 709,270	\$ 264,359	\$ 407,609	\$ 3,199,876.23

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

	FY 2026 Adopted Budget	FY 2026 Month of August	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	\$ -	\$ 2,163,458	\$ 6,534	100%
3 Interest Revenue	-	5,462	78,274	78,274	
4 Other Financing Sources	-	6,910	69,224	69,224	
5 TOTAL REVENUES	\$ 2,156,924	\$ 12,371	2,310,956	\$ 154,032	107%
6 Fund Balance Forward	\$ 30,908				
7 TOTAL REVENUES & BALANCE FORWARD	\$ 2,187,832	\$ 12,371	2,310,956	\$ 123,124	106%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 Trustee Fees	\$ 8,800	\$ -	\$ 8,433	\$ (367)	96%
11 Supervisor Fees-Regular Meetings	12,000	400	3,800	(8,200)	32%
12 Supervisor Fees-Workshops	12,000	400	4,600	(7,400)	38%
13 District Management	46,790	3,899	42,891	(3,899)	92%
14 Engineering	5,460	-	4,256	(1,204)	78%
15 Dissemination Agent	2,785	-	2,785	-	100%
16 District Counsel	28,350	-	12,062	(16,288)	43%
17 Assessment Administration	6,127	511	5,616	(511)	92%
18 Arbitrage Rebate Calculation	676	-	650	(26)	96%
19 Audit	3,650	-	3,650	-	100%
20 Website	2,800	-	2,055	(745)	73%
21 Legal Advertising	3,500	200	3,596	96	103%
22 Dues, Licenses & Fees	175	-	175	-	100%
23 General Liability Insurance	68,000	-	53,953	(14,047)	79%
24 Office Miscellaneous	3,822	-	3,432	(390)	90%
26 Bonus/Appreciation Gifts	1,000	-	-	(1,000)	0%
27 District Contingency	16,303	-	-	(16,303)	0%
28 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	222,238	5,410	151,955	(70,283)	68%
29 FIELD EXPENSES					
30 Field Management	178,310	14,664	165,032	(13,278)	93%
31 Lake Maintenance	30,000	2,369	26,059	(3,941)	87%
32 Landscaping (Including Materials)	400,000	18,560	299,637	(100,363)	75%
33 Field Operations Contingency	100,000	-	-	(100,000)	0%
34 Landscape Improvement	20,800	15,553	36,043	15,243	173%
35 Mulch and Pine Straw	34,944	51,840	54,060	19,116	155%
36 Irrigation (Repairs)	4,368	-	7,566	3,198	173%
37 Utilities/Sewers/Propane Gas	305,550	20,181	181,724	(123,826)	59%
38 Community and Amenity Repairs	90,000	11,411	100,039	10,039	111%
39 Sidewalk Repairs	7,000	-	-	(7,000)	0%
40 TOTAL FIELD EXPENSES	1,170,972	134,578	870,159	(300,813)	74%
41 AMENITY EXPENSES					
42 Amenity Management	156,655	15,207	160,473	3,818	102%
43 Lifeguard	28,028	6,566	30,418	2,390	109%
44 Amenity/Fitness Center Staffing	89,114	3,815	40,873	(48,241)	46%
45 Swimming Pool Chemicals	20,802	3,017	20,696	(106)	99%
46 Pool/Entry Water Feature Maintenance	32,725	-	5,232	(27,493)	16%
47 Swimming Pool Inspection	929	-	850	(79)	92%
48 Holiday Decorations	10,400	-	11,465	1,065	110%
49 Amenity Cleaning	41,200	2,520	22,180	(19,020)	54%
50 Amenity Gates/Control Access/Amenity Gate Repair	27,872	1,619	15,113	(12,759)	54%
51 Amenity Website/Computer Equipment	10,400	141	4,004	(6,396)	38%
52 Amenity Internet/Cable	14,560	703	10,453	(4,107)	72%

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 Fitness Equipment Lease	18,500	-	18,479	(21)	100%
54 Lifestyles Programming	46,036	-	40,697	(5,339)	88%
55 Tennis Court Maintenance - 4 Clay Courts	3,770	-	3,998	228	106%
56 Pest Control	1,747	137	1,394	(353)	80%
57 Amenity Fire System Monitoring	1,556	-	1,425	(131)	92%
58 AED Lease	1,810	164	1,744	(66)	96%
59 Trash Collection	2,983	221	2,878	(105)	96%
60 TOTAL AMENITY EXPENSES	509,087	34,110	392,371	(116,716)	77%
61 ACCESS CONTROL /GATE HOUSE					
62 Guard Service (Gate Only)	192,172	19,547	214,342	22,170	112%
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	-	2,774	(3,466)	44%
67 TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	285,535	19,547	224,122	(61,413)	78%
68 TOTAL EXPENDITURES	2,187,832	193,645	1,638,608	(549,224)	75%
69 REVENUE OVER (UNDER) EXPENDITURES	(30,908)	(181,274)	672,348	703,256	
70 OTHER FINANCING SOURCES & USES					
71 Transfers In	-	-	-	-	
72 Transfers Out	(274,921)	-	(274,921)	-	
73 TOTAL OTHER FINANCING SOURCES & USES	(274,921)	-	(274,921)	-	
74 NET CHANGE IN FUND BALANCE	(305,829)	(181,274)	397,427	703,256	
75 Fund Balance - Beginning	476,519		1,122,894	646,375	
76 Fund Balance Forward	(30,908)				
77 FUND BALANCE - ENDING - PROJECTED	\$ 170,690		\$ 1,520,321	\$ 1,349,631	
78 ANALYSIS OF FUND BALANCE					
79 NONSPENDABLE					
80 PREPAID & DEPOSITS	886		5,868		
81 CAPITAL RESERVES	-		-		
82 OPERATING CAPITAL	364,639		364,639		
83 UNASSIGNED	(194,835)		1,149,814		
84 TOTAL FUND BALANCE	\$ 170,690		\$ 1,520,321		

Beach CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to August 31, 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	-	11,578	11,578
5 Reserve Balance	-	-	-
6 TOTAL REVENUES	421,016	433,870	12,854
7 EXPENDITURES			
8 Capital Improvement Plan (CIP) - Future FY	180,000	256,474	76,474
9 Contingency	150,000	57,981	(92,019)
10 Capital Reserve Fund Contribution	91,016	32,315	(58,701)
11 TOTAL EXPENDITURES	421,016	346,770	(74,246)
12 REVENUE OVER (UNDER) EXPENDITURES	-	87,100	87,100
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	362,021	87,100
18 Fund Balance - Beginning	157,892	347,249	189,357
19 FUND BALANCE - ENDING - PROJECTED	\$ 432,813	\$ 709,270	\$ 276,457

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to August 31, 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	-	11,659	11,659
5 Misc. Revenue	-	19,081	19,081
6 TOTAL REVENUES	575,993	608,477	32,485
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	25,242	21,305
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	25,242	21,305
22 Fund Balance - Beginning	-	239,116	239,116
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,938	\$ 264,359	\$ 260,422

* 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 August 31, 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	-	18,112	18,112
5 Misc. Revenue	-	13,569	13,569
6 TOTAL REVENUES	659,084	692,761	33,677
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	-	4,080	4,080
17 OTHER FINANCING SOURCES & USES			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
21 NET CHANGE IN FUND BALANCE	-	4,080	4,080
22 Fund Balance - Beginning	-	403,527	403,527
23 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 407,609	\$ 407,609

* Financed with prior year's revenue

Beach CDD
Other Financing Sources Income
August 31, 2026

Other Financing Sources Breakdown

	Year To Date Actual	Explantion
Room Rentals	50,284	Clubhouse, Cabana, Hall and Table & Chairs Rentals
Event Sponsorship & Entry Fees	9,240	Sponsorship, Newsletter & Casino Night & Event
Access Cards	3,050	Access Cards Sold by District
Barcode Decals	4,392	Barcodes Sold by District
Other Misc.	2,258	Clover Fees & OFFI Island Wing Deposits, Pedestrian Gate Repair, Damaged Floors
	\$ 69,224	

EXHIBIT 9



July 2026 Statement

Open Date: 06/24/2026 Closing Date: 07/23/2026

U.S. Bank Visa® Rewards Community Card

BEACH CDD

OLIVER E INGRAM (CPN 002750410)

Page 1 of 3

Account Ending in: ##### 1058

Cardmember Service

BUS 30 USB



1-866-485-4545

15

New Balance	\$0.00
Minimum Payment Due	\$0.00
Payment Due Date	08/22/2026

Activity Summary

Previous Balance		\$0.00
Payments		\$0.00
Other Credits		\$0.00
Purchases	+	\$3,905.64
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$0.00
Past Due		\$0.00
Minimum Payment Due		\$0.00
Credit Line		\$5,000.00
Available Credit		\$5,000.00
Days in Billing Period		30

Payment Options:



Mail payment coupon
with a check



Pay online at
usbank.com



Pay by phone
1-866-485-4545



Pay at your local
U.S. Bank branch

This is not a bill, do not remit payment.

CPN 002750410



THIS IS NOT A BILL.

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



- to pay by phone
- to change your address

106481967650819 X

BEACH CDD
OLIVER E INGRAM
12788 MERITAGE BLVD
JACKSONVILLE FL 32246-0705

This memo statement only reflects the current activity on your account. An invoice has been sent to the applicable central billing account for the company.

Thank you.

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or write to us at:

Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

- ▶ **Account information:** Your name and account number.
- ▶ **Dollar amount:** The dollar amount of the suspected error.
- ▶ **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:
 - ▶ We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - ▶ The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - ▶ While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - ▶ We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Cardmember Service, P.O. Box 6335, Fargo, ND 58125-6335

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Important Information Regarding Your Account

1. **INTEREST CHARGE:** Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the **INTEREST CHARGE** by multiplying the applicable Daily Periodic Rate ("**DPR**") by the Average Daily Balance ("**ADB**") (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the **ADB** separately for the Purchases, Advances and Balance Transfer categories. To get the **ADB** in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the **ADB** of your Account that accrues interest and will reduce the amount of credit available to you. To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the **ADB** calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the **ADB** calculation. If you do not pay your New Balance in full by the Payment Due Date, you will not get an interest-free period on Purchases again until you pay the New Balance in full by the Payment Due Date for two billing cycles in a row.

2. **Payment Information:** We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at U.S. Bank National Association, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional interest charges, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Cardmember Service for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.

3. **Credit Reporting:** We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.



July 2026 Statement 06/24/2026 - 07/23/2026

BEACH CDD
OLIVER E INGRAM (CPN 002750410)

Cardmember Service



Page 2 of 3

1-866-485-4545

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.

Skip the mailbox. Switch to e-statements and securely access your statements online. Get started at usbank.com/login.

Effective November 2, 2026, the Arbitration Provision section of your Cardmember Agreement is changed as follows: the first sentence of the second paragraph in the Arbitration Procedure section is changed to read, "At the time of initiating arbitration, the party seeking to initiate arbitration must serve the other party with the demand for arbitration and identify the account holder(s) and account(s) at issue, including the account number(s), and provide a short and plain statement of the claims asserted and the relief sought."

Transactions

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
06/29	06/26	3982	COSTCO WHSE#1294 JACKSONVILLE FL	\$399.48	_____
06/29	06/26	1961	SQ *BOUNCERS & CUPCAKE Jacksonville FL	\$250.00	_____
06/29	06/27	6580	PUBLIX #644 JACKSONVILLE FL	\$74.43	_____
06/29	06/27	6663	PUBLIX #644 JACKSONVILLE FL	\$174.27	_____
06/29	06/27	4907	COSTCO WHSE#1294 JACKSONVILLE FL	\$136.28	_____
06/29	06/27	4915	COSTCO WHSE#1294 JACKSONVILLE FL	\$181.73	_____
07/02	07/01	2708	PUBLIX #644 863-688-1188 FL	\$36.99	_____
07/03	07/02	8193	BJS.COM #5490 800-257-2582 MA	\$250.04	_____
07/03	07/02	9080	WAL-MART #1172 JACKSONVILLE FL	\$88.57	_____
07/03	07/02	0889	THE UPS STORE 3547 904-8661939 FL	\$14.34	_____
07/06	07/02	4151	HOBBY LOBBY #368 JACKSONVILLE FL	\$54.48	_____
07/08	07/07	7721	Amazon.com*C199A1BQ3 Amzn.com/bill WA	\$98.68	_____
07/08	07/07	4084	AMAZON MKTPL*NC9Y59BG3 Amzn.com/bill WA	\$43.68	_____
07/08	07/07	7960	AMAZON MKTPL*LR0Z80IJ3 Amzn.com/bill WA	\$73.82	_____
07/13	07/10	1336	AMAZON MKTPL*OX3NQ5DD3 Amzn.com/bill WA	\$57.98	_____
07/13	07/10	6912	AMAZON MKTPL*913984DO3 Amzn.com/bill WA	\$57.31	_____
07/13	07/10	4176	AMAZON MKTPL*WC1HP20Y3 Amzn.com/bill WA	\$118.19	_____
07/17	07/16	0535	BJS WHOLESALE #0108 JACKSONVILLE FL	\$322.53	_____
07/17	07/16	9392	CCI*CONSTANT-CONTACT 855-2295506 MA	\$72.00	_____
07/20	07/17	5842	PANDA EXPRESS 1731 JACKSONVILLE FL	\$94.60	_____
07/20	07/18	1924	WM SUPERCENTER #1172 JACKSONVILLE FL	\$41.69	_____
07/20	07/18	6524	COSTCO WHSE#1294 JACKSONVILLE FL	\$513.87	_____
07/20	07/18	8118	ROWES IGA 4 WELLS ORANGE PARK FL	\$666.04	_____
07/21	07/20	9367	AMAZON MKTPL*TE6UM4IX3 Amzn.com/bill WA	\$84.64	_____
TOTAL THIS PERIOD				\$3,905.64	

Continued on Next Page



July 2026 Statement 06/24/2026 - 07/23/2026

BEACH CDD
OLIVER E INGRAM (CPN 002750410)

Cardmember Service



Page 3 of 3
1-866-485-4545

2026 Totals Year-to-Date	
Total Fees Charged in 2026	\$0.00
Total Interest Charged in 2026	\$0.00

Company Approval

(This area for use by your company)

Signature/Approval: _____

Accounting Code: _____

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	\$0.00	\$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

BEACH CDD

Earn more rewards: update your email address at usbank.com.

Dont miss out on exclusive reward offers and important updates.
Make sure we have your current email address by updating your profile
at usbank.com and opting into marketing messages.

You may change your email marketing preferences at any time in the Privacy section of usbank.com. Note that confidential, personal or financial information will never be sent or requested in an email from U.S. Bank.



July 2026 Statement

Open Date: 06/24/2026 Closing Date: 07/23/2026

U.S. Bank Visa® Rewards Community Card

BEACH CDD

RONALD W ZASTROCKY (CPN 002750410)

Page 1 of 3

Account Ending in: ##### 8047

Cardmember Service

BUS 30 USB



1-866-485-4545

15

New Balance	\$0.00
Minimum Payment Due	\$0.00
Payment Due Date	08/22/2026

Activity Summary

Previous Balance		\$0.00
Payments		\$0.00
Other Credits		\$0.00
Purchases	+	\$1,933.10
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$0.00
Past Due		\$0.00
Minimum Payment Due		\$0.00
Credit Line		\$5,000.00
Available Credit		\$5,000.00
Days in Billing Period		30

Payment Options:



Mail payment coupon
with a check



Pay online at
usbank.com



Pay by phone
1-866-485-4545



Pay at your local
U.S. Bank branch

This is not a bill, do not remit payment.

CPN 002750410



THIS IS NOT A BILL.

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

- to pay by phone
- to change your address

106481967650820 X

BEACH CDD
RONALD W ZASTROCKY
12788 MERITAGE BLVD
JACKSONVILLE FL 32246-0705

This memo statement only reflects the current activity on your account. An invoice has been sent to the applicable central billing account for the company.

Thank you.



July 2026 Statement 06/24/2026 - 07/23/2026

BEACH CDD
RONALD W ZASTROCKY (CPN 002750410)

Cardmember Service



Page 2 of 3

1-866-485-4545

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.

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Effective November 2, 2026, the Arbitration Provision section of your Cardmember Agreement is changed as follows: the first sentence of the second paragraph in the Arbitration Procedure section is changed to read, "At the time of initiating arbitration, the party seeking to initiate arbitration must serve the other party with the demand for arbitration and identify the account holder(s) and account(s) at issue, including the account number(s), and provide a short and plain statement of the claims asserted and the relief sought."

Transactions

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
06/29	06/26	1327	AMAZON MKTPL*BY3JB2CN3 Amzn.com/bill WA	\$29.68	_____
06/29	06/26	5380	AMAZON MKTPL*243R01LJ3 Amzn.com/bill WA	\$33.98	_____
06/30	06/29	8443	AMAZON MKTPL*KP0LM0H13 Amzn.com/bill WA	\$237.56	_____
07/01	06/30	8377	AMAZON MKTPL*GL9CI4Q93 Amzn.com/bill WA	\$92.32	_____
07/01	06/30	9751	AMAZON MKTPL*BV76U1KZ3 Amzn.com/bill WA	\$24.98	_____
07/03	07/02	0751	AMAZON MKTPL*269CU3633 Amzn.com/bill WA	\$85.33	_____
07/06	07/03	6152	AMAZON MKTPL*A94IC4K83 Amzn.com/bill WA	\$29.00	_____
07/07	07/06	8282	AMAZON MKTPL*P715O35T3 Amzn.com/bill WA	\$154.99	_____
07/07	07/06	8562	AMAZON MKTPL*1Q9CP1SK3 Amzn.com/bill WA	\$186.57	_____
07/07	07/07	5955	AMAZON MKTPL*9W0N34IR3 Amzn.com/bill WA	\$19.56	_____
07/08	07/07	0740	AMAZON MKTPL*5B8L21D92 Amzn.com/bill WA	\$16.40	_____
07/08	07/07	5409	AMAZON MKTPL*AQ3OA62X3 Amzn.com/bill WA	\$53.19	_____
07/09	07/08	9024	Amazon.com*KL3LZ0DF3 Amzn.com/bill WA	\$388.67	_____
07/15	07/15	3447	AMAZON MKTPL*CS6UI8JB3 Amzn.com/bill WA	\$35.80	_____
07/17	07/15	8861	THE HOME DEPOT 6365 JACKSONVILLE FL	\$98.68	_____
07/17	07/16	0731	AMAZON MKTPL*EE7XX2A63 Amzn.com/bill WA	\$87.81	_____
07/20	07/16	6266	THE HOME DEPOT #6365 JACKSONVILLE FL	\$15.98	_____
07/20	07/17	1760	AMAZON MKTPL*0B6PQ1X03 Amzn.com/bill WA	\$99.96	_____
07/20	07/17	8029	THE HOME DEPOT #6365 JACKSONVILLE FL	\$142.78	_____
07/20	07/19	0743	AMAZON MKTPL*V75VY7BL3 Amzn.com/bill WA	\$61.87	_____
07/22	07/21	0712	AMAZON MKTPL*4D7FL6NB3 Amzn.com/bill WA	\$37.99	_____
TOTAL THIS PERIOD				\$1,933.10	

2026 Totals Year-to-Date

Total Fees Charged in 2026	\$0.00
Total Interest Charged in 2026	\$0.00

Continued on Next Page



July 2026 Statement 06/24/2026 - 07/23/2026

BEACH CDD
RONALD W ZASTROCKY (CPN 002750410)

Page 3 of 3
Cardmember Service 1-866-485-4545

Company Approval (This area for use by your company)

Signature/Approval: _____

Accounting Code: _____

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	\$0.00	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Contact Us



Voice: 1-866-485-4545
TDD: 1-888-352-6455
Fax: 1-866-807-9053



Questions
Cardmember Service
P.O. Box 6353
Fargo, ND 58125-6353



Mail payment coupon
with a check
U.S. Bank
P.O. Box 790408
St. Louis, MO 63179-0408



Online
usbank.com

End of Statement

BEACH CDD

Earn more rewards: update your email address at usbank.com.

Dont miss out on exclusive reward offers and important updates.
Make sure we have your current email address by updating your profile
at usbank.com and opting into marketing messages.

You may change your email marketing preferences at any time in the Privacy section of usbank.com. Note that confidential, personal or financial information will never be sent or requested in an email from U.S. Bank.

[Return to Agenda Pg. 2](#)

EXHIBIT 10

Beach CDD
Reconciliation Summary
1101040 · BankUnited Clover Account, Period Ending 08/31/2026

	Aug 31, 26	
Beginning Balance		69,340.80
Cleared Transactions		
Checks and Payments - 4 items	-997.82	
Deposits and Credits - 26 items	8,135.00	
Total Cleared Transactions	7,137.18	
Cleared Balance		76,477.98
Uncleared Transactions		
Deposits and Credits - 4 items	2,906.00	
Total Uncleared Transactions	2,906.00	
Register Balance as of 08/31/2026		79,383.98
Ending Balance		79,383.98

10:09 AM

09/03/26

Beach CDD Reconciliation Detail

1101040 · BankUnited Clover Account, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						69,340.80
Cleared Transactions						
Checks and Payments - 4 items						
General Journal	08/03/2026	228		X	-144.19	-144.19
General Journal	08/10/2026	229		X	-80.63	-224.82
General Journal	08/11/2026	231		X	-738.00	-962.82
General Journal	08/11/2026	230		X	-35.00	-997.82
Total Checks and Payments					-997.82	-997.82
Deposits and Credits - 26 items						
Deposit	07/03/2026			X	850.00	850.00
Deposit	07/07/2026			X	1,250.00	2,100.00
Deposit	07/10/2026			X	10.00	2,110.00
Deposit	07/11/2026			X	35.00	2,145.00
Deposit	07/15/2026			X	250.00	2,395.00
Deposit	07/16/2026			X	938.00	3,333.00
Deposit	07/19/2026			X	25.00	3,358.00
Deposit	07/30/2026			X	10.00	3,368.00
Deposit	07/31/2026			X	30.00	3,398.00
Deposit	08/01/2026			X	20.30	3,418.30
Deposit	08/02/2026			X	10.00	3,428.30
Deposit	08/05/2026			X	1,110.00	4,538.30
Deposit	08/06/2026			X	870.60	5,408.90
Deposit	08/08/2026			X	35.30	5,444.20
Deposit	08/11/2026			X	880.30	6,324.50
Deposit	08/12/2026			X	10.00	6,334.50
Deposit	08/14/2026			X	20.00	6,354.50
Deposit	08/18/2026			X	615.50	6,970.00
Deposit	08/19/2026			X	310.00	7,280.00
Deposit	08/20/2026			X	10.00	7,290.00
Deposit	08/21/2026			X	85.00	7,375.00
Deposit	08/22/2026			X	350.00	7,725.00
Deposit	08/26/2026			X	110.00	7,835.00
Deposit	08/27/2026			X	220.00	8,055.00
Deposit	08/28/2026			X	45.00	8,100.00
Deposit	08/29/2026			X	35.00	8,135.00
Total Deposits and Credits					8,135.00	8,135.00
Total Cleared Transactions					7,137.18	7,137.18
Cleared Balance					7,137.18	76,477.98
Uncleared Transactions						
Deposits and Credits - 4 items						
Deposit	08/16/2026				850.00	850.00
Deposit	08/18/2026				1,606.00	2,456.00
Deposit	08/28/2026				250.00	2,706.00
Deposit	08/29/2026				200.00	2,906.00
Total Deposits and Credits					2,906.00	2,906.00
Total Uncleared Transactions					2,906.00	2,906.00
Register Balance as of 08/31/2026					10,043.18	79,383.98
Ending Balance					10,043.18	79,383.98

>004471 8645700 0001 008229 10Z
 BEACH COMMUNITY DEVELOPMENT DISTRICT
 250 INTERNATIONAL PARKWAY STE 208
 LAKE MARY FL 32746

Statement Date: August 31, 2026

Account Number: *****3790

Customer Service Information
 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

 Bank Address: BankUnited
 P.O. Box 521599
 Miami, FL 33152-1599

Customer Message Center

Go green and stay secure-switch to paperless statements today for safer, faster access to your accounts.

PUBLIC FUND ANALYSIS CHECKING Account ***3790**
Account Summary

Statement Balance as of 07/31/2026			\$69,340.80
Plus	20	Deposits and Other Credits	\$8,135.00
Less	6	Withdrawals, Checks, and Other Debits	\$997.82
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 08/31/2026			\$76,477.98

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/03/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$10.00	\$69,350.80
08/03/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$20.30	\$69,371.10
08/03/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$30.00	\$69,401.10
08/03/2026	MERCH BNKCD NSD FEE	\$13.47		\$69,387.63

Statement Date: August 31, 2026

Account Number: *****3790

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	526388385886 TAMAYA AMENITIES			
08/03/2026	MERCH BNKCD NSD DISCOUNT 526388385886 TAMAYA AMENITIES	\$66.08		\$69,321.55
08/03/2026	MERCH BNKCD NSD INTERCHNG 526388385886 TAMAYA AMENITIES	\$64.64		\$69,256.91
08/04/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$10.00	\$69,266.91
08/07/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$1,110.00	\$70,376.91
08/10/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$870.60	\$71,247.51
08/10/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$35.30	\$71,282.81
08/10/2026	FDMS FDMS EQUIP 052-2121576-000 BEACH CDD	\$80.63		\$71,202.18
08/11/2026	CLOVER FEES CLOVER FEE 1441562 TAMAYA AMENITIES	\$35.00		\$71,167.18
08/12/2026	RDC Deposit		\$3,358.00	\$74,525.18
08/13/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$880.30	\$75,405.48
08/14/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$10.00	\$75,415.48
08/17/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$20.00	\$75,435.48
08/17/2026	Charge Back Analysis Item Chec	\$738.00		\$74,697.48
08/20/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$615.50	\$75,312.98



P.O. Box 521599 Miami, FL 33152-1599

Statement Date: August 31, 2026

Account Number: *****3790

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/21/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$310.00	\$75,622.98
08/24/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$10.00	\$75,632.98
08/24/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$85.00	\$75,717.98
08/24/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$350.00	\$76,067.98
08/28/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$110.00	\$76,177.98
08/31/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$220.00	\$76,397.98
08/31/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$45.00	\$76,442.98
08/31/2026	MERCH BNKCD NSD DEPOSIT 526388385886 TAMAYA AMENITIES		\$35.00	\$76,477.98

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
07/31	\$69,340.80	08/10	\$71,202.18	08/14	\$75,415.48	08/24	\$76,067.98
08/03	\$69,256.91	08/11	\$71,167.18	08/17	\$74,697.48	08/28	\$76,177.98
08/04	\$69,266.91	08/12	\$74,525.18	08/20	\$75,312.98	08/31	\$76,477.98
08/07	\$70,376.91	08/13	\$75,405.48	08/21	\$75,622.98		

Other Balances

Minimum Balance this Statement Period	\$69,256.91
---------------------------------------	-------------

Statement Date: August 31, 2026

Account Number: *****3790



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Statement Date: August 31, 2026

Account Number: *****3790

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.



Beach CDD

Reconciliation Summary

1102010 · SouthState Checking Account, Period Ending 08/31/2026

	Aug 31, 26	
Beginning Balance		70,241.60
Cleared Transactions		
Deposits and Credits - 15 items	214.78	
Total Cleared Transactions	214.78	
Cleared Balance		70,456.38
Uncleared Transactions		
Deposits and Credits - 3 items	90.00	
Total Uncleared Transactions	90.00	
Register Balance as of 08/31/2026		70,546.38
Ending Balance		70,546.38

3:53 PM

09/02/26

Beach CDD Reconciliation Detail

1102010 · SouthState Checking Account, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						70,241.60
Cleared Transactions						
Deposits and Credits - 15 items						
Deposit	07/02/2026			X	10.00	10.00
Deposit	07/03/2026			X	25.00	35.00
Deposit	07/04/2026			X	10.00	45.00
Deposit	07/07/2026			X	30.00	75.00
Deposit	07/17/2026			X	25.00	100.00
Deposit	07/21/2026			X	20.00	120.00
Deposit	07/23/2026			X	10.00	130.00
Deposit	07/24/2026			X	10.00	140.00
Deposit	07/28/2026			X	20.00	160.00
Deposit	07/29/2026			X	10.00	170.00
Deposit	07/30/2026			X	10.00	180.00
Deposit	08/01/2026			X	10.00	190.00
Deposit	08/05/2026			X	10.00	200.00
Deposit	08/06/2026			X	10.00	210.00
Deposit	08/31/2026			X	4.78	214.78
Total Deposits and Credits					214.78	214.78
Total Cleared Transactions					214.78	214.78
Cleared Balance					214.78	70,456.38
Uncleared Transactions						
Deposits and Credits - 3 items						
Deposit	08/18/2026				10.00	10.00
Deposit	08/23/2026				10.00	20.00
Deposit	08/25/2026				70.00	90.00
Total Deposits and Credits					90.00	90.00
Total Uncleared Transactions					90.00	90.00
Register Balance as of 08/31/2026					304.78	70,546.38
Ending Balance					304.78	70,546.38

SOUTHSTATE BANK, N.A.
P O BOX 118068
CHARLESTON SC 29423-8068

101 00070 01
ACCOUNT:
20456224

PAGE: 1
08/31/2026

TELEPHONE:800-277-2175

BEACH COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PKWY
STE 208
LAKE MARY FL 32746-5062

30
1
0

BUSINESS INTEREST ACCOUNT 20456224

MINIMUM BALANCE	70,241.60	LAST STATEMENT 07/31/26	70,241.60
AVG AVAILABLE BALANCE	70,410.95	2 CREDITS	214.78
AVERAGE BALANCE	70,410.95	DEBITS	.00
		THIS STATEMENT 08/31/26	70,456.38
TOTAL DAYS IN STATEMENT PERIOD 08/01/26 THROUGH 08/31/26:			31

- - - - - DEPOSITS - - - - -			
REF #.....DATE.....AMOUNT	REF #.....DATE.....AMOUNT	REF #.....DATE.....AMOUNT	
08/07 210.00			

- - - - - OTHER CREDITS - - - - -		
DESCRIPTION	DATE	AMOUNT
INTEREST	08/31	4.78

- - - - - I N T E R E S T - - - - -

AVERAGE LEDGER BALANCE:	70,410.95	INTEREST EARNED:	4.78
AVERAGE AVAILABLE BALANCE:	70,410.95	DAYS IN PERIOD:08/01/26-08/31/26:	31
INTEREST PAID THIS PERIOD:	4.78	ANNUAL PERCENTAGE YIELD EARNED:	.08%
INTEREST PAID 2026:	36.50		

- - - - - DAILY BALANCE - - - - -			
DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE	
08/07 70,451.60	08/31 70,456.38		

- END OF STATEMENT -

9:52 AM

09/03/26

Beach CDD Reconciliation Summary

1101030 · Valley National Bank - OP, Period Ending 08/31/2026

	Aug 31, 26
Beginning Balance	1,887,666.47
Cleared Transactions	
Checks and Payments - 36 items	-132,478.08
Deposits and Credits - 4 items	5,681.89
Total Cleared Transactions	-126,796.19
Cleared Balance	1,760,870.28
Uncleared Transactions	
Checks and Payments - 9 items	-98,780.76
Total Uncleared Transactions	-98,780.76
Register Balance as of 08/31/2026	1,662,089.52
New Transactions	
Checks and Payments - 6 items	-62,054.68
Total New Transactions	-62,054.68
Ending Balance	1,600,034.84

9:52 AM

09/03/26

Beach CDD Reconciliation Detail

1101030 · Valley National Bank - OP, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						1,887,666.47
Cleared Transactions						
Checks and Payments - 36 items						
Bill Pmt -Check	07/21/2026	2077	Ellen Weems	X	-850.00	-850.00
Bill Pmt -Check	07/22/2026	400256	Karen Young	X	-500.00	-1,350.00
Bill Pmt -Check	07/22/2026	400257	Todd Caprita	X	-200.00	-1,550.00
Bill Pmt -Check	07/23/2026	400263	Hawkins Inc.	X	-1,872.48	-3,422.48
Bill Pmt -Check	07/23/2026	400260	Alliant Engineering, I...	X	-1,060.15	-4,482.63
Bill Pmt -Check	07/23/2026	400262	Vesta District Services	X	-30.43	-4,513.06
Bill Pmt -Check	07/24/2026	2078	Robin Waters	X	-850.00	-5,363.06
Bill Pmt -Check	08/03/2026	400267	Vesta District Services	X	-4,409.75	-9,772.81
Bill Pmt -Check	08/03/2026	08032...	KS State Bank	X	-1,539.95	-11,312.76
Bill Pmt -Check	08/05/2026	400268	Quality Cleaning by ...	X	-2,520.00	-13,832.76
Bill Pmt -Check	08/07/2026	400271	Ramco Protective	X	-19,547.28	-33,380.04
Bill Pmt -Check	08/07/2026	400272	The Greenery of Nor...	X	-18,560.00	-51,940.04
Bill Pmt -Check	08/07/2026	400273	The Lake Doctors, I...	X	-2,369.00	-54,309.04
Bill Pmt -Check	08/07/2026	400270	Cintas Corporation	X	-164.00	-54,473.04
Bill Pmt -Check	08/07/2026	400269	Buehler Air Conditio...	X	-109.65	-54,582.69
Bill Pmt -Check	08/11/2026	400274	Buehler Air Conditio...	X	-3,801.00	-58,383.69
Bill Pmt -Check	08/11/2026	400275	Hawkins Inc.	X	-1,550.49	-59,934.18
Bill Pmt -Check	08/11/2026	08112...	Turner Pest Control	X	-137.18	-60,071.36
Bill Pmt -Check	08/11/2026	400277	Jacksonville Daily R...	X	-100.00	-60,171.36
Bill Pmt -Check	08/14/2026	08142...	GFL Environmental	X	-437.58	-60,608.94
Bill Pmt -Check	08/17/2026	08172...	Pawel Szeszko	X	-200.00	-60,808.94
Bill Pmt -Check	08/18/2026	08182...	JEA	X	-17,371.46	-78,180.40
Bill Pmt -Check	08/18/2026	EFT08...	Florida Dept. of Rev...	X	-52.04	-78,232.44
Bill Pmt -Check	08/19/2026	08192...	TECO	X	-72.06	-78,304.50
Bill Pmt -Check	08/20/2026	400282	The Greenery of Nor...	X	-45,005.67	-123,310.17
Bill Pmt -Check	08/20/2026	08202...	US BANK VISA CC	X	-5,838.74	-129,148.91
Bill Pmt -Check	08/20/2026	400281	Ramco Protective	X	-1,134.75	-130,283.66
Bill Pmt -Check	08/20/2026	400278	All Weather Contrac...	X	-758.00	-131,041.66
Bill Pmt -Check	08/20/2026	08202...	Pawel Szeszko	X	-200.00	-131,241.66
Bill Pmt -Check	08/20/2026	08202...	Todd Caprita	X	-200.00	-131,441.66
Bill Pmt -Check	08/21/2026	08212...	Directv	X	-68.37	-131,510.03
Bill Pmt -Check	08/21/2026	08212...	Florida Natural Gas	X	-13.09	-131,523.12
Bill Pmt -Check	08/24/2026	400283	Jacksonville Daily R...	X	-100.00	-131,623.12
Bill Pmt -Check	08/26/2026	08262...	AT&T	X	-152.22	-131,775.34
Bill Pmt -Check	08/26/2026	08262...	AT&T	X	-54.25	-131,829.59
Bill Pmt -Check	08/27/2026	08272...	AT&T	X	-648.49	-132,478.08
Total Checks and Payments					-132,478.08	-132,478.08
Deposits and Credits - 4 items						
Deposit	08/12/2026			X	140.23	140.23
Deposit	08/13/2026			X	56.17	196.40
Deposit	08/27/2026			X	28.74	225.14
Deposit	08/31/2026			X	5,456.75	5,681.89
Total Deposits and Credits					5,681.89	5,681.89
Total Cleared Transactions					-126,796.19	-126,796.19
Cleared Balance					-126,796.19	1,760,870.28
Uncleared Transactions						
Checks and Payments - 9 items						
Bill Pmt -Check	02/02/2026	2048	Kaylie Fitzhugh		-66.21	-66.21
Bill Pmt -Check	06/02/2026	400209	360 Painting of Jack...		-7,157.49	-7,223.70
Bill Pmt -Check	07/13/2026	400253	Alliant Engineering, I...		-998.90	-8,222.60
Bill Pmt -Check	07/23/2026	400259	BNY Mellon Tax Dist...		-4,400.00	-12,622.60
Bill Pmt -Check	08/11/2026	400276	GTI Guys LLC		-162.24	-12,784.84
Bill Pmt -Check	08/20/2026	400280	Todd Caprita		-200.00	-12,984.84
Bill Pmt -Check	08/20/2026	400279	Vesta District Services		-131.02	-13,115.86

9:52 AM

09/03/26

Beach CDD Reconciliation Detail

1101030 · Valley National Bank - OP, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Bill Pmt -Check	08/25/2026	400284	Vesta Property Servi...		-46,147.24	-59,263.10
Bill Pmt -Check	08/25/2026	2079	BNY Mellon Tax Dist...		-39,517.66	-98,780.76
Total Checks and Payments					-98,780.76	-98,780.76
Total Uncleared Transactions					-98,780.76	-98,780.76
Register Balance as of 08/31/2026					-225,576.95	1,662,089.52
New Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	09/01/2026	400288	The Greenery of Nor...		-51,840.00	-51,840.00
Bill Pmt -Check	09/01/2026	400289	Yellowstone Landsc...		-6,674.25	-58,514.25
Bill Pmt -Check	09/01/2026	09012...	KS State Bank		-1,539.95	-60,054.20
Bill Pmt -Check	09/01/2026	400287	Hawkins Inc.		-1,466.48	-61,520.68
Bill Pmt -Check	09/01/2026	400286	Blingle of Jacksonville		-289.00	-61,809.68
Bill Pmt -Check	09/01/2026	400285	Sundancer Sign Gra...		-245.00	-62,054.68
Total Checks and Payments					-62,054.68	-62,054.68
Total New Transactions					-62,054.68	-62,054.68
Ending Balance					-287,631.63	1,600,034.84



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

July 31, 2026
August 31, 2026
1 of 6

53872 M0656DDA090126073732 06 000000000 175188 006



BEACH COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PKWY # 208
LAKE MARY FL 32746



Email: contactus@valley.com



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Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - XXXXXX6203

SUMMARY FOR THE PERIOD: 08/01/26 - 08/31/26

BEACH COMMUNITY DEVELOPMENT DISTRICT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,887,666.47		\$5,681.89		\$132,478.08		\$1,760,870.28

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,887,666.47
08/03	ACH DEBIT KS STATEBANK KSB PMT 260803	-\$1,539.95		\$1,886,126.52
08/03	CHECK 400262	-\$30.43		\$1,886,096.09
08/03	CHECK 400260	-\$1,060.15		\$1,885,035.94
08/03	CHECK 400263	-\$1,872.48		\$1,883,163.46
08/05	CHECK 2077	-\$850.00		\$1,882,313.46
08/06	CHECK 2078	-\$850.00		\$1,881,463.46
08/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400269*2608 07*Buehler Air Con ditioning\21805935 8\179732166\218059	-\$109.65		\$1,881,353.81
08/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400270*2608 07*Cintas Corporat ion\218059364\1796 93437\218059364	-\$164.00		\$1,881,189.81
08/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400273*2608 07*The Lake Doctor s Inc\218059365\17 9770843\218059365	-\$2,369.00		\$1,878,820.81
08/11	ACH DEBIT Turner Pest Cont WWP*Turner 260811	-\$137.18		\$1,878,683.63
08/12	REMOTE DEPOSIT		\$140.23	\$1,878,823.86
08/13	ACH CREDIT OFFI Island Wing Invoices InvoicesMaintenanc e on Tamaya Blvd. - Aug 2026		\$56.17	\$1,878,880.03





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6203
08/31/2026
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
08/13	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400277*2608 11*Jacksonville Da ily Record\2184504 28\180192402\21845	-\$100.00		\$1,878,780.03
08/13	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400274*2608 11*Buehler Air Con ditioning\21845042 4\180230164\218450	-\$3,801.00		\$1,874,979.03
08/13	CHECK 400257	-\$200.00		\$1,874,779.03
08/13	CHECK 400267	-\$4,409.75		\$1,870,369.28
08/14	ACH DEBIT GFL - ENV GFL ENVIRO 260814	-\$437.58		\$1,869,931.70
08/14	CHECK 400268	-\$2,520.00		\$1,867,411.70
08/17	ACH DEBIT Beach Community BOS8/05/26 BOS Meeting 8/05/2 6	-\$200.00		\$1,867,211.70
08/17	CHECK 400272	-\$18,560.00		\$1,848,651.70
08/17	CHECK 400271	-\$19,547.28		\$1,829,104.42
08/18	ACH DEBIT JEA Utilities PAYMENT 260818	-\$17,371.46		\$1,811,732.96
08/18	ACH DEBIT FLA DEPT REVENUE C01 260818 291334658	-\$52.04		\$1,811,680.92
08/19	ACH DEBIT TECO/PEOPLE GAS UTILITYBIL 260819	-\$72.06		\$1,811,608.86
08/19	CHECK 400275	-\$1,550.49		\$1,810,058.37
08/20	ACH DEBIT Beach Community BOS8/17/26 260820	-\$400.00		\$1,809,658.37
08/20	ACH DEBIT U.S. BANK WEB PYMT 260820 *****8538	-\$5,838.74		\$1,803,819.63
08/21	ACH DEBIT FLORIDA NATURAL BILL PAY 260821	-\$13.09		\$1,803,806.54
08/21	ACH DEBIT DIRECTV DIRECTV 260821	-\$68.37		\$1,803,738.17
08/21	CHECK 400256	-\$500.00		\$1,803,238.17
08/24	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400278*2608 20*All Weather Con tractors Inc\21937 4607\181275074\219	-\$758.00		\$1,802,480.17
08/25	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*400283*2608 24*Jacksonville Da ily Record\2196550 45\181638358\21965	-\$100.00		\$1,802,380.17
08/26	ACH DEBIT ATT PAYMENT 260826	-\$54.25		\$1,802,325.92
08/26	ACH DEBIT ATT PAYMENT 260826	-\$152.22		\$1,802,173.70
08/26	CHECK 400281	-\$1,134.75		\$1,801,038.95
08/27	ACH CREDIT COMCAST-XFINITY CABLE SVCS 260827		\$28.74	\$1,801,067.69
08/27	ACH DEBIT ATT 800-452-2248 AT&T BUS 260827 8310016211260	-\$648.49		\$1,800,419.20





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

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08/31/2026
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
08/27	CHECK 400282	-\$45,005.67		\$1,755,413.53
08/31	INTEREST CREDIT		\$5,456.75	\$1,760,870.28
Ending Balance				\$1,760,870.28

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
08/05	2077	\$850.00	08/13	400267*	\$4,409.75
08/06	2078	\$850.00	08/14	400268	\$2,520.00
08/21	400256*	\$500.00	08/17	400271*	\$19,547.28
08/13	400257	\$200.00	08/17	400272	\$18,560.00
08/03	400260*	\$1,060.15	08/19	400275*	\$1,550.49
08/03	400262*	\$30.43	08/26	400281*	\$1,134.75
08/03	400263	\$1,872.48	08/27	400282	\$45,005.67

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$1,835,680.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$59,475.24	Interest Paid	\$5,456.75

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6203
08/31/2026
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Check Images for Account XXXXXX6203

BEACH COMMUNITY DEVELOPMENT DISTRICT
C/O VESTA DISTRICT SERVICES
250 INTERNATIONAL PARKWAY, SUITE 208
LAKE MARY, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/21/2026

PAY TO THE ORDER OF: Ellen Weems
\$ 850.00
Eight Hundred Fifty and 00/100 DOLLARS

Ellen Weems
2965 Breuninger Drive
Jacksonville, FL 32248

MEMO: Rental Refund for Event Cancellation

189 we

08/05/2026 # 2077 \$850.00

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/23/2026

PAY TO THE ORDER OF: Vesta District Services
\$ 30.43
Thirty Dollars and Forty-Three Cents

MEMO: Inv 41342

189 we

08/03/2026 # 400262 \$30.43

BEACH COMMUNITY DEVELOPMENT DISTRICT
C/O VESTA DISTRICT SERVICES
250 INTERNATIONAL PARKWAY, SUITE 208
LAKE MARY, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 7/24/2026

PAY TO THE ORDER OF: Robin Waters
\$ 850.00
Eight Hundred Fifty and 00/100 DOLLARS

Robin Waters
2916 Marmaris Drive
Jacksonville, FL 32246

MEMO: Cancellation of Event Refund

189 we

08/06/2026 # 2078 \$850.00

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/23/2026

PAY TO THE ORDER OF: Hawkins Inc.
\$ 1,872.48
One Thousand Eight Hundred Seventy-Two Dollars and Forty-Eight Cents

MEMO: Inv 7489484

189 we

08/03/2026 # 400263 \$1,872.48

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/22/2026

PAY TO THE ORDER OF: Karen Volking
\$ 500.00
Five Hundred and 00/100 DOLLARS

MEMO: Inv 62126

189 we

08/21/2026 # 400256 \$500.00

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 08/03/2026

PAY TO THE ORDER OF: Vesta District Services
\$ 4,409.75
Four Thousand Four Hundred Nine Dollars and Seventy-Five Cents

MEMO: Inv 43322

189 we

08/13/2026 # 400267 \$4,409.75

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/23/2026

PAY TO THE ORDER OF: Todd Caputo
\$ 200.00
Two Hundred and 00/100 DOLLARS

MEMO: Inv 072675108

189 we

08/13/2026 # 400257 \$200.00

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 08/05/2026

PAY TO THE ORDER OF: Quality Cleaning by Victoria LLC
\$ 2,520.00
Two Thousand Five Hundred Twenty Dollars and Zero Cents

MEMO: Inv 1854 US

189 we

08/14/2026 # 400268 \$2,520.00

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 07/24/2026

PAY TO THE ORDER OF: Alliant Engineering, Inc.
\$ 1,060.15
One Thousand Sixty Dollars and Fifteen Cents

MEMO: Inv 625210

189 we

08/03/2026 # 400260 \$1,060.15

Beach
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Parkway South
Hawthorne, FL 32746

DATE: 08/07/2026

PAY TO THE ORDER OF: Ramco Protective
\$ 19,547.28
Nineteen Thousand Five Hundred Forty-Seven Dollars and Twenty-Eight Cents

MEMO: Inv 78118

189 we

08/17/2026 # 400271 \$19,547.28



P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6203
08/31/2026
5 of 6

Check Images for Account XXXXXX6203 (Continued)

Boech
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Pkwy South
Hawthorne, FL 32746

400272
DATE: 08/07/2026

PAY TO The Greenery of North Florida, Inc. \$ 18,560.00
THE ORDER OF Eighteen Thousand Five Hundred Sixty Dollars and Zero Cents DOLLARS

memo: inv 51206

Robert J. P. K.

⑈400272⑈ ⑆021204383⑆ 4287166203⑈

08/17/2026 # 400272 \$18,560.00

Boech
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Pkwy South
Hawthorne, FL 32746

400281
DATE: 08/20/2026

PAY TO Ramco Protective \$ 1,134.75
THE ORDER OF One Thousand One Hundred Thirty-Four Dollars and Seventy-Five Cents DOLLARS

memo: inv 10418

Robert J. P. K.

⑈400281⑈ ⑆021204383⑆ 4287166203⑈

08/26/2026 # 400281 \$1,134.75

Boech
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Pkwy South
Hawthorne, FL 32746

400275
DATE: 08/11/2026

PAY TO Hawkins Inc. \$ 1,550.49
THE ORDER OF One Thousand Five Hundred Fifty Dollars and Forty-Nine Cents DOLLARS

memo: inv 522383

Robert J. P. K.

⑈400275⑈ ⑆021204383⑆ 4287166203⑈

08/19/2026 # 400275 \$1,550.49

Boech
250 International Parkway, Suite 208
Lake Mary, FL 32746

Valley Bank
1200 International Pkwy South
Hawthorne, FL 32746

400282
DATE: 08/25/2026

PAY TO The Greenery of North Florida, Inc. \$ 45,005.67
THE ORDER OF Forty Five Thousand Five Dollars and Sixty-Seven Cents DOLLARS

memo: See Check Stub for termination pin

Robert J. P. K.

⑈400282⑈ ⑆021204383⑆ 4287166203⑈

08/27/2026 # 400282 \$45,005.67





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6203
08/31/2026
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To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.



3:52 PM

09/02/26

Beach CDD Reconciliation Summary

2101040 · Valley National Bank - CRF, Period Ending 08/31/2026

	Aug 31, 26
Beginning Balance	552,008.26
Cleared Transactions	
Checks and Payments - 1 item	-12,765.48
Deposits and Credits - 1 item	1,632.33
Total Cleared Transactions	-11,133.15
Cleared Balance	540,875.11
Uncleared Transactions	
Checks and Payments - 1 item	-2,565.00
Total Uncleared Transactions	-2,565.00
Register Balance as of 08/31/2026	538,310.11
Ending Balance	538,310.11

3:52 PM

09/02/26

Beach CDD Reconciliation Detail

2101040 · Valley National Bank - CRF, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						552,008.26
Cleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	08/24/2026	800004	Southern Breeze Ou...	X	-12,765.48	-12,765.48
Total Checks and Payments					-12,765.48	-12,765.48
Deposits and Credits - 1 item						
Deposit	08/31/2026			X	1,632.33	1,632.33
Total Deposits and Credits					1,632.33	1,632.33
Total Cleared Transactions					-11,133.15	-11,133.15
Cleared Balance					-11,133.15	540,875.11
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	08/24/2026	800005	Morgan Inland LLC		-2,565.00	-2,565.00
Total Checks and Payments					-2,565.00	-2,565.00
Total Uncleared Transactions					-2,565.00	-2,565.00
Register Balance as of 08/31/2026					-13,698.15	538,310.11
Ending Balance					-13,698.15	538,310.11



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

July 31, 2026
August 31, 2026
1 of 2

26858 M0656DDA090126073732 07 000000000 204293 002



BEACH COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PKWY # 208
LAKE MARY FL 32746



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - XXXXXX6617

SUMMARY FOR THE PERIOD: 08/01/26 - 08/31/26

BEACH COMMUNITY DEVELOPMENT DISTRICT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$552,008.26		\$1,632.33		\$12,765.48		\$540,875.11

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$552,008.26
08/25	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*800004*2608 24*Southern Breeze Outdoor Furni\219 655055\181638360\2	-\$12,765.48		\$539,242.78
08/31	INTEREST CREDIT		\$1,632.33	\$540,875.11
Ending Balance				\$540,875.11

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$549,125.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$4,527.03	Interest Paid	\$1,632.33

OVERDRAFT FEES



	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6617
08/31/2026
2 of 2

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.



EXHIBIT 11

Beach CDD
Valley Check Register - FY2026

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

Date	Number	Name	Memo	Deposits	Payments	Balance
10/30/2025	400037	Kutak Rock LLP	Invoice: 3642516 (Reference: General Counsel July 25.)		2,030.00	915,453.55
10/30/2025	400038	Ruppert Landscape, LLC	Invoice: 770772 (Reference: Landscape Management Oct 25.)		33,068.80	882,384.75
10/30/2025	400039	Integrated Access Solutions	Invoice: 4977 (Reference: Gate Repair.)		420.00	881,964.75
10/30/2025	103025ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Oct 10, 2025 to Nov 09, 2025		214.72	881,750.03
10/31/2025	400040	Southeastern Paper Group	Invoice: 06536417 (Reference: Janitorial Supplies.)		221.48	881,528.55
10/31/2025	400041	Quality Cleaning by Viktoriia LLC	Invoice: 857_US (Reference: Cleaning Services Oct 25.)		1,680.00	879,848.55
10/31/2025			Interest	1,063.84		880,912.39
10/31/2025		End of Month		927,386.51	226,449.58	880,912.39
11/03/2025	110325ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	879,372.44
11/03/2025	400042	Jacksonville Daily Record	Invoice: 25-06524D (Reference: Legal Advertising.) Invoice: 25-06615D (Reference: Legal Adver...		406.50	878,965.94
11/04/2025	400043	Cintas Corporation	Invoice: 9344814494 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	878,811.94
11/04/2025	400044	The Lake Doctors, Inc.	Invoice: 320872B (Reference: Water Management Nov 25.)		2,369.00	876,442.94
11/04/2025	400045	VGlobel Tech	Invoice: 7849 (Reference: Email Hosting Nov 25.)		90.00	876,352.94
11/10/2025	2027	Pawel Szeszko	BOS Workshop 11/6/25		200.00	876,152.94
11/10/2025	2028	Todd Caprita	BOS Workshop 11/6/25		200.00	875,952.94
11/12/2025	400046	Vesta District Services	Invoice: 429492 (Reference: Management Fees Nov 25.)		4,409.75	871,543.19
11/12/2025	400047	All Weather Contractors, Inc.	Invoice: 202918 (Reference: Leak repair.)		315.00	871,228.19
11/12/2025	400048	Jacksonville Daily Record	Invoice: 25-06713D (Reference: Legal Advertising.)		100.00	871,128.19
11/12/2025	400049	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108294 ()		3,650.00	867,478.19
11/12/2025	400050	Premier Property Services Jax	Invoice: 1879 (Reference: Phase 4 Mowing.)		1,190.00	866,288.19
11/12/2025	400051	Advanced Security Specialist & Consulting	Invoice: BCDD110125 (Reference: Security 10/16/25 - 10/31/25.)		11,363.00	854,925.19
11/12/2025	400052	E.T.M.	Invoice: 222553 (Reference: ENGINEERING SERVICES thru 10/25/25.)		970.00	853,955.19
11/12/2025	400053	C Buss Enterprises, Inc.	Invoice: 4775 (Reference: Water Feature repair.) Invoice: 4776 (Reference: Fountain Repair.)		304.97	853,650.22
11/12/2025	400054	Sundancer Sign Graphics	Invoice: 15632 (Reference: Sign Installation.) Invoice: 15631 (Reference: Sign Installation.)		3,160.00	850,490.22
11/14/2025			Deposit	194,588.63		1,045,078.85
11/17/2025	111725ACH1	GFL Environmental	Trash Service		348.85	1,044,730.00
11/17/2025	111725ACH2	JEA	Service for the month of Oct 2025		21,243.58	1,023,486.42
11/17/2025	111725ACH3	TECO	12545 Beach Blvd - Sep 20, 2025 - Oct 20, 2025		51.85	1,023,434.57
11/17/2025			Deposit	56.17		1,023,490.74
11/17/2025	400055	Bob's Backflow & Plumbing Services	Invoice: 28496 (Reference: Backflow Testing.)		495.00	1,022,995.74
11/17/2025	400056	Integrated Access Solutions	Invoice: 5080 (Reference: Service Call.)		250.00	1,022,745.74
11/17/2025	400057	Screening One	Invoice: SC100395797 (Reference: Employment Screenings.)		38.00	1,022,707.74
11/18/2025	111825ACH1	Comcast	12788 Meritace Blvd MINI MDTA Oct 28, 2025 to Nov 27, 2025		403.77	1,022,303.97
11/20/2025	112025ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Oct 30, 2025 - Nov 29, 2025		412.86	1,021,891.11
11/20/2025	112025ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 9/19/25 - 10/20/25		12.67	1,021,878.44
11/20/2025	2029	Pawel Szeszko	BOS Meeting 11/17/25		200.00	1,021,678.44
11/20/2025	2030	Todd Caprita	BOS Meeting 11/17/25		200.00	1,021,478.44
11/20/2025	112025CC1	US BANK VISA CC	Oct Statement 9/25/25 - 10/23/25		5,880.98	1,015,597.46
11/20/2025			Deposit	255,597.77		1,271,195.23
11/21/2025	2031	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	1,271,020.23
11/21/2025	400058	Bling of Jacksonville	Invoice: 11013706 (Reference: Installation Light system. Check Stub Notes: \$3,000.00 Deposit.)		3,000.00	1,268,020.23
11/21/2025	400059	Hawkins Inc.	Invoice: 7259184 (Reference: Pool Chemicals.)		1,301.00	1,266,719.23
11/24/2025			Funds Transfer	77,777.69		1,344,496.92
11/24/2025			Funds Transfer	12.00		1,344,508.92
11/26/2025			Funds Transfer	0.29		1,344,509.21
11/26/2025			Deposit	299,960.98		1,644,470.19
11/28/2025	112825ACH1	Turner Pest Control	Pest Control		122.23	1,644,347.96
11/30/2025			Interest	3,532.86		1,647,880.82
11/30/2025		End of Month		831,526.39	64,557.96	1,647,880.82
12/01/2025	120125ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	1,646,340.87
12/01/2025	120125ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Nov 10, 2025 to Dec 09, 2025		214.72	1,646,126.15
12/02/2025	400060	Integrated Access Solutions	Invoice: 5128 (Reference: Barcode Stickers.)		452.36	1,645,673.79
12/02/2025	400061	Vesta District Services	Invoice: 429431 (Reference: Billable Expenses - Oct 2025.)		42.61	1,645,631.18
12/02/2025	400062	Jacksonville Daily Record	Invoice: 25-06877D (Reference: Legal Advertising.)		96.50	1,645,534.68
12/02/2025	400063	Kutak Rock LLP	Invoice: 3657435 (Reference: General Counsel Aug 25.)		5,442.58	1,640,092.10
12/03/2025	400064	Vesta Property Services	Invoice: 429456 (Reference: Amenity Management.)		31,607.70	1,608,484.40

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

Date	Number	Name	Memo	Deposits	Payments	Balance
01/07/2026	400095	Advanced Security Specialist & Consulting	Invoice: BCDDFINAL (Reference: Guard Services 12/1/25 - 12/23/25.)		16,566.00	2,914,473.28
01/07/2026	400096	Jacksonville Daily Record	Invoice: 26-00040D (Reference: Legal Advertising.)		100.00	2,914,373.28
01/07/2026	400097	Southeastern Paper Group	Invoice: 06590804 (Reference: Janitorial Supplies.)		386.52	2,913,986.76
01/07/2026	400098	VGlobal Tech	Invoice: 8072 (Reference: Email Hosting.)		90.00	2,913,896.76
01/09/2026	400099	Vesta District Services	Invoice: 430296 (Reference: Management Fees Jan 26.)		4,409.75	2,909,487.01
01/12/2026	400100	Vesta Property Services	Invoice: 430470 (Reference: Amenity Management Dec 25.)		34,917.82	2,874,569.19
01/12/2026			Deposit	72,869.26		2,947,438.45
01/13/2026	011326ACH1	JEA	Service for the month of Dec 2025		11,969.19	2,935,469.26
01/14/2026	011426ACH1	GFL Environmental	Trash Service		204.75	2,935,264.51
01/15/2026			Deposit	56.17		2,935,320.68
01/20/2026	2043	Pawel Szeszko	BOS Workshop 1/08/26		200.00	2,935,120.68
01/20/2026	2044	Todd Caprita	BOS Workshop 1/08/26		200.00	2,934,920.68
01/20/2026	2045	Pawel Szeszko	BOS Meeting 1/12/26		200.00	2,934,720.68
01/20/2026	2046	Todd Caprita	BOS Meeting 1/12/26		200.00	2,934,520.68
01/20/2026	400101	Screening One	Invoice: SC100399958 (Reference: Employment Screening.)		39.90	2,934,480.78
01/20/2026	400102	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1278080 (Reference: Alarm Monitoring.)		750.00	2,933,730.78
01/20/2026	400103	Integrated Access Solutions	Invoice: 5347 (Reference: BAI Barcode Stickers.)		372.64	2,933,358.14
01/20/2026	400104	Sundancer Sign Graphics	Invoice: 15715 (Reference: Sign Installation.)		260.00	2,933,098.14
01/20/2026	400105	E.T.M.	Invoice: 223658 (Reference: Engineering Services Dec 25.)		99.50	2,932,998.64
01/20/2026	400106	Vesta District Services	Invoice: 430372 (Reference: Billable Expenses - Dec 2025.)		28.90	2,932,969.74
01/20/2026	400107	Hawkins Inc.	Invoice: 7300664 (Reference: Pool Chemicals.)		1,305.00	2,931,664.74
01/20/2026	012026CC1	US BANK VISA CC	Nov Statement 11/24/25 - 12/24/25		4,296.48	2,927,368.25
01/20/2026	012026ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE Dec 30, 2025 - Jan 29, 2025		419.13	2,926,949.12
01/20/2026	012026ACH2	Comcast	12788 Meritage Blvd MINI MDTA Dec 28, 2025 to Jan 27, 2025		454.16	2,926,494.96
01/21/2026	012126ACH1	TECO	12545 Beach Blvd - Nov 20, 2025 - Dec 18, 2025		50.88	2,926,444.08
01/21/2026	012126ACH2	Turner Pest Control	Pest Control		127.18	2,926,316.90
01/21/2026			Deposit	20,906.98		2,947,223.88
01/23/2026			Deposit	920.35		2,948,144.23
01/23/2026	012326ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 11/19/25 - 12/18/25		14.44	2,948,129.79
01/27/2026	400108	Vesta District Services	Invoice: 429877 (Reference: Billable Expenses - Nov 2025.)		13.61	2,948,116.18
01/27/2026	400109	Beaches Electrical Service, Inc.	Invoice: 15768 (Reference: Light Installation.)		497.50	2,947,618.68
01/27/2026	400110	TEKWave Solutions LLC	Invoice: 7873 (Reference: VMS - Feb 26.) Invoice: 7834 (Reference: Installation of Barcode Sc...		2,000.00	2,945,618.68
01/29/2026			Deposit	207.00		2,945,825.68
01/30/2026	013026ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2026 to Feb 09, 2026		222.95	2,945,602.73
01/31/2026			Interest	9,507.91		2,955,110.64
01/31/2026		End of Month		104,467.67	90,340.49	2,955,110.64
02/02/2026	020226ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,953,570.69
02/02/2026	2047	Bouncers, Slides, and More Inc.	Inflatable Outdoor Games for Easter Event		1,075.00	2,952,495.69
02/02/2026	2048	Kaylie Fitzhugh	Reimbursement for Santa Suit		66.21	2,952,429.48
02/02/2026	2049	Oliver Ingram	Reimbursement Happy Hour New Year Event		40.82	2,952,388.66
02/04/2026	400111	The Lake Doctors, Inc.	Invoice: 344119B (Reference: Water Management Feb 26.)		2,369.00	2,950,019.66
02/04/2026	400112	Jacksonville Daily Record	Invoice: 26-00596 (Reference: Legal Advertising.)		100.00	2,949,919.66
02/04/2026	400113	VGlobal Tech	Invoice: 8152 (Reference: Email Hosting Feb 26.)		90.00	2,949,829.66
02/04/2026	400114	Vesta District Services	Invoice: 430641 (Reference: Management Fees Feb 26.)		4,409.75	2,945,419.91
02/04/2026	400115	Cintas Corporation	Invoice: 9357594656 (Reference: AED AUTOMATIC AGREEMENT.)		154.00	2,945,265.91
02/04/2026			Deposit	37,438.93		2,982,704.84
02/06/2026	2050	Alexis Weber	Face Painting Easter 3/28/26		1,050.00	2,981,654.84
02/09/2026	2061	The Greenery of North Florida, Inc.	50% Deposit		737.18	2,980,917.66
02/10/2026	2051	Pawel Szeszko	BOS Workshop 2/05/26		200.00	2,980,717.66
02/10/2026	2052	Todd Caprita	BOS Workshop 2/05/26		200.00	2,980,517.66
02/10/2026	021026ACH1	Turner Pest Control	Pest Control		127.18	2,980,390.48
02/10/2026	400116	Quality Cleaning by Viktorii LLC	Invoice: 144 (Reference: Cleaning Services Jan 26.) Invoice: 148_US (Reference: Guard House C...		1,995.00	2,978,395.48
02/10/2026	400117	Vesta Property Services	Invoice: 430876 (Reference: Amenity Management Jan 26.)		33,596.16	2,944,799.32
02/10/2026	400118	Ramco Protective	Invoice: 74074 (Reference: Guard Services 2/1/26 - 2/28/26.)		17,048.64	2,927,750.68
02/11/2026	2053	Baer's Furniture Co., Inc.			20,716.00	2,907,034.68
02/17/2026	2054	Pawel Szeszko	BOS Meeting 2/9/26		200.00	2,906,834.68

Date	Number	Name	Memo	Deposits	Payments	Balance
02/17/2026	2055	Todd Caprita	BOS Meeting 2/9/26		200.00	2,906,634.68
02/17/2026	021726ACH2	GFL Environmental	Trash Service		204.75	2,906,429.93
02/17/2026	021726ACH1	Comcast	12788 Meritace Blvd MINI MDTA Jan 28, 2026 to Feb 27, 2026		453.94	2,905,975.99
02/17/2026	2056	Jacksonville Daily Record	Misapplied Credit Ck #400078 for inv25-07148D & 25-07149D		207.00	2,905,768.99
02/18/2026	2057	The Greenery of North Florida, Inc.	50% Deposit River Rock		13,471.55	2,892,297.44
02/18/2026	400119	Vesta District Services	Invoice: 430878 (Reference: Billable Expenses - Jan 2026.)		571.86	2,891,725.58
02/18/2026	400120	Southeastern Paper Group	Invoice: 06628895 (Reference: Janitorial Supplies.)		258.19	2,891,467.39
02/18/2026	400121	Screening One	Invoice: SC100401895 (Reference: Employment Screenings.)		1.90	2,891,465.49
02/18/2026	400122	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1276469 (Reference: Quarterly Sprinkler Inspection.)		75.00	2,891,390.49
02/19/2026	400123	Leisure Creations	Invoice: 00104434 (Reference: Replacement Seat Sling.)		511.60	2,890,878.89
02/19/2026	400124	360 Painting of Jacksonville	Invoice: 32444934 (Reference: Painting.)		2,056.47	2,888,822.42
02/19/2026	400125	Hawkins Inc.	Invoice: 7326745-1 (Reference: Pool Chemicals.)		1,319.50	2,887,502.92
02/19/2026	021926ACH1	TECO	12545 Beach Blvd - Dec 19, 2025 - Jan 22, 2026		73.50	2,887,429.42
02/19/2026	021926ACH2	JEA	Service for the month of Jan 2026		15,689.81	2,871,739.61
02/19/2026	021926ACH3	Comcast	12750 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	Blingie of Jacksonville	Invoice: 11705924 (Reference: Lighting Repair at Guardhouse.)		980.00	2,699,615.38
04/14/2026	400171	Ramco Protective	Invoice: 74686 (Reference: Guard Services Mar 26.)		18,875.28	2,680,740.10
04/14/2026	400172	Kutak Rock LLP	Invoice: 3730008 (Reference: Legal Services Jan 26.)		5,665.08	2,675,075.02
04/14/2026	400173	Jacksonville Daily Record	Invoice: 26-01988D (Reference: Legal Advertising.)		100.00	2,674,975.02
04/15/2026			Deposit	56.17		2,675,031.19
04/15/2026	041526ACH1	GFL Environmental	Trash Service		204.75	2,674,826.44
04/16/2026			Deposit	165.00		2,674,991.44
04/16/2026	041626ACH1	JEA	Service for the month of March 2026		13,365.45	2,661,625.99
04/16/2026	041626ST1	Florida Dept. of Revenue	March 2026 Sales Tax		301.30	2,661,324.69
04/17/2026	041726ACH1	Comcast	12788 Meritace Blvd MINI MDTA Mar 28, 2026 to Apr 27, 2026		453.94	2,660,870.75
04/20/2026	042026ACH1	TECO	12545 Beach Blvd - Feb 21, 2026 - Mar 23, 2026		72.06	2,660,798.69
04/20/2026	042026ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE Mar 30, 2026 to Apr 29, 2026		418.99	2,660,379.70
04/20/2026	042026ACH3	Turner Pest Control	Pest Control		127.18	2,660,252.52
04/20/2026	400174	Ruppert Landscape, LLC	Invoice: 811911 (Reference: Landscape Management Feb 26. Check Stub Notes: Invoice reduced due ...		21,964.77	2,638,287.75

Date	Number	Name	Memo	Deposits	Payments	Balance
04/20/2026	400175	Vesta District Services	Invoice: 431906 (Reference: Billable Expenses - Mar 2026.)		71.81	2,638,215.94
04/20/2026	400176	Prime Stone, Inc.	Invoice: INV0001 (Reference: Fountain & Column Cleaning.)		1,490.00	2,636,725.94
04/20/2026	042026CC1	US BANK VISA CC	March Statement 02/24/25 - 03/24/26		3,405.68	2,633,320.26
04/20/2026			Deposit	11,257.38		2,644,577.64
04/21/2026	2072	Pawel Szeszko	BOS Meeting 4/20/26		200.00	2,644,377.64
04/21/2026	2073	Todd Caprita	BOS Meeting 4/20/26		200.00	2,644,177.64
04/22/2026	2074	Karen Young	Various Purchases		500.00	2,643,677.64
04/22/2026	2075	Risk Management Associates, Inc.	FY Insurance Policy # PK FL1 0164008 10/01/25 - 10/1/26 Policy Change		431.00	2,643,246.64
04/24/2026	042426ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 2/20/26 - 3/23/26		13.42	2,643,233.22
04/27/2026	2076	AT&T Mobility	Residential Gate Internet Mar 25 - Apr 04		81.98	2,643,151.24
04/27/2026	400177	ConservH2O LLC	Invoice: I153416660 (Reference: Repair Master Valve.)		290.00	2,642,861.24
04/29/2026	042926ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Apr 10, 2026 to May 9, 2026		222.95	2,642,638.29
04/30/2026			Interest	7,964.22		2,650,602.51
04/30/2026		End of Month		63,911.70	216,530.54	2,650,602.51
05/01/2026	050126ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,649,062.56
05/05/2026	400178	Hawkins Inc.	Invoice: 7406635 (Reference: Pool Chemicals.)		1,490.75	2,647,571.81
05/05/2026	400179	C Buss Enterprises, Inc.	Invoice: 6136 (Reference: Install pool vac.)		3,457.59	2,644,114.22
05/05/2026	400180	Jacksonville Daily Record	Invoice: 26-02348D (Reference: Legal Advertising.)		96.50	2,644,017.72
05/05/2026	400181	Life Fitness	Invoice: 8202250 (Reference: Fitness Equipment.)		438.68	2,643,579.04
05/05/2026	400182	Southeastern Paper Group	Invoice: 06686538 (Reference: Janitorial Supplies.)		519.04	2,643,060.00
05/06/2026	400183	The Lake Doctors, Inc.	Invoice: 369111B (Reference: Water Management May 26.)		2,369.00	2,640,691.00
05/06/2026	400184	Cintas Corporation	Invoice: 9370515275 (Reference: AED AUTOMATIC AGREEMENT.)		164.00	2,640,527.00
05/06/2026	400185	The Greenery of North Florida, Inc.	Invoice: 809699 (Reference: Landscape Maintenance May 26.)		18,560.00	2,621,967.00
05/06/2026	400186	Ramco Protective	Invoice: 75973 (Reference: Guard Services 5/1/26 - 5/31/26.)		19,908.92	2,602,058.08
05/06/2026	400187	The Greenery of North Florida, Inc.	Invoice: 809228 (Reference: River Rock Drainage Easement Enhancement - FEB26.)		13,471.55	2,588,586.53
05/06/2026	400188	Quality Cleaning by Viktorii LLC	Invoice: 646_US (Reference: Cleaning Services April 26.)		1,990.00	2,586,596.53
05/07/2026	400189	Ruppert Landscape, LLC	Invoice: 818841 (Reference: Landscape Maintenance Apr 26.)		28,442.12	2,558,154.41
05/07/2026	400190	Screening One	Invoice: SC100408313 (Reference: Employment Screening.)		39.90	2,558,114.51
05/07/2026	400191	Big Jerry's Fencing	Invoice: CR 3995e (Reference: Post Repair.) Invoice: CR 3994e (Reference: Gate Repair.)		700.00	2,557,414.51
05/11/2026			Deposit	56.17		2,557,470.68
05/11/2026			Deposit	8,437.91		2,565,908.59
05/12/2026	400192	Jacksonville Daily Record	Invoice: 26-02602D (Reference: Legal Advertising.)		100.00	2,565,808.59
05/12/2026	400193	All Weather Contractors, Inc.	Invoice: 209633 (Reference: Plumbing Service Call.)		205.00	2,565,603.59
05/12/2026	400194	Vesta Property Services	Invoice: 432393 (Reference: Amenity Management Apr 26.)		34,403.85	2,531,199.74
05/15/2026	051526ACH1	JEA	Service for the month of April 2026		16,039.60	2,515,160.14
05/15/2026	051526ACH2	GFL Environmental	Trash Service		204.75	2,514,955.39
05/15/2026	400195	Vesta District Services	Invoice: 432460 (Reference: Management Fees May 26.)		4,409.75	2,510,545.64
05/15/2026	400196	Pawel Szeszko	Invoice: 050626 BOS (Reference: BOS Workshop 5/6/26.)		200.00	2,510,345.64
05/15/2026	400197	Todd Caprita	Invoice: 050626 BOS (Reference: BOS Workshop 5/6/26.)		200.00	2,510,145.64
05/15/2026	400198	Ramco Protective	Invoice: 76225 (Reference: Main Gate Control Switches service call.) Invoice: 76227 (Referenc...		1,278.00	2,508,867.64
05/15/2026	400199	GTI Guys LLC	Invoice: 13010 (Reference: Camera Installation.)		4,820.00	2,504,047.64
05/15/2026	400200	Kimley Horn and Associates, Inc.	Invoice: 045882000-0426 (Reference: Engineering Services Apr 26.)		1,000.00	2,503,047.64
05/18/2026	051826ACH1	Comcast	12788 Meritace Blvd MINI MDTA Apr 28, 2026 to May 27, 2026		453.85	2,502,593.79
05/19/2026	051926ACH1	Comcast	12750 Meritace Blvd. GATEHOUSE Apr 30, 2026 to May 29, 2026		418.98	2,502,174.81
05/20/2026	052026ACH1	TECO	12545 Beach Blvd - Mar 24, 2026 - Apr 22, 2026		72.06	2,502,102.75
05/20/2026	400201	Vesta District Services	Invoice: 432419 (Reference: Billable Expenses - Apr 2026.)		32.46	2,502,070.29
05/20/2026	052026CC1	US BANK VISA CC	April Statement 03/24/25 - 04/23/26		6,046.02	2,496,024.27
05/20/2026	EFT052026	Florida Dept. of Revenue	April 2026 Sales Tax		570.39	2,495,453.88
05/22/2026	400202	Jacksonville Daily Record	Invoice: 26-02866D (Reference: Legal Advertising.)		75.00	2,495,378.88
05/22/2026	400203	Southeastern Paper Group	Invoice: 06711170 (Reference: Janitorial Supplies.)		493.60	2,494,885.28
05/22/2026	400204	Morgan Inland LLC	Invoice: 051926-6752 (Reference: Security Cameras. Check Stub Notes: Quote # MIL-SO-28355.)		3,840.00	2,491,045.28
05/22/2026	400205	The Greenery of North Florida, Inc.	Invoice: 91190 (Reference: 50% Deposit for Irrigation Repairs.) Invoice: 91437 (Reference: 50...		5,354.97	2,485,690.31
05/22/2026	052226ACH1	Turner Pest Control	Pest Control		127.18	2,485,563.13
05/26/2026	052626ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/23/26 - 4/22/26		12.02	2,485,551.11
05/26/2026			Deposit	9,309.50		2,494,860.61
05/27/2026	400206	Katom Restaurant Supply Inc.	Invoice: 050726-2945 (Reference: Ice Maker. Check Stub Notes: Please reference quote #860988 on...		2,981.23	2,491,879.38

Date	Number	Name	Memo	Deposits	Payments	Balance
05/27/2026	052726ACH1	Florida Department of Health			850.35	2,491,029.03
05/29/2026	052926BOS1	Pawel Szeszko	BOS Meeting 5/18/26		200.00	2,490,829.03
05/29/2026	052926ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2026 - June 9, 2026		222.95	2,490,606.08
05/29/2026	052926ACH2	AT&T	Phone Unlimited May 08 - June 07		150.69	2,490,455.39
05/29/2026	052926ACH3	AT&T	Residential Gate Internet Apr 05 - May 04		60.45	2,490,394.94
05/31/2026			Interest	7,679.95		2,498,074.89
05/31/2026		End of Month		25,483.53	178,011.15	2,498,074.89
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 Meritace 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
07/01/2026	400234	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 176494 (Reference: Spreader, 36" Handle Model Variable Rate.)		852.33	2,018,900.83

Date	Number	Name	Memo	Deposits	Payments	Balance
07/01/2026	400235	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1321918 (Reference: Quarterly Sprinkler Inspection.)		150.00	2,018,750.83
07/01/2026	400236	US Water Services Corporation	Invoice: S1151782 (Reference: Lift Station Inspection.)		375.00	2,018,375.83
07/01/2026	400237	Vesta District Services	Invoice: 433135 (Reference: Management Fees July 26.)		4,409.75	2,013,966.08
07/01/2026	400238	Hawkins Inc.	Invoice: 7469599 (Reference: Pool Chemicals.)		1,766.12	2,012,199.96
07/01/2026	400239	Jacksonville Daily Record	Invoice: 26-03599D (Reference: Legal Advertising.)		100.00	2,012,099.96
07/01/2026	400240	Southeastern Paper Group	Invoice: 06738644 (Reference: Janitorial Supplies.)		555.81	2,011,544.15
07/01/2026	070126ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	2,010,004.20
07/06/2026			Deposit	100.00		2,010,104.20
07/06/2026	070626ACH1	AT&T	Office@Hand June 1 - June 30		385.92	2,009,718.28
07/06/2026	400241	ConservH2O LLC	Invoice: I153417690 (Reference: Irrigation Repairs.)		650.00	2,009,068.28
07/06/2026	400242	Jacksonville Daily Record	Invoice: 26-03781D (Reference: Legal Advertising.)		261.00	2,008,807.28
07/06/2026	400243	Cintas Corporation	Invoice: 9379330084 (Reference: AED AUTOMATIC AGREEMENT.)		164.00	2,008,643.28
07/06/2026	400244	The Greenery of North Florida, Inc.	Invoice: 814046 (Reference: Landscape Maintenance July 26.)		18,560.00	1,990,083.28
07/06/2026	400245	The Lake Doctors, Inc.	Invoice: 386487B (Reference: Water Management July 26.)		2,369.00	1,987,714.28
07/08/2026	400246	Quality Cleaning by Viktorii LLC	Invoice: 983_US (Reference: Cleaning Services June 26.)		2,520.00	1,985,194.28
07/09/2026	070926BOS1	Pawel Szeszko	BOS Workshop 7/2/26		200.00	1,984,994.28
07/13/2026	400247	J.C. Pappas Ent Inc.	Invoice: 244 (Reference: Dueling Pianos.)		1,800.00	1,983,194.28
07/13/2026	400248	Vesta Property Services	Invoice: 433486 (Reference: Billable Expenses June 26.)		281.23	1,982,913.05
07/13/2026	400249	360 Painting of Jacksonville	Invoice: 32856276 (Reference: Pavers, Front Gate & Gym.)		6,286.00	1,976,627.05
07/13/2026	400250	Todd Caprita	Invoice: 070226 BOS (Reference: BOS Workshop 7/2/26.)		200.00	1,976,427.05
07/13/2026	400251	Ramco Protective	Invoice: 77382 (Reference: Gate Repair.) Invoice: 77444 (Reference: Guard Services July 26. ...		20,690.68	1,955,736.37
07/13/2026	400252	The Greenery of North Florida, Inc.	Invoice: 815680 (Reference: Landscape Enhancement.)		4,472.00	1,951,264.37
07/13/2026	400253	Alliant Engineering, Inc.	Invoice: 85744 (Reference: Engineering Services 4/27/26 - 5/31/26.)		998.90	1,950,265.47
07/14/2026	400254	Vesta Property Services	Invoice: 433619 (Reference: Amenity Management June26.)		43,221.82	1,907,043.65
07/14/2026	071426ACH1	GFL Environmental	Trash Service		437.58	1,906,606.07
07/15/2026	400255	Ramco Protective	Invoice: 77695 (Reference: Service Call on Gate.)		739.20	1,905,866.87
07/16/2026	071626ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE June 30, 2026 to July 29, 2026		327.90	1,905,538.97
07/16/2026	071626ACH2	Comcast	13077 Beach Blvd. PEDESTRIAN GATE July 10, 2026 - Aug 9, 2026		222.95	1,905,316.02
07/16/2026	071626ACH3	Comcast			1,090.56	1,904,225.46
07/16/2026	EFT071626	Florida Dept. of Revenue	June 2026 Sales Tax		109.73	1,904,115.73
07/20/2026	072026CC1	US BANK VISA CC	June Statement 05/27/26 - 6/23/26		6,383.65	1,897,732.08
07/20/2026	072026ACH2	JEA	Service for the month of June 2026		17,393.72	1,880,338.36
07/20/2026	072026ACH3	TECO	12545 Beach Blvd - May 22, 2026 - Jun 22, 2026		72.81	1,880,265.55
07/20/2026			Deposit	56.17		1,880,321.72
07/21/2026	2077	Ellen Weems	Rental Refund for Event Cancellation		850.00	1,879,471.72
07/22/2026	072226BOS1	Pawel Szeszko	BOS Meeting 7/20/26		200.00	1,879,271.72
07/22/2026	072226ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 5/21/26 - 6/22/26		12.85	1,879,258.87
07/22/2026	400256	Karen Young	Invoice: 072126 (Reference: Reimb for Amenity Center Decor per Board.)		500.00	1,878,758.87
07/22/2026	400257	Todd Caprita	Invoice: 072026 BOS (Reference: BOS Meeting 7/20/26.)		200.00	1,878,558.87
07/23/2026	400258	Southeastern Paper Group	Invoice: 06754551 (Reference: Janitorial Supplies.)		365.46	1,878,193.41
07/23/2026	400259	BNY Mellon Tax Distributions	Invoice: 00252-26-0143857 (Reference: Trustee Fees.)		4,400.00	1,873,793.41
07/23/2026	400260	Alliant Engineering, Inc.	Invoice: 85983 (Reference: Engineering Services June 26.)		1,060.15	1,872,733.26
07/23/2026	400261	Buehler Air Conditioning	Invoice: 274238 (Reference: Service Call.) Invoice: 274360 (Reference: Service Call.)		238.65	1,872,494.61
07/23/2026	400262	Vesta District Services	Invoice: 433442 (Reference: Billable Expenses - May 2026.)		30.43	1,872,464.18
07/23/2026	400263	Hawkins Inc.	Invoice: 7498484 (Reference: Pool Chemicals.)		1,872.48	1,870,591.70
07/23/2026	400264	The Greenery of North Florida, Inc.	Invoice: 815890 (Reference: Landscape Enhancement.)		3,800.76	1,866,790.94
07/23/2026	072326ACH1	Turner Pest Control	Pest Control		127.18	1,866,663.76
07/24/2026	2078	Robin Waters	Cancellation of Event Refund		850.00	1,865,813.76
07/27/2026	072726ACH2	AT&T	Phone Unlimited July 08 - Aug 07		151.10	1,865,662.66
07/27/2026	0727226ACH1	AT&T	Residential Gate Internet Jul 05 - Aug 04		54.25	1,865,608.41
07/27/2026			Deposit	135.00		1,865,743.41
07/28/2026	072826ACH1	AT&T	Office@Hand July 1 - July 30		648.49	1,865,094.92
07/28/2026	400265	Buehler Air Conditioning	Invoice: 274962 (Reference: Install thermostat for mini split system.) Invoice: 274840 (Refer...		1,202.65	1,863,892.27
07/28/2026	400266	Jacksonville Daily Record	Invoice: 072326- (Reference: Legal Advertising.)		100.00	1,863,792.27
07/31/2026			Interest	5,888.54		1,869,680.81
07/31/2026		End of Month		6,179.71	156,252.06	1,869,680.81

Date	Number	Name	Memo	Deposits	Payments	Balance
08/03/2026	080326ACH1	KS State Bank	Fitness Equipment Financing		1,539.95	1,868,140.86
08/03/2026	400267	Vesta District Services	Invoice: 433762 (Reference: Management Fees August 26.)		4,409.75	1,863,731.11
08/05/2026	400268	Quality Cleaning by Viktoriia LLC	Invoice: 1130 US (Reference: Cleaning Services July 26.)		2,520.00	1,861,211.11
08/07/2026	400269	Buehler Air Conditioning	Invoice: 275802 (Reference: Service Call.)		109.65	1,861,101.46
08/07/2026	400270	Cintas Corporation	Invoice: 9383868831 (Reference: 3 AED AUTOMATIC AGREEMENT.)		164.00	1,860,937.46
08/07/2026	400271	Ramco Protective	Invoice: 78118 (Reference: Guard Services 8/1/26 - 8/31/26.)		19,547.28	1,841,390.18
08/07/2026	400272	The Greenery of North Florida, Inc.	Invoice: 817066 (Reference: Landscape Maintenance Aug 26.)		18,560.00	1,822,830.18
08/07/2026	400273	The Lake Doctors, Inc.	Invoice: 395367B (Reference: Water Management Aug 26.)		2,369.00	1,820,461.18
08/11/2026	081126ACH1	Turner Pest Control	Pest Control		137.18	1,820,324.00
08/11/2026	400274	Buehler Air Conditioning	Invoice: 275488 (Reference: Service Call.) Invoice: 276581 (Reference: Service Call.)		3,801.00	1,816,523.00
08/11/2026	400275	Hawkins Inc.	Invoice: 7523564 (Reference: Pool Chemicals.)		1,550.49	1,814,972.51
08/11/2026	400276	GTI Guys LLC	Invoice: 13214 (Reference: Install waterproof Splice Connector.)		162.24	1,814,810.27
08/11/2026	400277	Jacksonville Daily Record	Invoice: 26-04613D (Reference: Legal Advertising.)		100.00	1,814,710.27
08/12/2026			Deposit	140.23		1,814,850.50
08/13/2026			Deposit	56.17		1,814,906.67
08/14/2026	081426ACH1	GFL Environmental	Trash Service		437.58	1,814,469.09
08/17/2026	081726BOS1	Pawel Szeszko	BOS Workshop 8/5/26		200.00	1,814,269.09
08/18/2026	081826ACH1	JEA	Service for the month of July 2026		17,371.46	1,796,897.63
08/18/2026	EFT081826	Florida Dept. of Revenue	July 2026 Sales Tax		52.04	1,796,845.59
08/19/2026	081926ACH1	TECO	12545 Beach Blvd - June 23, 2026 - July 22, 2026		72.06	1,796,773.53
08/20/2026	400278	All Weather Contractors, Inc.	Invoice: 214055, 215237 (Reference: Plumbing Service Call.)		758.00	1,796,015.53
08/20/2026	400279	Vesta District Services	Invoice: 434067 (Reference: Billable Expenses - Jul 2026.)		131.02	1,795,884.51
08/20/2026	400280	Todd Caprita	Invoice: 080526 BOS (Reference: BOS Workshop 8/5/26.)		200.00	1,795,684.51
08/20/2026	400281	Ramco Protective	Invoice: 78426 (Reference: Service Call on Gate.)		1,134.75	1,794,549.76
08/20/2026	400282	The Greenery of North Florida, Inc.	Invoice: 816783 (Reference: Event Lawn River Rock Project.) Invoice: 818411 (Reference: Lands...		45,005.67	1,749,544.09
08/20/2026	082026BOS1	Pawel Szeszko	BOS Meeting 8/17/26		200.00	1,749,344.09
08/20/2026	082026BOS2	Todd Caprita	BOS Meeting 8/17/26		200.00	1,749,144.09
08/20/2026	082026CC1	US BANK VISA CC	July Statement 06/24/26 - 7/23/26		5,838.74	1,743,305.35
08/21/2026	082126ACH1	Directv	TV Streaming 07/19/2026-08/18/2026		68.37	1,743,236.98
08/21/2026	082126ACH2	Florida Natural Gas	Fuel and Inside FGT Z3 6/22/26 - 7/22/26		13.09	1,743,223.89
08/24/2026	400283	Jacksonville Daily Record	Invoice: 26-05058D (Reference: Legal Advertising.)		100.00	1,743,123.89
08/25/2026	2079	BNY Mellon Tax Distributions			39,517.66	1,703,606.23
08/25/2026	400284	Vesta Property Services	Invoice: 434221 (Reference: Amenity Management July 26.)		46,147.24	1,657,458.99
08/26/2026	082626ACH1	AT&T	Aug 05 - Sept 04 Residential Gate Internet		54.25	1,657,404.74
08/26/2026	082626ACH2	AT&T	Aug 08 - Sept 07 Phone Unlimited		152.22	1,657,252.52
08/27/2026	082726ACH1	AT&T	Office@Hand Aug 1 - Aug 31		648.49	1,656,604.03
08/27/2026			Deposit	28.74		1,656,632.77
08/31/2026			Interest	5,456.75		1,662,089.52
08/31/2026		End of Month		5,681.89	213,273.18	1,662,089.52

EXHIBIT 12

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
26-Jun	Costco	1580120	\$ 399.48	Dueling Pianos
26-Jun	Bouncers & Cupcakes	1580120	\$ 250.00	Father's Day Grill and Chill
27-Jun	Publix	1580120	\$ 74.43	Dueling Pianos
27-Jun	Publix	1580120	\$ 174.27	Dueling Pianos
27-Jun	Costco	1580120	\$ 136.28	Dueling Pianos
27-Jun	Costco	1580120	\$ 181.73	Dueling Pianos
1-Jul	Publix	1580120	\$ 36.99	Freedom & Fizz Happy Hour
2-Jul	BJ's	1580120	\$ 250.04	Freedom & Fizz Happy Hour
2-Jul	Wal-Mart	1580120	\$ 88.57	freedom & Fizz Happy Hour
2-Jul	UPS Store	1510140	\$ 14.34	Package to District Office
2-Jul	Hobby Lobby	1580120	\$ 54.48	Story time
7-Jul	Amazon	1580120	\$ 98.68	Hawaiian Luau
7-Jul	Amazon	1580120	\$ 43.68	Hawaiian Luau
7-Jul	Amazon	1510140	\$ 73.82	Office Supplies Coffee and Cups
10-Jul	Amazon	1580120	\$ 57.98	Hawaiian Luau
10-Jul	Amazon	1580120	\$ 57.31	Hawaiian Luau
10-Jul	Amazon	1580120	\$ 118.19	Hawaiian Luau
16-Jul	BJ's	1580120	\$ 322.53	Hawaiian Luau
16-Jul	Constant Contact	1510140	\$ 72.00	E-mail blast services
17-Jul	Panda Express	1580120	\$ 94.60	Hawaiian Luau
18-Jul	Wal-Mart	1580120	\$ 41.69	Hawaiian Luau
18-Jul	Costco	1580120	\$ 513.87	Hawaiian Luau
18-Jul	Rowes IGA	1580120	\$ 666.04	Hawaiian Luau
20-Jul	Amazon	1510140	\$ 84.64	Office supplies, Key Rack and Message Board for the Gym
		Total on Report	\$ 3,905.64	

Dueling Planos

COSTCO

WHOLESALE

W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244

LS Member 111982179290

RESALE ON

E	29598	VEG TRAY	9.69
E	596444	KS 100% JUIC	8.29
E	4032	WATERMELON	5.99
E	43475	COOKIES 60CT	22.99
	519964	CHINET CUP	11.49
	0000384053 / 519964		2.30-
	1343253	PLASTC PLATE	13.49
E	1360	LEMONS	3.69
E	50683	FRUIT TRAY	11.99
E	50683	FRUIT TRAY	11.99
E	1298989	CANDY SNAP	8.99
E	512515	ORG STRAWBRY	5.59
E	3923	LIMES 3 LB.	4.69
	404609	ECO HALF STM	11.29
E	37220	CHOC CHUNK	9.99
E	828285	LANCETOAST	9.89
E	1162148	SPIRELA MINI	16.79
E	1162148	SPIRELA MINI	16.79
E	1772160	ANTIPASTO	12.99
E	1772160	ANTIPASTO	12.99
E	1733380	NOEL TAPAS	10.99
E	1733380	NOEL TAPAS	10.99
E	1484855	CHEESE TRAY	12.99
E	795269	CARRS CRCKRS	9.99
E	0000383142 / 795269		4.00-
E	784770	KS SPAN OLIV	13.89
E	25538	SHRIMP 31/40	16.79
E	25538	SHRIMP 31/40	16.79
E	25538	SHRIMP 31/40	16.79
E	88744	KS MEATBALLS	22.99
E	1736931	KS LBC	15.49
E	1736931	KS LBC	15.49
E	1339035	CHIPTLE WING	17.99
E	1956136	KS BLF WINGS	14.99

G:858013855552C3

EXP:

RESALE TOTAL 399.48
NON RESALE TOTAL 0.00

SUBTOTAL 399.48
TAX 0.00
*** TOTAL 399.48

XXXXXXXXXXXXX1058

AID: A000000001

Seq# 4364

Visa Resp:

Tran ID#: 6177000

APPROVED - Purchase

AMOUNT: \$399.48

06/26/2026 10:55 1294 4 30 68

Visa 399.48
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 32

INSTANT SAVINGS \$ 6.30

06/26/2026 10:55 1294 4 30 68



21129400 0000 0000 0000

OP#: 68 Name: Mar

Trank

Please Come Again

Whse:1294 Trm:4 Trn:30 OP:68

Items Sold: 32

LS 06/26/2026 10:55

Thermal Paper

Phenol Free

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003			Invoice		
					Date: June 21st, 2026		
					Invoice No.: 06212026.17		
	<u>Name / Address</u>		Additional Details:				
	Attn: Kaylie Fitzhugh						
	Beach CDD						
	3501 Quadrangle Blvd.,						
	Suite 270						
	Orlando, FL 32817						
<u>Description</u>			<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Dunk Tank		1	\$350.00		\$250.00	\$250.00
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
Comments:			Subtotal				\$250.00
			Sales Tax (0.0%)				n/a
			Total				\$250.00

Dueling Pianos

Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Jake Miller

904-564-3580



0644 6SR 091 280

YNGL LGR 12PK LNNR	15.49	T
STELLA ARTOIS 18PK	28.49	T
P/APPLE JCE	5.29	F
P/APPLE JCE	5.29	F
TROP DJ NO PULP	9.49	F
ORANGES NAVEL	6.99	F
HEINZ SEAFD SAUCE	3.39	F

TAX EXEMPT

Order Total	74.43	
Grand Total	74.43	
Credit	Payment	74.43

TAX FORGIVEN 3.30

Change 0.00

* * *

* IN THE MARKET * *

* FOR \$1,000 IN GROCERIES? * *

* * *

* Use this receipt to complete a survey at PublixSurvey.com for * *

* a chance to win \$1000 in * *

* Publix gift cards. * *

* * *

* NO PURCH NEC. You must be legal * *

* age+. Other eligibility * *

* restrictions apply. See Official * *

* Rules (publixsurvey.com) for * *

* eligibility & prize info, odds, * *

* free entry method & * *

* other details. * *

* * *

* 2LE GUSTAFIAN \$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
elegibilidad, la información de
premios, las probabilidades de
ganar, el método de participación
gratuita y otros detalles.

Store Number 0644

Survey Code 0627064441091280

Receipt ID: 0644 6SR 091 280

PRESTO!

Trace #: 092790

Reference #: 1328444504

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$74.43

Auth #: 117274

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Cashier Confirmed - Age Over 21

Your cashier was Samuel

06/27/2026 12:47 S0644 R109 1280 CG268

Join the Publix family!

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Publix Super Markets, Inc.

Dueling Pianos

Publix

Kernan Square Shopping Center

12620 Beach Boulevard

Jacksonville, FL 32246

Store Manager: Jake Miller

904-564-3580



0644 6SR 590 356

GREY GOOSE VODKA

2 @ 53.99

107.98 T

M O M SIMPLE SYRUP

2 @ 4.99

9.98 T F

CROWN ROYAL

44.15 T

Order Total

162.11

Sales Tax

12.16

Grand Total

174.27

Credit

Payment

174.27

Change

0.00

Receipt ID: 0644 6SR 590 356

PRESTO!

Trace #: 597474

Reference #: 1328823098

Acct #: XXXXXXXXXXXXX1058

Purchase VISA

Amount: \$174.27

Auth #: 717254

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cardless

Issuer

Cashier Confirmed - Age Over 21

Your cashier was Paul-LQ

06/27/2026 18:45 S0644 R159 0356 C0134

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Publix Super Markets, Inc.

Dueling Pianos



W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244

LIQUOR

V8 Member 111982179290

462873 BULLEIT 7 YR 49.99 A

Date of Birth = xx/xx/xx KEYED

267318 GOOSE VODKA 44.19 A

92503 CROWN ROYAL 40.59 A

0000382432 /LIQUOR 8.00-A

SUBTOTAL 126.77

TAX 9.51

**** TOTAL **136.28**

XXXXXXXXXXXX1058 H

ADD: A0000000031010

Seq# 99972 APP#: 117210

Visa Resp: APPROVED

Tran ID#: 617800099972....

APPROVED - Purchase

AMOUNT: \$136.28

06/27/2026 12:01 1294 99 107 21

Visa 136.28

CHANGE 0.00

A 7.500% TAX 9.51

TOTAL TAX 9.51

TOTAL NUMBER OF ITEMS SOLD = 3

INSTANT SAVINGS \$ 8.00

~~06/27/2026~~ 12:01 1294 99 107 21



21129409901072606271201

OP#: 21 Name: Joe

Thank You!

Please Come Again

Whse:1294 Trm:99 Trn:107 OP:21

Items Sold: 3

V8 06/27/2026 12:01

Seq# 310 APP# 01255
Visa Resp: APPROVED
Tran ID#: 617800003416....

APPROVED - Purchase

AMOUNT: \$181.73

06/27/2026 11:56 1294 3 137 012

Visa 181.73
CHANGE 0.00

A 7.500% TAX 5.94

TOTAL TAX 5.94

TOTAL NUMBER OF ITEMS SOLD = 11

INSTANT SAVINGS \$ 2.00

~~06/27/2026~~ 11:56 1294 3 137 012



21129400301372606271156

OP#: 012 Name: Pete

Thank You!

Please Come Again

Whse:1294 Trm:3 Trn:137 OP:012

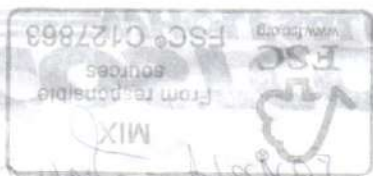
Prescan OP#:56 Name: Makenzie

Items Sold: 11

V8 06/27/2026 11:56



Phenol-Free
Thermal Paper



Dueling Pianos



W. Jacksonville #1294
8000 Parramore Rd
Jacksonville, FL 32244

V8 Member 111982179290

START OF PRE-SCANNED ITEMS**

RESALE ON

E	383456	RAY'S BBQ	6.79
E	0000384459 / 383456		2.00-
E	88744	KS MEATBALLS	22.99
E	1594596	GATORADE TUR	15.49
E	1594596	GATORADE TUR	15.49
E	7859	SMOKD SALMON	13.89
E	7859	SMOKD SALMON	13.89
E	2062202	RWB COOKIE	9.99

END OF PRE-SCANNED ITEMS**

TOTAL NUMBER OF PRE-SCANNED ITEMS= 7

END OF RESALE

	231192	BOGL PHANTOM	14.99	A
Date of Birth = xx/xx/xx KEYED				
	231192	BOGL PHANTOM	14.99	A
	231192	BOGL PHANTOM	14.99	A
	1359921	WHITE CLAW	34.29	A

G:858013855552C3

EXP:

RESALE TOTAL	96.53
NON RESALE TOTAL	79.26

SUBTOTAL	175.79
TAX	5.94
**** TOTAL	181.73

XXXXXXXXXXXX1058

H

AID: A0000000031010

Your Publix pick up order on July 01, 2026

 Print

 Order all

Pick up location

Kernan Square

12620 Beach Blvd Ste 12, Jacksonville, FL 32246

● Open until 10:00 PM

[Get directions](#)

Pick up number

#644-4795

Pick up contact

Kaylie Fitzhugh

kgfitzgator@gmail.com

(904) 536-6367

Pick up time

Fri, July 3, 2026 at 2:00 PM EST



Patriotic Pull Apart Cupcakes 24 Count

Customized options

24 Hours Advanced Notice Required

Qty: 1 \$36.99



 Order again

Order summary

Subtotal	\$36.99
Sales Tax	\$0.00
Total	\$36.99



BJ'S WHOLESALE CLUB ONLINE ORDER RECEIPT

MEMBER NAME: OLIVER INGRAM

MEMBERSHIP ID: *****6285

PHONE NUMBER: 9048446834 DATE: 07/02/202601:29 PM

ORDER #: 6371100260

MEMBER VEHICLE: Sedan Gray 6

ITEM #	UPC	DESCRIPTION	QTY	PRICE	PROMOS & COUPONS
277248	850017142541	SPINDRIFT ASSORTED BLOOD ORANGE TANGERINE, LEMON AND LIME SPARKLING WATER, 24 PK./12 OZ.	1 of 1	\$16.49	-\$2.00
48209	075720904525	POLAND SPRING NATURAL SPRING WATER, 40 PK./16.9 OZ.	3 of 3	\$25.77	
14153	400000141534	BLUEBERRIES, 18 OZ.	3 of 3	\$14.37	
18004	027918045831	SLEEVED CELERY STALK	1 of 1	\$1.99	
18331	812049007359	BLACKBERRIES, 12 OZ.	3 of 3	\$11.37	
187126	888670068090	WELLSLEY FARMS ENGLISH SEEDLESS CUCUMBERS, 2 CT.	1 of 1	\$2.49	
21524	033383250779	BI-COLOR SEEDLESS GRAPES, 3 LBS.	1 of 1	\$7.99	
24132	076183009543	SNAPPLE JUICE VARIETY PACK, RECYCLED PLASTIC BOTTLES, 24 PK./20 FL. OZ.	1 of 1	\$19.79	-\$4.00
297361	850009942524	BODYARMOR VARIETY PACK ELECTROLYTE SPORTS DRINK BOTTLES, 24 PK./12 FL. OZ.	1 of 1	\$17.79	-\$3.00
32207	057836021174	WILD WONDERS GOURMET MEDLEY TOMATOES, 1.5 LBS.	1 of 1	\$5.49	
328642	888670183014	WELLSLEY FARMS MAC AND CHEESE BITES, 36 CT.	2 of 2	\$21.98	
328646	888670183052	WELLSLEY FARMS STEAK & CHEESE SPRING ROLLS, 24 CT.	2 of 2	\$33.98	
353821	052000068023	GATORADE THIRST QUENCHER LOW SUGAR 3-FLAVOR VARIETY PACK, BOTTLES, 24 PK./12 FL. OZ.	1 of 1	\$13.29	
38045	049000058468	COCA-COLA SODA SOFT DRINK, CANS, 35 1 of 1 PK./12 FL. OZ.		\$19.79	-\$1.50
38048	049000058475	DIET COKE SODA SOFT DRINK, CANS, 35 1 of 1 PK./12 FL. OZ.		\$19.79	-\$1.50
90428	888670047804	WELLSLEY FARMS FREEZE POPS, 250 CT./1.5 OZ.	2 of 2	\$24.98	
97262	888670053270	WELLSLEY FARMS MIXED PEPPERS, 4 CT.	1 of 1	\$4.69	
CANCELLED ITEM QTY: 8					
175780	888670065785	WELLSLEY FARMS SPINACH DIP, 30 OZ.	2 of 2	\$0	
21465	033383666044	BABY-CUT CARROTS, 32 OZ.	1 of 1	\$0	
323486	073007106037	COLUMBUS CHARCUTERIE TRIO, 12 OZ.	2 of 2	\$0	

TOTAL QTY OF ITEMS: 26

PAYMENT METHOD	ORDER SUMMARY	
VISA	PICKUP FEE**	\$0.00
**** *1058	ITEM TOTAL	\$266.03
	PROMOTIONS & COUPONS	-\$15.99
	TOTAL	\$250.04

**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 BJ's.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 BJ's.
- BJ's 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.

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

Walmart *

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 004281 TE# 23 TR# 04119

ITEMS SOLD 14

TC# 4363 1060 0511 7889 3060



FIO PRO PN	017869804610 F	6.42 N
FIO PRO PN	017869804610 F	6.42 N
FIO SAL PN	017869804620 F	6.42 N
FIO SAL PN	017869804620 F	6.42 N
SPINACH DIP	681131108350 F	4.96 N
SPINACH DIP	681131108350 F	4.96 N
ITHC FRNC ON	853883006510 F	4.94 N
ITHC FRNC ON	853883006510 F	4.94 N
ITHC FRNC ON	853883006510 F	4.94 N
ITHC FRNC ON	853883006510 F	4.94 N
BABY CARROTS	198306025280 F	2.32 N
DW ITAL PK	031506100360 F	7.96 N
DW ITAL PK	031506100360 F	7.96 N
MTH UTENSIL	735732697100	14.97 N

SUBTOTAL 88.57

TOTAL 88.57

VISA TEND 88.57

CHANGE DUE 0.00

VISA CREDIT- 1058 I 2 APPR#312024
88.57 TOTAL PURCHASE
REF # 618372154449
TRANS ID - 356183673786387
VALIDATION - 8KTV
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 56058174
*No Signature Required
07/02/26 14:42:57

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.
07/02/26 14:43:02

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

Terminal....: POS3547A
Employee....: 262049

Date.: 7/2/2026
Time.: 02:58 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$14.34
	1 @	\$14.34	
Tax			\$0.00
MMYBR3HCGK8TV			
Tracking Number - 1ZAG01730314356227			

Subtotal	\$14.34
Shipping/Other Charges	\$0.00
Total tax	\$0.00
Total	\$14.34
 Cards	 \$14.34

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

US Postal Rates Are Subject to Surcharge.



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

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<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

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



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

NO PURCHASE NECESSARY. Void where prohibited.
Ends 1/31/27. 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 *****1058 312085

07/02/2026

02:58 PM

Purchase

VISA CREDIT	XXXXXXXXXXXX1058
ENTRY METHOD	CONTACTLESS CHIP
CVM	
Invoice	0010099037
Clerk	26204
Response	APPROVED
Auth Code	312085

EMV DETAILS

MODE	ISSUER
AID	A0000000031010
TVR	0000000000
IAD	06011203A00000
Amount	USD \$14.34

NO SIGNATURE REQUIRED

CARDHOLDER/VISA

CARDHOLDER/VISA

*** CUSTOMER COPY ***

HOBBY LOBBY

Super Savings, Super Selection!

15324 Max Leggett Parkway, Suite 100
Jacksonville, FL 32218
(904) 757-7140

S-368 R-1 T-8115 JESSICA P SALE

107500000	Cards & Party	1.59 N
107500000	Cards & Party	1.59 N
105100000	Paper Crafts	0.49 YPN
105100000	Paper Crafts	0.74 YPN
105100000	Paper Crafts	2.99 N
107500000	Cards & Party	4.99 N
107500000	Cards & Party	0.99 N
107500000	Cards & Party	0.99 N
104400000	July 4th	4.49 N
July 4th 40% (\$7.49 - \$3.00)		
104400000	July 4th	4.49 N
July 4th 40% (\$7.49 - \$3.00)		
104400000	July 4th	3.59 N
July 4th 40% (\$5.99 - \$2.40)		
104400000	July 4th	5.39 N
July 4th 40% (\$8.99 - \$3.60)		
104400000	July 4th	4.79 N
July 4th 40% (\$7.99 - \$3.20)		
104400000	July 4th	5.37 N
July 4th 40% (\$2.99 - \$1.20)		
3 @ 1.79 each		
104400000	July 4th	11.99 N
July 4th 40% (\$19.99 - \$8.00)		

SUBTOTAL 54.48

TAX TOTAL 0.00

TOTAL 54.48

VISA 54.48

ACCOUNT #: *****1058

AUTH#: 612032

ACCT: VISA

INSERTED

VISA CREDIT

CARD # *****1058

EXP **/**

REF #

AUTH #

RESP 00

172307021042

612032

ISO 00

AID: A0000000031010

ICC: 6000 0000 0000 0000

CUP: 0000

TVR: 8000008000
APP: VISA CREDIT
IAD: 06011203A02000
CHANGE DUE

0.00

TAX EXEMPT CUSTOMER

Number of Items Purchased: 17

Total Savings: 26.80

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



0368001081150702266

07/02/26

05:19 PM

RETURN POLICY

**Hobby Lobby values customer satisfaction,
with or without the receipt.**

WITH ORIGINAL SALES RECEIPT:

Within 90 days of purchase, we will gladly exchange the merchandise, give a store credit, or issue a refund based on the original method of payment. There will be a wait of 10 calendar days on check purchases, or merchandise credit can be issued.*

WITHOUT ORIGINAL SALES RECEIPT:

You may exchange the merchandise or be issued a merchandise credit based on the lowest selling price in the last 60 days. Valid ID is required.

*Returns or exchanges of Cricut® Machines and Sewing Machines (except Singer Stitch Quick) are prohibited unless customer presents original receipt and products are in new unopened condition.

Warranty claims must be submitted directly to manufacturer.

We reserve the right to limit or refuse to accept the return of certain products and non-receipted items.





Final Details for Order #113-6210207-7085064

Order Placed: July 3, 2026

Amazon.com order number: 113-6210207-7085064

Order Total: \$98.68

Business order information

Location: DSD - Tamaya

GL code: 61504 Office Supplies

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on July 4, 2026

Items Ordered	Price
1 of: <i>TIKI Bamboo Tiki Torches 12-Pack - Weather-Resistant Outdoor Décor with Easy-Pour Wide-Mouth Canister Refill for Patio, Garden, Backyard, and Parties, 57-Inch Citronella Torches</i>	\$79.40
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	

Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal:	\$79.40
	Shipping & Handling:	\$0.00

	Total before tax:	\$79.40
Shipping Speed: Amazon Day Delivery	Sales Tax:	\$0.00

	Total for This Shipment:	\$79.40

Shipped on July 7, 2026

Items Ordered	Price
1 of: <i>Tiki BiteFighter Mosquito Repellent Torch Fuel - 1 Gallon (128 oz.), Citronella & Cedar Formula for Mosquito Repellency, Easy Pour Bottle, Use with Torches & Table Torches, Outdoor & Backyard Use</i>	\$19.28
Sold by and invoiced on behalf of: Amazon.com	
Condition: New	

Shipping Address: Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal:	\$19.28
	Shipping & Handling:	\$0.00

	Total before tax:	\$19.28
Shipping Speed: Amazon Day Delivery	Sales Tax:	\$0.00

	Total for This Shipment:	\$19.28

Payment information

Payment Method:		Item(s) Subtotal: \$98.68
Visa Last digits: 1058		Shipping & Handling: \$0.00

Billing address		Total before tax: \$98.68
Oliver Ingram		Estimated Tax: \$0.00
12788 MERITAGE BLVD		-----
JACKSONVILLE, FL 32246-0705		
United States		
		Grand Total: \$98.68
Credit Card transactions		Visa ending in 1058: July 7, 2026: \$98.68

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

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Details for Order #113-2496496-2499431

Order Placed: July 3, 2026

Amazon.com order number: 113-2496496-2499431

Order Total: \$43.68

Business order information

Location: DSD - Tamaya

GL code: 61504 Office Supplies

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Not Yet Shipped

Items Ordered

Price

1 Of: Firefly Fuel Fiberglass Tiki Torch Wicks - 6 Pack, Long-Lasting Planet-Friendly Wick for Tiki Torches, Oil Lamps, & Langers - Durable Replacement Wick Set 1/2-inch x 6-inches

\$14.69

Sold by and invoiced on behalf of: Firefly Fuel, Inc. ([seller profile](#))

Seller Credentials: [889 Certification](#), [Registered Small Business](#), [Women-Owned Business Enterprise](#), [Minority-Owned Business](#),

Classified Small Business - SBA Standard

Business Price

Condition: New

1 Of: gisgfm 6 Pcs Pastel Top Bound Spiral Notebooks 8.5" x 11" College Ruled Aesthetic Legal Pad Top Spiral Steno Pads Colored Paper Assorted Covers Spiral Notebook for Writing School Office Supplies

\$28.99

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

Condition: New

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

Item(s) Subtotal: \$43.68

Shipping & Handling: \$0.00

Billing address

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$43.68

Estimated Tax: \$0.00

Grand Total: \$43.68

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



Details for Order #113-8199885-6712226

Order Placed: July 4, 2026

Amazon.com order number: 113-8199885-6712226

Order Total: \$73.82

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

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Lamosi Coffee Cups 12 oz - 120 Pack, 12 oz Disposable Paper Coffee Cups Insulated, Corrugated Kraft Ripple Wall Cup for Hot Beverage or Cold Drinks (Navy)</i> Sold by and invoiced on behalf of: Lamosi-Brand (seller profile) Business Price Condition: New	\$27.54
1 of: <i>The Original Donut Shop Regular, Single-Serve Keurig K-Cup Pods, Medium Roast Coffee Pods, 96 Count</i> Sold by and invoiced on behalf of: Amazon.com Condition: New	\$46.28
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	Item(s) Subtotal: \$73.82
	Shipping & Handling: \$0.00
Billing address Oliver Ingram 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	----- Total before tax: \$73.82 Estimated Tax: \$0.00 ----- Grand Total: \$73.82

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



Details for Order #113-6268934-8900260

Order Placed: July 9, 2026

Amazon.com order number: 113-6268934-8900260

Order Total: \$57.98

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: 200 PCS Hawaiian leis Neck Vibrant Colors Assortment for Luan Party Tropical Themed Party Decorations Beach Party Decor

\$44.99

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

Business Price

Condition: New

1 Of: 60Pcs Tropical Party Decorations Supplies Tropical Palm Leaves Hibiscus Flower Simulation Artificial Leaf for Hawaiian Luau Safari Party Jungle Beach Theme BBQ Birthday Parties Decorations Table Decor

\$12.99

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

Condition: New

Shipping Address:

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa | Last digits: 1058

Item(s) Subtotal: \$57.98

Shipping & Handling: \$0.75

Promotion applied: -\$0.75

Billing address

Oliver Ingram

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$57.98

Estimated Tax: \$0.00

Grand Total: \$57.98

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



Details for Order #113-4555343-8047406

Order Placed: July 9, 2026

Amazon.com order number: 113-4555343-8047406

Order Total: \$57.31

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: Frienda Hawaiian Photo Prop Banner Tropical Luau Couple Photo Door Banner Hawaiian Party Decor Aloha Tiki Banners Beach

\$8.49

Prop Tiki Backdrop for Summer Luau Party Get-together Supply(Funny Style)

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

Business Price

Condition: New

1 Of: Daifunli 8 Pcs Hawaiian Luau Party Decorations Hibiscus Flower Hanging Garlands Banner Tropical Hawaiian Paper Cutouts S

\$13.88

treameer for Summer VBS Aloha Beach Pool Havana Nights Rainforest Party Supplies

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

Business Price

Condition: New

1 Of: 6Pcs Tropical Flower Garlands, Colorful Luau Flower Garlands, 59 Feet Length Paper Flowers Garland Decorations for Hawaiian Beach Party Birthday Baby Party Wedding

\$14.95

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

Condition: New

1 Of: Soulchen 4 Pcs 11.8 Inch Wooden Tiki Masks Tiki Totem Hanging Decor Island Tropical Polynesian Hawaiian Luau Bar Party W all (Hawaiian Floral)

\$19.99

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

Condition: New

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: \$57.31

Visa | Last digits: 1058

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$57.31

Estimated Tax: \$0.00

Grand Total: \$57.31

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

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Details for Order #113-8954318-1445844

Order Placed: July 9, 2026

Amazon.com order number: 113-8954318-1445844

Order Total: \$118.19

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: 4E's Novelty Summer Inflatable Limbo Game Party Game for Kids Boys Girls Adults Tropical Inflatable Decoration for Indoor Outdoor Birthday Beach Pool Luau Game Sold by and invoiced on behalf of: 4Es Novelty (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Business Price Condition: New	\$27.54
1 Of: BeYumi 45 Pcs Back to School Luau Hibiscus Flower Cutouts Bulletin Board Decorations Set Creative Wall Decals Art Décor for Classroom School Summer Tropical Hawaiian Themed Birthday Party Baby Shower Sold by and invoiced on behalf of: BeYumi (seller profile) Business Price Condition: New	\$8.54
1 Of: Yalikop 6 Ft Surfboard Cardboard Cutout Stand Up Photo Prop - Hawaiian Tropical Party Decorations Standee Surfboard Foam Board for Garden Yard Sign Decor Summer Beach Luau Photography Background Sold by and invoiced on behalf of: CHangKOU (seller profile) Condition: New	\$39.99
1 Of: OuMuaMua Hawaiian Luau Party Decorations, Aloha Party Decorations, Tiki Decorations Aloha sign with Lights for Summer Aloha Moana Hawaii Luau Party Decoration, Tropical Birthday Tiki Party Supplies Sold by and invoiced on behalf of: There For You (seller profile) Condition: New	\$9.99
1 Of: Maysing 35.43ft Light up Hawaiian Flower Lei Garland Tropical Hawaiian Garland LED Lighted Luau Party Flower Banner for Luau Summer Beach Party Decorations Sold by and invoiced on behalf of: Tinnonsand (seller profile) Condition: New	\$17.99
1 Of: GiftExpress 2 Packs, 9 feet X 29.5" Natural Hay Colored Grass Table Skirt with Hibiscus Flowers for Hawaiian Luau Party, Heritage of Aloha Festival Accessories Tropical Theme Décor Sold by and invoiced on behalf of: GiftExpress (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	\$14.99

Shipping Address:

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

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Visa | Last digits: 1058

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

Item(s) Subtotal:	\$119.04
Shipping & Handling:	\$2.24
Promotion applied:	-\$3.09

Total before tax:	\$118.19
Estimated Tax:	\$0.00

Grand Total:	\$118.19

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

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12200 ATLANTIC BLVD.
JACKSONVILLE, FL
Club Mgr. Vicente Marchesoni

Club:108 Reg:6 Trans:4406
Cashier:575554 07/16/26 12:45pm

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

BEACH CDD

3501 QUADRANGLE BLVD STE 270

ORLANDO, FL 32817-8329

R 085801385552 FL 05/31/27

88867003403 WF WATER 35.91 R

9 @ 3.99

72225206859 CLIFZBARPROT 37.98 R

2 @ 18.99

7641090149 LANCE 36CT 21.98 R

2 @ 10.99

5200006507 GAT 30.98 R

2 @ 15.49

85000994252 BDYARMR 24 17.79 R

2238592 CCPN-BDYARMR 3.00-N

5200004819 GATORADE RWB 30.98 R

2 @ 15.49

4178002178 UTZ SNK PK 29.98 R

2 @ 14.99

7800011313 SNKIST 24/12 24.58 R

2 @ 12.29

4900005848 SPRITE 35/12 19.79 R

4900008145 COKE 30/7.5 35.98 R

2 @ 17.99

4900005847 DCOKE 35/12 39.58 R

2 @ 19.79

**** SUBTOTAL 322.53

**** TOTAL 322.53

*****1058 ENTRY: H

Purchase 00 APPROVED

AUTH 116184

TERMINAL NUMBER 7807301086

07/16/26 12:48pm 108 5 4406 575554

VISA CREDIT

AID: A0000000031010

Visa

CHANGE

322.53

0.00

TOTAL ITEMS= 27

As a BJ's Member I JUST SAVED: \$68.11

BJ's Member Savings 65.11

Coupons Redeemed 3.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 07/16/26 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJ's.com/Gas for more details

RESALE CERTIFICATE
WILL EXPIRE IN 319 DAYS

SAVE TIME ON YOUR NEXT SHOP
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0716108064406

[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: 08/05/2026******User Name: tamayalifestyles1@gmail.com*****Invoices from 07/06/2026 to 08/05/2026**

Date	Description	Charge Amount	Credit Amount
07/16/2026	Invoice #1784189382	\$72.00	

Billing questions? [Contact Support](#)

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

Hawaiian Luau
904-226-6092

** PURCHASE **

Myrna

Panda Express #1731

Jacksonville, FL
(904)992-2066

7/17/2026 6:07:14 PM
Order: 130847

-Catering-
Server: Myrna C

1 Party Side	22.00
Chow Mein: 1/2	
Chow Mein: 1/2	
1 Party Side	22.00
Chow Mein: 1/2	
Chow Mein: 1/2	
1 Party Side	22.00
Fried Rice:	
Fried Rice:	
1 Party Side	22.00
Fried Rice: 1/2	
Fried Rice: 1/2	

SubTotal	88.00
TAX	6.60
Total	94.60

Visa	94.60
------	-------

Acct:XXXXXXXX1058

AuthCode:717170

*Card details below

EMV: Contactless
APL: VISA CREDIT
AID: A0000000031010

* Panda Rewards has arrived! *

* Sign Up at PandaRewards.com. *

* *

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Enter this receipt's details in the

* Panda Express app or website *

* within 7 days of purchase. *

* WE'D LOVE TO HEAR FROM YOU! *

* Share your thoughts and receive *

* a Free Small A La Carte Entree *

* w/purchase of a 2-entree Plate. *

Within 2 days, scan the QR or go to

* pandaexpress.com/feedback25. *

* *



* Survey Code: *

* 2716-30847-3170-0177-0817-0102 *

* *

* Email required to receive coupon *

* Join the Panda team! *

General Manager with \$100K potential

* PandaCareers.com *

* Customer Copy *

Hawaiian Luau

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSLDSDPH8C

Walmart

WM Supercenter

904-223-0772 Mgr. JERIMANE

13490 BEACH BLVD

JACKSONVILLE FL 32224

ST# 01172 OP# 009002 TE# 02 TR# 02537

ITEMS SOLD 7

TC# 1548 8652 7898 0510 8777



CAT BBQ GOLD 041500785430 F	4.62 N
CAT BBQ GOLD 041500785430 F	4.62 N
DUR ALK AA24 041333051650	19.68 N
SCTCH TG 1.5 076308413470	2.97 X
SCTCH TG 1.5 076308413470	2.97 X
SCTCH TG 1.5 076308413470	2.97 X
SCTCH TG 1.5 076308413470	2.97 X

SUBTOTAL 40.80

TAX1 7.5000 % 0.89

TOTAL 41.69

VISA TEND 41.69

CHANGE DUE 0.00

VISA CREDIT- 105. I 2 APPR#418172

41.69 TOTAL PURCHASE

REF # UJOU28553454

TRANS ID - 306199700576079

VALIDATION - MK26

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 51386573

*No Signature Required

07/18/26 15:27:37



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07/18/26 15:27:43

E	1160122	HAMBRGR	BUNS	3.69
E	1160122	HAMBRGR	BUNS	3.69
E	1160122	HAMBRGR	BUNS	3.69
E	1160122	HAMBRGR	BUNS	3.69
E	1160122	HAMBRGR	BUNS	3.69
E	1160122	HAMBRGR	BUNS	3.69

G:858013855552C3

EXP:

RESALE TOTAL	513.87
NON RESALE TOTAL	0.00

SUBTOTAL	513.87
TAX	0.00
**** TOTAL	513.87

XXXXXXXXXXXXX1058 H
AID: A0000000031010
Seq# 3516 APP#: 118145
Visa Resp: APPROVED
Tran ID#: 619900003516....

APPROVED - Purchase
AMOUNT: \$513.87
07/18/2026 12:54 1294 3 239 50

Visa	513.87
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD - 44
~~07/18/2026~~ 12:54 1294 3 239 50



21129400302392607181254

OP#: 50 Name: Santana

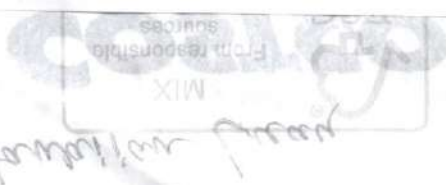
Thank You!

Please Come Again

Whse:1294 Trm:3 Trn:239 OP:50

Total BOB Item Count - 1

Items Sold: 44
00 07/18/2026 12:54



Hawaiian Luau

COSTCO

WHOLESALE

W. Jacksonville #1294

8000 Parramore Rd

Jacksonville, FL 32244

00 Member 111982179290

RESALE ON

*****Bottom of Basket*****

E 782796 ***KSWTR40PK 3.99

*****BOB Count 1*****

1153934 FOAM PLATE 14.59

1193444 KS RED CUPS 10.89

E 42825 QUINOA SALAD 11.20

E 42825 QUINOA SALAD 11.31

E 42825 QUINOA SALAD 11.20

E 42825 QUINOA SALAD 11.09

E 50683 FRUIT TRAY 11.99

E 50683 FRUIT TRAY 11.99

E 50683 FRUIT TRAY 11.99

E 50683 FRUIT TRAY 11.99

E 50683 FRUIT TRAY 11.99

E 43475 COOKIES 60CT 22.99

E 43475 COOKIES 60CT 22.99

E 43475 COOKIES 60CT 22.99

1153934 FOAM PLATE 14.59

E 37220 CHOC CHUNK 9.99

E 37220 CHOC CHUNK 9.99

E 37220 CHOC CHUNK 9.99

E 37220 CHOC CHUNK 9.99

TOTAL NUMBER OF ITEMS SOLD = 20

E 41407 TORT PASTA 18.04

E 41407 TORT PASTA 18.11

E 41407 TORT PASTA 18.04

E 41407 TORT PASTA 17.78

E 41407 TORT PASTA 18.11

E 41407 TORT PASTA 18.11

E 41407 TORT PASTA 17.26

E 41407 TORT PASTA 18.24

E 1566350 BACHAN'S 9.99

E 383456 RAY'S BBQ 6.79

E 1949203 TERI SAUCE 8.79

E 1933635 KINDERS BBQ 9.99

E 1933635 KINDERS BBQ 9.99

720 REYNLDS FOIL 29.99

E 1160122 HAMBRGR BUNS 3.69

E 1160122 HAMBRGR BUNS 3.69

E 1160122 HAMBRGR BUNS 3.69

E 1160122 HAMBRGR BUNS 3.69

Hawaiian Luau



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

Cashier: 819 Alondra

05/13/21

12:09:32

Hot Deli	33.55 T
Hot Deli	34.74 T
Hot Deli	36.63 T
Hot Deli	38.72 T
Hot Deli	39.35 T
Hot Deli	39.84 T
Hot Deli	39.98 T
Hot Deli	42.15 T
Hot Deli	42.43 T
Hot Deli	47.18 T
Hot Deli	75.00 T
Hot Deli	75.00 T
Hot Deli	75.00 T

SUBTOTAL 619.57

TOTAL TAX 46.47

TOTAL 666.04

Visa TENDER 666.04

Acct:xxxxxxxxxxxx1058

APPRVL CODE 118121

CASH CHANGE .00

NUMBER OF ITEMS 13

Trx:138 Term:1 Store:4 12:12:27

Thank you for shopping at
Rowes Supermarket Wells Road



Details for Order #113-2585602-8118601

Order Placed: July 17, 2026

Amazon.com order number: 113-2585602-8118601

Order Total: \$84.64

Business order information

Location: DSD - Tamaya

GL code: 61504 Office Supplies

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Not Yet Shipped

Items Ordered	Price
1 Of: Amazon Basics 3 Ring Binders, 2 Inch, D-Ring Organizer for School, Home Office, White, 4 Pack Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$23.07
1 Of: DECORITA Cork Board 24 x36 Alternative - 6 Pack Felt Wall Tiles with Safe Removable Adhesive Tabs, Cork Boards for Walls Cork Board for Home Office Pin Board Tack Board - Pure White Sold by and invoiced on behalf of: DECORITA store (seller profile) Business Price Condition: New	\$25.98
1 Of: Key Holder for Wall, Metal Key Rack with 26 Hooks, 17" x13" Wall Mounted Key Hooks, Black Key Hanger for Garage, Car Dealer, Office, Hotel, Real Estate Sold by and invoiced on behalf of: Wss-Trade (seller profile) Business Price Condition: New	\$35.59

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 1058

Billing address

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

Item(s) Subtotal: \$84.64

Shipping & Handling: \$0.00

Total before tax: \$84.64

Estimated Tax: \$0.00

Grand Total: \$84.64

Credit Card Expense Tracker

District: Beach CDD Tamaya
 Cardholder: Ron Zastrocky
 Month: Jul-26

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
26-Jun	Amazon	1580015	\$ 29.68	pool skimmer net
26-Jun	Amazon	1580015	\$ 33.98	pool drain grates
29-Jun	Amazon	1560050	\$ 237.56	irrigation sprinklers for tennis courts
30-Jun	Amazon	1580010	\$ 92.32	sodium bicarb
30-Jun	Amazon	1560110	\$ 24.98	caution tape
2-Jul	Amazon	1560050	\$ 85.33	irrigation valve for tennis courts
3-Jul	Amazon	1580140	\$ 29.00	strap anchor for tennis net
6-Jul	Amazon	1580010	\$ 154.99	stabalizer
6-Jul	Amazon	1560110	\$ 186.57	controller for pool lift
7-Jul	Amazon	1560110	\$ 19.56	safety vests
7-Jul	Amazon	1560110	\$ 16.40	sign for dumpster
7-Jul	Amazon	1560110	\$ 53.19	vac bag for pool cleaner
8-Jul	Amazon	1560110	\$ 388.67	urinal flush valve
15-Jul	Amazon	1560110	\$ 35.80	diaphragm for auto flush valves
15-Jul	Home Depot	1560110	\$ 98.68	double sided tape and drain snake
16-Jul	Amazon	1560110	\$ 87.81	reagents and urinal cakes
16-Jul	Home Depot	1560110	\$ 15.98	wrench set and bolts
17-Jul	Amazon	1560110	\$ 99.96	gate hinges and mount for solar light
17-Jul	Home Depot	1560110	\$ 142.78	tape, screws,drill bit set,punches,ice scoop,bee spray,water meter shut off tool
19-Jul	Amazon	1560110	\$ 61.87	soap dispenser and gate hinge
21-Jul	Amazon	1560110	\$ 37.99	rechargeable batteries for mic's
Total on Report			\$ 1,933.10	



Final Details for Order #113-5158485-2570643

Order Placed: June 26, 2026

PO number : tamaya

Amazon.com order number: 113-5158485-2570643

Order Total: \$29.68

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 June 26, 2026	
Items Ordered	Price
1 Of: Sepetrel Pool Net, Professional Swimming Pool Leaf Skimmer Nets for Cleaning with Double-Layer Deep Big Bag, Heavy Duty Aluminum Frame & Handle Rake (Pole Not Included) Sold by and invoiced on behalf of: SEPETREL (seller profile) Condition: New	\$24.69
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$24.69 Shipping & Handling: \$4.99 ----- Total before tax: \$29.68 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$29.68 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$24.69 Shipping & Handling: \$4.99 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$29.68 Estimated Tax: \$0.00 ----- Grand Total: \$29.68
Credit Card transactions	Visa ending in 8047: June 26, 2026: \$29.68

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



Final Details for Order #113-1923555-8462643

Order Placed: June 25, 2026

PO number : tamaya

Amazon.com order number: 113-1923555-8462643

Order Total: \$33.98

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

Shipped on June 25, 2026	
Items Ordered	Price
2 of: Southeastern 5 Pack Swimming Pool Deck Drain Rectangular Grate 2x4 with Screws Replacement for Hayward(R)* SP1019BA Sold by and invoiced on behalf of: PoolAccessoryCo (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	\$16.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$33.98 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$33.98 Sales Tax: \$0.00 ----- Total for This Shipment: \$33.98 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$33.98 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$33.98 Estimated Tax: \$0.00 ----- Grand Total: \$33.98
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 8047: June 26, 2026: \$33.98

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



Final Details for Order #113-5738937-2153850

Order Placed: June 29, 2026

PO number : tamaya

Amazon.com order number: 113-5738937-2153850

Seller's order number: AZM103856638

Order Total: \$237.56

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 June 29, 2026

Items Ordered

4 of: *Rain Bird F4-PC Falcon 6504 Series Part Circle Rotor Pop-up Sprinkler*

Price

\$59.39

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

Seller Credentials: [889 Certification](#), Classified Small Business - SBA Standard

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$237.56

Shipping & Handling: \$0.00

Total before tax: \$237.56

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$237.56

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$237.56

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$237.56

Estimated Tax: \$0.00

Grand Total: \$237.56

Credit Card transactions

Visa ending in 8047: June 29, 2026: \$237.56

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



Final Details for Order #113-4467323-0131418

Order Placed: June 30, 2026

PO number : tamaya

Amazon.com order number: 113-4467323-0131418

Seller's order number: 36286338

Order Total: \$92.32

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 June 30, 2026

Items Ordered

2 Of: *In The Swim Solvay Bicar Sodium Bicarbonate Alkalinity Up, 50 lbs.*
Sold by and invoiced on behalf of: In The Swim Pool Supplies ([seller profile](#))
Seller Credentials: [889 Certification](#)
Condition: New

Price

\$51.29

Shipping Address:

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

Item(s) Subtotal: \$102.58

Shipping & Handling: \$0.00

Promotion applied: -\$10.26

Total before tax: \$92.32

Sales Tax: \$0.00

Total for This Shipment: \$92.32

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$102.58

Shipping & Handling: \$0.00

Promotion applied: -\$10.26

Total before tax: \$92.32

Estimated Tax: \$0.00

Grand Total: \$92.32

Credit Card transactions

Visa ending in 8047: June 30, 2026: \$92.32

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



Final Details for Order #113-7397744-9634602

Order Placed: June 29, 2026

PO number : tamaya

Amazon.com order number: 113-7397744-9634602

Order Total: \$24.98

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

Shipped on June 30, 2026	
Items Ordered	Price
1 of: SWRT 3 Rolls Premium Yellow Caution Tape, 3 Inch x 1000FT(Total 3000FT) Bright Hazard Tape with Bold Black Text for Dang er Zones/Sporting Events, Construction Tape for Crime Scenes/Halloween Decor Sold by and invoiced on behalf of: Shanaimu Reflective Safety Tape (seller profile) Business Price Condition: New	\$21.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$21.99 Shipping & Handling: \$2.99 ----- Total before tax: \$24.98 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$24.98 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$21.99 Shipping & Handling: \$2.99 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$24.98 Estimated Tax: \$0.00 ----- Grand Total: \$24.98
Credit Card transactions	Visa ending in 8047: June 30, 2026: \$24.98

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



Final Details for Order #113-9593320-1130633

Order Placed: July 2, 2026

PO number : tamaya

Amazon.com order number: 113-9593320-1130633

Order Total: \$85.33

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 July 2, 2026	
Items Ordered	Price
1 Of: <i>Rain Bird 150-PGA 1 1/2" Inlet Globe/Angle Irrigation Valve</i>	\$85.33
Sold by and invoiced on behalf of: Big Frog Supply (seller profile)	
Seller Credentials: 889 Certification , Women-Owned Business Enterprise , Women-Owned Small Business , Classified Small	
Business - Gartner Standard	
Business Price	
Condition: New	
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$85.33 Shipping & Handling: \$0.00 ----- Total before tax: \$85.33 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$85.33 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$85.33 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$85.33 Estimated Tax: \$0.00 ----- Grand Total: \$85.33
Credit Card transactions	Visa ending in 8047: July 2, 2026: \$85.33

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



Final Details for Order #113-7079210-0670622

Order Placed: July 2, 2026

PO number : tamaya

Amazon.com order number: 113-7079210-0670622

Order Total: \$29.00

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 July 3, 2026	
Items Ordered	Price
1 Of: <i>Tennis Post Accessories - Har Tru Center Strap Anchor</i> Sold by and invoiced on behalf of: Do It Tennis (seller profile) Seller Credentials: 889 Certification , Registered Small Business Condition: New	\$29.00
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$29.00 Shipping & Handling: \$0.00 ----- Total before tax: \$29.00 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$29.00 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$29.00 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$29.00 Estimated Tax: \$0.00 ----- Grand Total: \$29.00
Credit Card transactions	Visa ending in 8047: July 3, 2026: \$29.00

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



Final Details for Order #113-8894369-3105069

Order Placed: July 6, 2026

PO number : tamaya

Amazon.com order number: 113-8894369-3105069

Seller's order number: 36395591

Order Total: \$154.99

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 July 6, 2026

Items Ordered

Price

1 Of: *In The Swim Pool Stabilizer - 100% Cyanuric Acid for Chlorine Protection and Efficiency - 45 Pound*

\$154.99

Sold by and invoiced on behalf of: In The Swim Pool Supplies ([seller profile](#))

Seller Credentials: [889 Certification](#)

Condition: New

Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$154.99

Shipping & Handling: \$0.00

Total before tax: \$154.99

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$154.99

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$154.99

Shipping & Handling: \$0.00

Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$154.99

Estimated Tax: \$0.00

Grand Total: \$154.99

Credit Card transactions

Visa ending in 8047: July 6, 2026: \$154.99

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



Final Details for Order #113-1819453-2127456

Order Placed: July 6, 2026

PO number : tamaya

Amazon.com order number: 113-1819453-2127456

Seller's order number: 10956071

Order Total: \$186.57

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 July 6, 2026

Items Ordered

1 Of: S.R.Smith 1001600 4-Button Hand Control for PAL, PAL2, Splash, and aXs Model Pool Lifts

Price

\$186.57

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

Seller Credentials: [889 Certification](#), Classified Small Business - SBA Standard

Condition: New

Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$186.57

Shipping & Handling: \$0.00

Total before tax: \$186.57

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$186.57

Payment information

Payment Method:

Visa | Last digits: 8047

Item(s) Subtotal: \$186.57

Shipping & Handling: \$0.00

Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Total before tax: \$186.57

Estimated Tax: \$0.00

Grand Total: \$186.57

Credit Card transactions

Visa ending in 8047: July 6, 2026: \$186.57

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



Final Details for Order #113-4738740-1234646

Order Placed: July 2, 2026

PO number : tamaya

Amazon.com order number: 113-4738740-1234646

Order Total: \$19.56

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 July 6, 2026	
Items Ordered	Price
3 Of: ASIPHITU Reflective Safety Vest for Men Women Construction Vest Meet ANSI/ISEA Standard Yellow Large Sold by and invoiced on behalf of: ASIPHITU (seller profile) Business Price Condition: New	\$6.63
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$19.89 Shipping & Handling: \$0.00 Your Coupon Savings: -\$0.33 ----- Total before tax: \$19.56 Sales Tax: \$0.00 ----- Total for This Shipment: \$19.56 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$19.89 Shipping & Handling: \$0.00 Promotion applied: -\$0.33 ----- Total before tax: \$19.56 Estimated Tax: \$0.00 ----- Grand Total: \$19.56
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 8047: July 6, 2026: \$19.56

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



Final Details for Order #113-9212667-4401833

Order Placed: July 7, 2026

PO number : tamaya

Amazon.com order number: 113-9212667-4401833

Order Total: \$16.40

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 July 7, 2026	
Items Ordered	Price
1 of: Custom Sign, Personalized Metal Signs, Customize for Office, Business, Workplace, Home, Delivery Red Signs, 10x7 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA by Sigo Signs Sold by and invoiced on behalf of: SIGO SIGNS (seller profile) Seller Credentials: 889 Certification , Classified Small Business - SBA Standard Business Price Condition: New	\$18.22
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$18.22 Shipping & Handling: \$0.00 Exclusive Promotion Applied: -\$1.82 ----- Total before tax: \$16.40 Sales Tax: \$0.00 ----- Total for This Shipment: \$16.40 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$18.22 Shipping & Handling: \$0.00 Promotion applied: -\$1.82 ----- Total before tax: \$16.40 Estimated Tax: \$0.00 ----- Grand Total: \$16.40
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 8047: July 7, 2026: \$16.40

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



Final Details for Order #113-9651628-2660242

Order Placed: July 6, 2026

PO number : tamaya

Amazon.com order number: 113-9651628-2660242

Order Total: \$53.19

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 July 7, 2026	
Items Ordered	Price
1 of: Apopip HH1506COMP Standard Fine Bag Replacement for Hammer-Head Swimming Pool Cleaner, 100 Micron Debris Bag Ultra Fine Volcanic Bag Complete with Cleat - 2 Pack Sold by and invoiced on behalf of: Yinxianghui (seller profile) Business Price Condition: New	\$53.19
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$53.19 Shipping & Handling: \$0.00 ----- Total before tax: \$53.19 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$53.19 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$53.19 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$53.19 Estimated Tax: \$0.00 ----- Grand Total: \$53.19
Credit Card transactions	Visa ending in 8047: July 7, 2026: \$53.19

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



Final Details for Order #113-0059237-5946631

Order Placed: July 8, 2026

PO number : tamaya

Amazon.com order number: 113-0059237-5946631

Order Total: \$388.67

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 July 8, 2026	
Items Ordered	Price
1 Of: <i>Zum ZER6003PL-WS1-CPM 1.0 Plus Side Mount Battery Operated Flush Valve</i> Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$388.67
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$388.67 Shipping & Handling: \$0.00 ----- Total before tax: \$388.67 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$388.67 -----
Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$388.67 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$388.67 Estimated Tax: \$0.00 ----- Grand Total: \$388.67
Credit Card transactions	Visa ending in 8047: July 8, 2026: \$388.67

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



Final Details for Order #113-9064264-5943444

Order Placed: July 14, 2026

Amazon.com order number: 113-9064264-5943444

Order Total: \$35.80

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

Shipped on July 14, 2026	
Items Ordered	Price
1 of: Zurn AquaVantage Urinal Rebuild Kit, P6000-EUA-WS1-RK-CS, 1.0 gpf, Crosses to Sloan A-1107-A, Diaphragm Rebuild Kit in C lamshell Sold by and invoiced on behalf of: Endlessmart (seller profile) Condition: New	\$35.80
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$35.80 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$35.80 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	Total for This Shipment: \$35.80 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$35.80 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$35.80 Estimated Tax: \$0.00 -----
	Grand Total: \$35.80
Credit Card transactions	Visa ending in 8047: July 14, 2026: \$35.80

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

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

6365 00061 47441 07/15/26 06:40 AM
SALE CASHIER STEPHANIE

051141919768 EXTRME TPE <A> 9.68N
SCOTCH VHB EXTREME MOUNTING TAPE 60
033287222469 RYBONE25FDNA <A> 89.00N
RYB ONE+ 25FT DRN AUGER (TOOL ONLY)

	SUBTOTAL	98.68
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$98.68
XXXXXXXXXXXX8047	VISA	
		USD\$ 98.68
AUTH CODE 505124/0611207		TA
AUTH MODE - ISSUER		
Chip Read		
AID A0000000031010	VISA CREDIT	

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 07/14: \$2,884.92

As of 07/15/2026 your Paint Rewards
level is Member; Spend 716.67 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

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

6365 07/15/26 06:40 AM
6365 61 47441 07/15/2026 9612

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	10/13/2026



BEACH CDD

Receipt # 6365-61-4933

Invoice Number(s) # 9611320

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

7/16/2026

Item Description	Qty	Unit Price	Unit Discount	Net Unit Price	Pre Tax Amount
6-Piece Metric Combination Wrench Set with Case SKU 1015050651	1	\$3.50	\$0.00	\$3.50	\$3.50
CARGBLT3/8X8 SKU 654175	4	\$1.82	\$0.00	\$1.82	\$7.28
LAG SCREW SKU 269447	2	\$2.60	\$0.00	\$2.60	\$5.20
Subtotal					\$15.98
Discount					\$0.00

Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$15.98
Payment Methods	VI-8047

**Final Details for Order #113-4359771-5866619****Order Placed:** July 16, 2026**PO number :** tamaya**Amazon.com order number:** 113-4359771-5866619**Order Total:** \$99.96**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 July 16, 2026****Items Ordered****Price**

1 Of: Safetech Hardware MegaKlik Self Closing Gate Hinges | Self-Aligning Heavy Duty Spring Hinges | Adjustable Tension | Pool safety Hinge | Square Post, Aluminum Gates | Swing Close 185 lbs SHH135 - Black

\$69.99

Sold by and invoiced on behalf of: Advantage Industries / SafeTech ([seller profile](#))

Seller Credentials: Classified Small Business - Gartner Standard

Business Price

Condition: New

1 Of: Heavy Duty Universal Adjustable Antenna Mount Pole(OD 1 11/16", Length 17 1/4"), Pole Mounting Bracket for Wal / Eave Roof, Compatible with Antenna, Weather Station and WiFi Extender, with U-Bolt Kit

\$29.97

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

Business Price

Condition: New

Shipping Address:

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Item(s) Subtotal: \$99.96

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$99.96

Sales Tax: \$0.00

Total for This Shipment: \$99.96

Payment information**Payment Method:**

Visa | Last digits: 8047

Item(s) Subtotal: \$99.96

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$99.96

Estimated Tax: \$0.00

Billing address

Ron Zastrocky

12788 MERITAGE BLVD

JACKSONVILLE, FL 32246-0705

United States

Grand Total: \$99.96

Credit Card transactions

Visa ending in 8047: July 17, 2026: \$99.96

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

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BEACH CDD

Receipt # 6365-61-5181

Invoice Number(s) # 8611473

PO/Job Name: TAMAYA

In-Store Purchase

Order Origin: #6365, Atlantic And Girvin

Ordered

7/17/2026

Item Description	Qty	Unit Price	Unit Discount	Net Unit Price	Pre Tax Amount
ScotchBlue 1.41 in. x 60 yds. Original Multi-Surface Painter's Tape SKU 303121	1	\$6.98	\$0.00	\$6.98	\$6.98
175-Piece Zinc-Plated Self-Tapping Sheet Metal Screw Kit SKU 1001372015	1	\$9.97	\$0.00	\$9.97	\$9.97
Cobalt Red Helix Drill Bit Set for Drill Drivers (15-Piece) SKU 1008417449	1	\$49.97	\$0.00	\$34.97	\$34.97

Punch and Chisel Set (12-Piece) SKU 831497	1	\$42.97	\$0.00	\$42.97	\$42.97
58 oz. All Purpose Aluminum Scoop SKU 1008591020	1	\$9.97	\$0.00	\$9.97	\$9.97
18.5 oz. Wasp and Hornet Killer Aerosol Spray (Insect Killer) (2-Count) SKU 1008824647	2	\$7.97	\$0.00	\$7.97	\$0.00
36 in. Solid Steel Water Meter Shut Off Key with Comfort Grips SKU 1005048379	1	\$21.98	\$0.00	\$21.98	\$21.98
				Subtotal	\$142.78
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$142.78
				Payment Methods	VI-8047



Final Details for Order #113-5282099-1666640

Order Placed: July 16, 2026

PO number : tamaya

Amazon.com order number: 113-5282099-1666640

Order Total: \$61.87

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 July 16, 2026	
Items Ordered	Price
1 of: Heavy Duty Self Closing Gate Hinges for Metal/Vinyl/PVC/Wood Fence,90 Degree Narrow Wood Door Hinges with Adjustable Ten sion,Gate Closer Hinges for Swing Door,Gate Hardware Kit,2 Pack/Set,Black Finish Sold by and invoiced on behalf of: HILLMASTER (seller profile) Condition: New	\$29.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 ----- Total before tax: \$29.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$29.99 -----

Shipped on July 19, 2026	
Items Ordered	Price
1 of: AIKE 37oz Surface Mount Stainless Steel Soap Dispenser for Commercial,Brushed Stianless Steel Finish Model AK1003 Sold by and invoiced on behalf of: AIKE Direct (seller profile) Seller Credentials: ISO 14001 , ISO 9001 Business Price Condition: New	\$31.88
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$31.88 Shipping & Handling: \$0.00 ----- Total before tax: \$31.88 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$31.88 -----

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$61.87 Shipping & Handling: \$0.00 -----
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Total before tax: \$61.87 Estimated Tax: \$0.00 ----- Grand Total: \$61.87
Credit Card transactions	Visa ending in 8047: July 19, 2026: \$61.87

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



Final Details for Order #113-3536759-0701852

Order Placed: July 20, 2026

PO number : tamaya

Amazon.com order number: 113-3536759-0701852

Order Total: \$37.99

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

Shipped on July 20, 2026	
Items Ordered	Price
1 of: HW 9V Rechargeable Lithium Battery 8 Pack, 1400mAh 9 Volt Batteries with USB C Fast Charging Cable, 1000+ Cycles Square Baterias for Smoke Detectors, Fire Alarms, Remote Controls, Clocks and More Sold by and invoiced on behalf of: TIGER HEAD HI WATT BATTERY HK CO LTD (seller profile) Condition: New	\$37.99
Shipping Address: Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	Item(s) Subtotal: \$37.99 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$37.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$37.99 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: Visa Last digits: 8047	Item(s) Subtotal: \$37.99 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$37.99 Estimated Tax: \$0.00 ----- Grand Total: \$37.99
Billing address Ron Zastrocky 12788 MERITAGE BLVD JACKSONVILLE, FL 32246-0705 United States	
Credit Card transactions	Visa ending in 8047: July 21, 2026: \$37.99

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

EXHIBIT 13



Quotation

Cintas First Aid & Safety

Prepared For: Beach Community Development District

Tyler Fort
Service Manager
7251 Salisbury Road
Suite 1
Jacksonville, FL 32256
Phone #: (904) 562-7000
Fax #: (904) 562-7020
9

Date: 8/6/2026
Quote Expires: NA

Product Number	Product Description	Unit Price	Quantity	Extended Price
4003Z_AGRMT	Zoll 3 AED Agreement	100\$ per month	1	100\$ per Month

Service Charge \$0.00

Subtotal **100.00\$ Per Month**

Pending applicable tax

#VALUE!

Signature_____

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms. Provided

[Return to Agenda Pg. 2](#)

EXHIBIT 14



Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914
AR@lakedoctors.com

Water Management Exhibit

720157

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to the following:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of **thirty (36) months** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty (22) lakes associated with Beach Community Development District (Tamaya), Jacksonville Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae..

*Contingent upon FWC Permit approval, seasonal availability, customer purchase approval.

Term of agreement shall be October 1, 2026 to September 30, 2029 according to the following Monthly payment schedule:

FY2026/2027 at \$2,980.00 / FY2027/2028 at \$3,070.00 / FY2028/2029 at \$3,162.00.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$ 2,440.00 Monthly
2. Shoreline Grass and Brush Control Program	\$ INCLUDED
3. Additional Treatments, as Required	\$ INCLUDED
4. Monthly Service Reporting	\$ INCLUDED
5. Water quality testing and analysis, as required, for success of the program.	\$ INCLUDED
6. Stocking sterile grass carp to biologically control aquatic weeds, upon approval*	\$ 3,200.00 upon stocking
7. Quarterly removal of trash from lakes based on visual inspection or request	\$ 650.00 Quarterly
Total of Monthly Services Accepted	\$ 2,440.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be **payable in advance in monthly installments of \$2,440.00 monthly and \$650.00 shall be payable quarterly upon service completion**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31, 2026**.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark Seymour, Sales Manager

Signed _____ Dated _____
Name _____

EXHIBIT 15

ESTIMATE

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

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

Bill to
Beach CDD

Ship to
Beach CDD

Estimate details

Estimate no.: 7822

Estimate date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Street light tree trimming. Approx 71 trees.			\$7,200.00
2.			Remove 10 trees obstructing lights. Grind stumps.			
3.			Removals. 3034,3014 Brettungar.			
4.			Removal 2936 Danube.			
5.			Removals 2975,3019 Savona			
6.			Removal 2854 Preveza			
7.			Removals 2@ 13102 Aegean			
8.			Removal 2543 Caprere			
9.			Removal 2651 Ostia			
Total						\$7,200.00

Note to customer

Thank You for calling Lucas Tree Service!

Accepted date

Accepted by

EXHIBIT 16



Tamaya Beach CDD

8 31 26

Property Address: 12788 Meritage Blvd

Re: 3097 Brettungar Dr -depression area

All Weather Contractors is proposing the following services for the below-mentioned prices. Any item not specifically mentioned is subject to a written change order.

Bring in crew and equipment to complete the repairs below:

- >Using equipment, we will excavate the depression in the backyard of the address listed above.
- >Once area is opened up, we will determine cause of depression.
- >If we determine that the cause of the depression can be repaired with a concrete collar, we will form up and repair for an **additional \$4,395.00**
- >Clean up jobsite and haul away all debris.

***We will begin work after 811 has been called and we have approval to dig.**

***A portion of the fence will need to be removed at the address above and we will set up temporary fencing.**

***Homeowners are 100% responsible for keeping all pets, children and guests out of backyard and away from dig site.**

All Weather Contractors is NOT responsible for any personal injury during the duration of the job.

Total Price: \$3,695.00

***Payments made by credit card are subject to a 3% processing fee of the total invoice*

Proposal Signed by _____ Printed Name _____

Thank you for your consideration

Fred Becerra -C 904.917.9865

AllWeatherContractors.com
(904) 781-7060
1702 Lindsey Rd, Jacksonville, FL 32221

Did You Know We Perform The Following Services?

**Multifamily • Condominium Projects • HOA Services • Churches
Commercial Buildings • Shopping Centers • Student Housing • Banks
Special Projects • On Demand Service • Restaurants • Hotels**

● Full General Contracting Services

- Interior & Exterior Renovations
- Restoration
- Property Amenities
- Ancillary Structures
- Concrete
- Siding - Soffit - Fascia
- Carpentry & Drywall
- Hardscapes
- Speciality Projects
- Electrical

● Roofing

- Roof Repairs
- Re-Roofs
- Roof Inspections
- Full Roof Assessment & Reports
- Skylights
- Ventilation Systems
- Preventative Maintenance
- Gutter Work
- Chimney Repairs

● Disaster Services

- Disaster Response & Management
- Storm Damage
- Fire & Smoke Damage
- Floods/Water Damage
- Mold Prevention & Restoration
- Full Reconstruction Services
- Structural Drying
- Electrical Damage
- Building Collapse

● HVAC - Mechanical

- Unit Replacements
- Service All Brands
- Preventative Maintenance
- Zoning
- Indoor Air Quality
- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

● Design Services

- Remodeling
- Structural
- Clubhouses
- Renderings
- Signage
- Hardscapes
- Finishes
- Architectural
- Engineering

● Plumbing

- Water Leaks
- Water Heaters
- Sewer Leaks
- Drain Cleaning
- Re-Pipes
- Toilets
- Faucets
- Fixtures
- Grease Traps

● Property Maintenance

- Interior & Exterior Painting
- Unit Punch outs - Turns
- Window & Door installs
- Decking & Fencing
- Carpentry
- Welding
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeeping

EXHIBIT 17



1512 Millcoe Road, Jacksonville FL 32225 / Phone: (904) 724-8967 / Fax: (904) 724-8155

CPC # 1457065

REVISED 5.19.26

REVISED 8.3.26

REVISED 8.12.26

REVISED 8.17.2026

REVISED 8.26.26

Prepared for Tamaya Amenity Pool

Date 8.12.2026

Located at 12788 Meritage Blvd.

Cell: -

Jacksonville, FL 32246

Contact -

Email rzastrocky@vestapropertyservices.com

Wheel: Pump:

POOL SIZE 5721 SPA SIZE 0

Prep and plaster the pool, 5721 sq ft, located at the address above.

Included Services / Warranty

Drain & Secure / Pool Wash / Bond Kote

15 year PEBBLE plaster material warranty

5 Year warranty on labor

SCOPE DETAILS

QTY included

INCLUDES WHITE PEBBLE FINISH AS DIRECTED BY THE DEPARTMENT OF HEALTH

- 1 DRAIN AND SECURE POOL.
- 386 REPLACE 6 X6 SMOOTH WATERLINE TILE, INCLUDING DEPTH MARKERS TO MEET SATE CODES.
- 386 INSTALL 6 X 6 NON-SKID TILE ON GUTTER LIP, INCLUDES GUTTER FITTINGS.
- 0 REPLACE 6 X 6 MUDCAP BACKSPLASH TILE.
- 305 INSTALL NEW 2 X 6 STEP TRIM TILE.
- 81 INSTALL NEW DEPTH MARKERS.
- 64 INSTALL NEW BREAK LANE TILE.
- 0 INSTALL NEW RACE LANE TILE.
- 0 REMOVE AND REPLACE ROPE ANCHORS.
- 386 GUTTER CHIP-OUT.
- 0 REMOVE AND INSTALL NEW HANDRAIL(S).
- 1 REMOVE AND INSTALL NEW LADDER(S).
- 4 INSTALL NEW VGB MAIN DRAIN FRAME AND GRATES.
- 1 INSTALL NEW RETURNS.
- 0 INSTALL NEW LIGHTS.
- 22 REMOVE AND REPLACE FLOORHEADS.
- 0 INSTALL NEW RECESSED STEPS.
- 0 REMOVE AND REPLACE COPING.
- 1 REPAIR EXPANSION JOINT WITH LIKE MATERIAL.
- 1 INCLUDES 28 DAY START-UP.
- 1 ELECTRICAL SAFETY ADUIT BY LICENSED ELECTRICIAN.

In the unlikely event, the pool needs a full chip-out, please add \$28,500.00

INCLUDES PERMITS AND ASSOCIATED FEES AND SUBMISSION OF VGB TO HEALTH DEPARTMENT.

OWNER RESPONSIBLE FOR CHEMICALS AND MAINTENANCE AFTER START-UP.

*****SPECIAL PAYMENT TERMS PER CALE HUGHEY*****

TOTAL FOR THE ABOVE SERVICES

PRICE GOOD FOR 30 DAYS

25% DOWN PAYMENT DUE UPON CONTRACT SIGNING

50% PAYMENT DUE 7 DAYS BEFORE PLASTER

FULL PAYMENT DUE UPON DOH INSPECTION \$199,554.22

CUSTOMER MUST NOTIFY TEMPOOL OF DECK WORK BEING DONE

ESTIMATED START WEEK :

PERMITS MUST BE PULLED PRIOR TO STARTING THE PROJECT.

In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition.

Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. Tempool not responsible for any crack repairs and / or expansion joint leaks. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs.

In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost. Tempool not responsible for any DOH closures not related to the work outline above.

Date: _____

Tempool Inc.

Date: _____

Management / Authorized signer

OWNER NAME AS ON PROPERTY APPRAISERS

OWNERS MAILING ADDRESS AS ON SUNBIZ

OWNER'S PHONE NUMBER

EMAIL

HEALTH DEPARTMENT NUMBER

PLASTER FINISH

COBALT WHITE

TILE COLOR CHOICE



1512 Millcoe Road, Jacksonville FL 32225 / Phone: (904) 724-8967 / Fax: (904) 724-8155
CPC # 1457065

REVISED 8-17-26

REVISED 8.3.26

REVISED 8.12.26

REVISED 8.26.26

Prepared for	TAMAYA LAP POOL	Date	8/17/26
Located at	12788 MERITAGE BLVD.	Cell:	904-504-1121
	0	Contact	-
Email	rzastrocky@vestapropertyservices.com	Wheel:	Pump:
		POOL SIZE	4300 SPA SIZE 0

Prep and plaster the pool, 4300 sq ft, located at the address above.

Included Services / Warranty

Drain & Secure / Pool Wash / Bond Kote
15 year PEBBLE plaster material warranty
5 year warranty on labor

SCOPE DETAILS

QTY included	<u>INCLUDES WHITE PEBBLE FINISH AS DIRECTED BY THE DEPARTMENT OF HEALTH</u>
1	DRAIN AND SECURE POOL.
300	REPLACE 6 X6 SMOOTH WATERLINE TILE, INCLUDING DEPTH MARKERS TO MEET STATE CODES.
300	INSTALL 6 X 6 NON-SKID TILE ON GUTTER LIP, INCLUDES GUTTER FITTINGS.
0	REPLACE 6 X 6 MUDCAP BACKSPLASH TILE.
260	INSTALL NEW 2 X 6 STEP TRIM TILE.
62	INSTALL NEW DEPTH MARKERS.
0	INSTALL NEW BREAK LANE TILE.
420	INSTALL NEW RACE LANE TILE.
0	REMOVE AND REPLACE ROPE ANCHORS.
300	GUTTER CHIP-OUT.
0	REMOVE AND INSTALL NEW HANDRAIL(S).
0	REMOVE AND INSTALL NEW LADDER(S).
2	INSTALL NEW VGB MAIN DRAIN FRAME AND GRATES.
1	INSTALL NEW RETURNS.
0	INSTALL NEW LIGHTS.
18	REMOVE AND REPLACE FLOORHEADS.
0	INSTALL NEW RECESSED STEPS.
0	REMOVE AND REPLACE COPING.
1	INCLUDES A 28 DAYS START-UP.
1	ELECTRICAL SAFETY ADUIT BY LICENSED ELECTRICIAN.

In the unlikely event the pool needs a full chip-out, please add \$21,500.00

**INCLUDES PERMITS AND ASSOCIATED FEES AND SUBMISSION OF VGB TO HEALTH DEPARTMENT.
OWNER RESPONSIBLE FOR CHEMICALS AND MAINTENANCE AFTER START-UP.**

*****SPECIAL PAYMENT TERMS PER CALE HUGHEY*****

PRICE GOOD FOR 30 DAYS

TOTAL FOR THE ABOVE SERVICES	_____
DOWN PAYMENT DUE UPON CONTRACT SIGNING	_____
PAYMENT DUE 7 DAYS BEFORE PLASTER	_____
FULL PAYMENT DUE UPON DOH INSPECTION	\$174,556.82

CUSTOMER MUST NOTIFY TEMPOOL OF DECK WORK BEING DONE

ESTIMATED START WEEK :

PERMITS MUST BE PULLED PRIOR TO STARTING THE PROJECT.

In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition.

Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. Tempool not responsible for any crack repairs and / or expansion joint leaks. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs.

In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost. Tempool not responsible for any DOH closures not related to the work outline above.

Date: _____

Tempool Inc.

Date: _____

Management / Authorized signer

OWNER NAME AS ON PROPERTY APPRAISERS

OWNERS MAILING ADDRESS AS ON SUNBIZ

OWNER'S PHONE NUMBER

EMAIL

HEALTH DEPARTMENT NUMBER

PLASTER FINISH

COBALT WHITE

TILE COLOR CHOICE

EXHIBIT 18

From: Mark Whittington <markwhittington62@gmail.com>
Sent: Thursday, August 6, 2026 8:48 AM
To: Ron W. Zastrocky <Rzastrocky@vestapropertyservices.com>
Subject: Smarter Investments. Kitchen project at Tamaya

External Sender - From: (Mark Whittington
<markwhittington62@gmail.com>)

This message came from outside your organization.

Remove old refrigerator, cut out opening to fit new refrigerator. Install new refrigerator, old refrigerator to be disposed by others. \$300. Remove small cooler/ ice box , and modify cabinet to fit new oven. Run new to 220v. 20a. circuit for new oven, and install new oven. Cooler/ice box, to be disposed by others. \$1400. Total.... \$1700.

#1 Home Improvement Retailer

THE HOME DEPOT

Jacksonville (L...

10PM

32205

W.

Q

Jacksonville (L...

10PM

32205

Shop All Services

DIY

Log

... / [Wall Ovens](#) / [Electric Wall Ovens](#) / [Single Electric Wall Ovens](#) / [GE Single Electric Wall Ovens](#)

Internet # 343159965 Model # PKS7000SZSS Store SKU # 1015977



Hover Image to Zoom



SHOP LABOR DAY SALE >

New

Shop GE

Profile 27 in. Smart Built-In Convection Single Wall Oven with No Preheat Air Fry, Precision Cooking, and Microphone

★★★★★ (139) Questions & Answers (1)

\$2,399⁰⁰

\$3,499.00

Save \$1,100.00 (31%)

Save up to \$250 in Rebates and Promotions

Heart

Share

Print

Magic Apron Assistant

https://www.homedepot.com/p/GE-Profile-27-in-Smart-Built-In-Convection-Single-Wall-Oven-with-No-Preheat-Air-Fry-Precision-Cooking-and-Micropho...

1/5

#1 Home Improvement Retailer

... / Appliances / Refrigerators / French Door Refrigerators / GE French Door Refrigerators

Internet # 312648545 Model # PWE23KYNFS Store SKU # 1005221



Hover Image to Zoom



SHOP LABOR DAY SALE >

Shop GE

Profile 23.1 cu. ft. French Door Refrigerator in Fingerprint Resistant Stainless Steel, Counter Depth, ENERGY STAR

★★★★★

(2230)

Questions & Answers (66)

♡

↗

📄

Limit 6 per order

\$3,149⁰⁰ ~~\$3,499.00~~ Save \$350.00 (10%) ⓘ

Save up to \$400 in Rebates and Promotions

Spend More, Save More

 **\$132/mo**** suggested payments with 24 mos** financing. Ends 09/09 ⓘ [Apply Now](#)

Ends Sep 16

 Spend More, Save More

Spend \$998	Spend \$1,498	Spend \$1,998	Spend \$2,498
\$50 Off	\$150 Off	\$250 Off	\$400 Off

ⓘ Item limits may apply per category for discount. [Learn more.](#)

[Shop This Offer](#)

- Counter depth design creates a sleek built-in look
- Advanced water filtration (uses XWFE filter)
- 35 3/4 in. french door refrigerator with LED lighting
- [View More Details](#)

 Will This Refrigerator Fit My Space?

Measure your space, not your old refrigerator.

[Get Started](#)

Unavailable at

Jacksonville (Lane Ave) Delivering to [32205](#)

Pickup

Unavailable

Delivery ✓

Earliest delivery
Tue, Sep 22



Schedule your appliance delivery in checkout. Delivery cost applied in cart.

 [Add to Cart](#)

Buy now and pay later with **PayPal**. [Learn more](#)

Feedback

EXHIBIT 19

EXHIBIT 19A

Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0003961
Customer Number: CUS3011

Bill To:	Ship To:
Beach CDD	BEACH CDD
250 INTERNATIONAL PKWY STE 208	12788 MERITAGE BLVD STE 208
LAKE MARY, FL 32746-5062	JACKSONVILLE, FL 32246-0705

Inside Sales Rep Hope Humphreys	Order Date 9/11/2026	Required Date 10/11/2026	Freight Plus Freight	Salesperson: Clayton Rix
Customer P.O. PARKING LOT	Ship VIA LSU DELIVERY	F.O.B.	Terms Net 30 Days	

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
PARKING LOT							
15.0000	0.0000	0.0000	SBC12-150/100/80W-XXK	Watts CCT tunable Shoebox Opti		\$0.0000	\$0.00
15.0000	0.0000	0.0000	8G AM BRACKET-C	8G AM BRACKET-C SLIP FITTER		\$0.0000	\$0.00
4.0000	0.0000	0.0000	TA5SQUARE	5" SQUARE POLE TENON ADAPTER		\$0.0000	\$0.00
3.0000	0.0000	0.0000	R60-SP4-90-D-DB	R60-SP4-90-D-DB~~QUAD@ 90 DEG		\$0.0000	\$0.00
1.0000	0.0000	0.0000	R60-SP3-120-D-DB	R60-SP3-120-D-DB~~TRIPLE 120 T		\$0.0000	\$0.00
1.0000	0.0000	1.0000	NON INVENTORY	NON INVENTORY	Y	\$3,450.0000	\$3,450.00

Thank You for the Quote Request

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Order:	\$3,450.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Surcharge:	0.00
Order Total:	\$3,450.00

[Return to Agenda Pg. 2](#)

EXHIBIT 19B



Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0009507
Customer Number: CUS3011

Bill To:

Beach CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5062

Ship To:

BEACH CDD
12788 MERITAGE BLVD STE 208
JACKSONVILLE, FL 32246-0705

Inside Sales Rep

Hope Humphreys

Order Date

9/11/2026

Required Date

10/11/2026

Freight

Plus Freight

Salesperson:

Clayton Rix

Customer P.O.

INGRADE OPTIONS

Ship VIA

LSU DELIVERY

F.O.B.**Terms**

Net 30 Days

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
WELL LIGHT OPTIONS							
1.0000	0.0000 6.25" OPT	0.0000	/NON INVENTORY	5034-30BZ		\$325.0000	\$325.00
1.0000	0.0000 4" OPT	0.0000	/NON INVENTORY	55702MZ		\$285.0000	\$285.00

Thank You for the Quote Request

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Order:	\$610.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Surcharge:	0.00
Order Total:	\$610.00

[Return to Agenda Pg. 2](#)

EXHIBIT 19C



Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0009505
Customer Number: CUS3011

Bill To: Beach CDD 250 INTERNATIONAL PKWY STE 208 LAKE MARY, FL 32746-5062	Ship To: BEACH CDD 12788 MERITAGE BLVD STE 208 JACKSONVILLE, FL 32246-0705
--	--

Inside Sales Rep Hope Humphreys	Order Date 9/11/2026	Required Date 10/11/2026	Freight Plus Freight	Salesperson: Clayton Rix
---	--------------------------------	------------------------------------	--------------------------------	------------------------------------

Customer P.O. LANDSCAPE /POLE OPTION	Ship VIA LSU DELIVERY	F.O.B.	Terms Net 30 Days
--	---------------------------------	---------------	-----------------------------

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
POST TOP AND POLE							
1.0000	0.0000	0.0000	GPH-12-40W-MCTP-BR	MODERN TOP-HAT POST-TOP AREA L	Y	\$447.0000	\$447.00
1.0000	0.0000 PRICE FOR 1-100	0.0000	PLP D315 T4 BRN H2	15' MH BRONZE FIBERGLASS POLE	Y	\$1,042.0000	\$1,042.00
1.0000	0.0000 PRICE FOR 100-200	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$105.0000	\$105.00
1.0000	0.0000 PRICE FOR 200 +	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$98.0000	\$98.00
1.0000	0.0000	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$95.0000	\$95.00

Thank You for the Quote Request

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Order:	\$1,787.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Surcharge:	0.00
Order Total:	\$1,787.00

[Return to Agenda Pg. 2](#)

EXHIBIT 19D



Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0009504
Customer Number: CUS3011

Bill To:

Beach CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5062

Ship To:

BEACH CDD
12788 MERITAGE BLVD STE 208
JACKSONVILLE, FL 32246-0705

Inside Sales Rep
Hope Humphreys

Order Date
9/11/2026

Required Date
10/11/2026

Freight
No Freight

Salesperson:
Clayton Rix

Customer P.O.
POOL AREA

Ship VIA
LSU DELIVERY

F.O.B.

Terms
Net 30 Days

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
35.0000	0.0000	0.0000	KT-FLED25PS-C1E-UNV-8CSB-V DIM	25w CCT Select LED BULLET mvol		\$92.8000	\$3,248.00

Thank You for the Quote Request

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Order:	\$3,248.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Surcharge:	0.00
Order Total:	\$3,248.00

[Return to Agenda Pg. 2](#)

EXHIBIT 20



First Coast Lighting and Fans

10130 Philips Highway
Jacksonville, FL 32256
Phone: 904-379-8828

WWW.FirstCoastLighting.com

6/27/2026
Page 1 of 1

Estimate

Bill To:

Beach CDD
C/O Vista District Services
250 International PKWY Ste 208
Lake Mary FL 32746-5062
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
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%	\$0.00
County Sales Tax 1.5%	\$0.00
Total	\$1,156.00

Pricing on estimate is valid 30 days from date created.

[Return to Agenda Pg. 3](#)

EXHIBIT 21

Prepared by:

Wesley S. Haber, Esq.
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

RELEASE AND WAIVER OF LIABILITY AND ASSUMPTION OF OBLIGATION FOR STREET TREES

THIS RELEASE AND WAIVER OF LIABILITY AND ASSUMPTION OF OBLIGATION FOR STREET TREES (this “**Agreement**”) is effective as of _____, 2026 (the “**Effective Date**”), by _____ and _____, husband and wife, whose mailing address is _____, **Jacksonville, Florida 32246 (“Homeowners”)**, together with their successors and assigns, and Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, and whose mailing address is **250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District”)**.

RECITALS

WHEREAS, Homeowners own the real property more particularly described on **Exhibit A** and incorporated herein by reference (the “**Property**”), which is located within the District;

WHEREAS, the District is undertaking a project to remove certain street trees located within the District and on District-owned right-of-way, including the street trees adjacent to the Property and more particularly identified on **Exhibit B** (the “**Trees**”); and

WHEREAS, Homeowners have requested that the District not remove the Trees; and

WHEREAS, in exchange for the District agreeing to not remove the Trees, the Homeowners have agreed to sign this Agreement regarding the on-going maintenance of the Trees and certain liabilities and obligations related to the Trees.

AGREEMENT

NOW THEREFORE, in exchange for the District agreeing to not remove the Trees, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. Homeowners agree to maintain the Trees in a safe, healthy, and aesthetically acceptable condition, including, but not limited to: (a) routine trimming and pruning no less than annually; (b) removal of dead, diseased, or hazardous limbs within fourteen (14) days of discovery or notice from the District; (c) treatment of disease or pest infestation promptly upon discovery; (d) maintaining root barriers or other measures necessary to prevent damage to District infrastructure, including sidewalks, curbs, utilities, irrigation systems, and roadways; and (e) removal and replacement, at Homeowners’ sole cost, of any Tree that dies, becomes irreparably

diseased, or is determined by a certified arborist to pose an imminent hazard. All maintenance shall be performed by qualified personnel at Homeowners' sole cost and expense. The District shall have the right, upon reasonable notice, to inspect the Trees and to require Homeowners to perform specific maintenance within thirty (30) days of written notice. Failure to perform required maintenance within such period shall constitute a default under this Agreement.

SECTION 3. Homeowners hereby agree that they shall be responsible for all damage caused by any portion of the Trees, including without limitation trunks, branches, limbs, roots, and root systems, including, but not limited to, any damage caused by the Trees as a result of Homeowners' failure to adequately maintain the Trees, the continued growth of the Trees, and/or a storm or other Act of God. Such obligation shall include, but not be limited to damage to any property, without regard to whether or not the District owns the property, including, but not limited to, utilities, sidewalks, curbs, irrigation, and roadways. The obligation of the Homeowners or their successors and assigns to take any action to address any damage caused by the Trees shall remain throughout the term of this Agreement, at any point such action is needed. Should the District own any property damaged by the Trees, or is being held responsible for damage caused by the Trees, the District shall provide the Homeowners with written notice of the damage and the Homeowners shall commence repair of the damage within 30 days of Homeowners' receipt of the District's notice and the repair shall be completed within 45 days following commencement of repair, unless the District approves a longer period in writing. Should Homeowners fail to perform the repair within the timeframe set forth herein, or in a manner that is reasonably acceptable to the District, the District shall have the right, but not the obligation, to perform the repair and Homeowners shall be obligated to fully reimburse the District for the cost of the repair undertaken by the District. Should the District exercise its right to perform such repair, Homeowners shall reimburse the District for the full cost thereof, including all direct repair costs, administrative and overhead costs, and attorney fees and costs incurred in connection with enforcement, within thirty (30) days of receipt of the District's written demand for reimbursement. Failure to reimburse the District within such period shall accrue interest at the rate of eighteen percent (18%) per annum, or the highest rate permitted by Florida law, whichever is less, from the date payment was due. Additionally, the District shall have the right, upon thirty (30) days' written notice to the Homeowners of a failure to perform required repairs or maintenance, to remove the Trees at the sole cost and expense of the Homeowners, and this Agreement shall thereafter terminate as to the removed Trees.

SECTION 4. Homeowners expressly waive and release any and all claims, demands, actions, causes of action, suits, damages, losses, and expenses, whether known or unknown, foreseen or unforeseen, including without limitation claims for personal injury, property damage, diminution of property value, and consequential or incidental damages, against the District, and its Supervisors, officers, employees, agents, affiliates, contractors, successors, and assigns (collectively, "**Releasees**"), arising out of or in any way attributable to the Trees or the District's agreement not to remove the Trees. Homeowners covenant not to make or bring any such claim against any Releasee, and forever release and discharge all Releasees from liability under such claims.

SECTION 5. Homeowners shall defend, indemnify, and hold harmless the District and all other Releasees against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorney fees, fees and costs of experts, the costs of enforcing any right to

indemnification under this Agreement, and the cost of pursuing any insurance providers, arising out of or resulting from any claim of a third party or any governmental authority related to or attributable to the Trees, whether or not such claim results in a final judgment. The Homeowners' indemnification obligations shall arise upon the assertion of any covered claim and shall include the obligation to reimburse the District for defense costs as they are incurred.

SECTION 6. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. The obligations and liabilities of the Homeowners hereunder shall be joint and several.

SECTION 8. Homeowners acknowledge that the District is relying on this Agreement and that the District would not have agreed to allow the trees to remain without it.

SECTION 9. This Agreement shall be governed by the laws of the State of Florida, without regard to conflicts of laws principles.

SECTION 10. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which shall together constitute one and the same instrument. Executed copies may be delivered by facsimile, email, PDF copy or other means of electronic transmission and, upon receipt, shall be deemed originals and binding on the parties hereto.

SECTION 11. Homeowners have full authority and power to enter into this Agreement and to perform their respective obligations hereunder. The Property is owned by Homeowners and no one else.

SECTION 12. If any term or provision of this Agreement shall be determined to be invalid or unenforceable, the remainder of this Agreement shall not be impacted thereby, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.

SECTION 13. Should any action be brought arising out of this Agreement, the parties to such action waive any right to a trial by jury.

SECTION 14. Time is of the essence in the occurrence of all events, and the performance of all obligations hereunder.

SECTION 15. This Agreement shall run with and bind the Property for an initial term of fifty (50) years from the date this Agreement is recorded in the public records. At the end of the initial term, this Agreement shall be automatically renewed without any action by the parties hereto or their respective successors or assigns for successive terms of twenty (20) years. This Agreement may not be amended without the written consent of both the District and the then-current owner(s) of the Property. Notwithstanding the foregoing, the District may terminate this Agreement upon sixty (60) days' written notice to the then-current owner(s) of the Property in the event of: (a) a

material default by the Homeowners or their successors that remains uncured for more than thirty (30) days following written notice thereof from the District; (b) a determination by the District, in its reasonable discretion, that the Trees pose an imminent threat to public health, safety, or District infrastructure; or (c) a determination by the District that the continued presence of the Trees materially interferes with a District capital improvement project. Upon termination, the District shall have the right to remove the Trees at the sole cost and expense of the then-current owner(s) of the Property.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE HOMEOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS AND ASSIGNS IN INTEREST. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS AGREEMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS AGREEMENT.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, each party below has executed this Release and Waiver of Liability and Assumption of Obligation for Street Trees effective as of the Effective Date.

Signed, sealed and delivered
in the presence of:

Homeowners:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization, by _____, who is personally known to me or who has produced _____ as identification.

[AFFIX SEAL]

_____, Signature

Printed Name

NOTARY PUBLIC

Print Name: _____

My commission expires: _____

Signed, sealed and delivered
in the presence of:

BEACH COMMUNITY DEVELOPMENT
DISTRICT, a local unit of special purpose
government organized pursuant to Chapter
190, Florida Statutes

Witnesses:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

By: _____

Name: _____

Its: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence, this ____ day of _____, 2026 by _____ as _____ of the Beach Community Development District, a local unit of special purpose government organized pursuant to Chapter 190, Florida Statutes, on behalf of the District, who is _____ personally known to me or who produced _____ as identification.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

Exhibit A
Property

DRAFT

Exhibit B
Depiction of Trees

DRAFT

EXHIBIT 22

EXHIBIT 22A



Long-Term Har-Tru Clay Court Maintenance and Upkeep

Har-Tru (clay) tennis courts require 1" of Har-Tru surface material for optimum playability, court stability and moisture retention. For this reason, all new sprinkler irrigated Har-Tru tennis courts are built with +/- 40 tons (1,000, 80 lb. bags) of Har-Tru surfacing material. Each new Har-Tru tennis court is also built with a 1" in 30' slope to ensure adequate rainwater drainage. This means that a new single court will slope 4" (if it is sloped from end-to-end) or 2" (if it is sloped side-to-side).

Rain, wind and play over time will cause Har-Tru material to wash off the court and to migrate (or "shift") from the high side of the court to the low side of the court. Over time, your Har-Tru tennis court will lose the ideal surface depth of 1" and the slope of the court will begin to "flatten out". These changes will cause the court to shift under rolling, shift under play and drain poorly, resulting in less than optimum (possibly even dangerous) playing conditions. Consequently, sprinkler irrigated Har-Tru clay courts should receive a "laser-tapered" resurfacing every 5 years or so.

In a laser-tapered resurfacing, laser guided grading equipment is used to remove excess material at the low end of the court and add new material at the high end of the court to restore the proper court slope.

Fast-Dry Courts, Inc., was one of the first companies in the United States to utilize this revolutionary technique to restore Har-Tru courts to a like-new condition. If you are interested in hiring a contractor to perform a laser-tapered resurfacing on your sprinkler irrigated Har-Tru (Clay) tennis court, contact Fast-Dry Courts, Inc. | www.fast-dry.com.



Stacy Kraus, Account Executive at Fast-Dry Courts, Inc. | stacy@fast-dry.com | 803-292-7684



YOUR INDUSTRY LEADING



PROFESSIONAL SERVICES

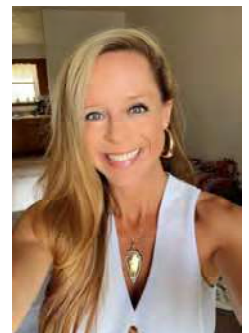
- CONSTRUCTION
- RESURFACING
- REPAIRS & MAINTENANCE
- FENCING
- LIGHTING

SPORTS

- TENNIS
- PICKLEBALL
- PADEL
- SHUFFLEBOARD
- BASKETBALL
- VOLLEYBALL
- BOCCE

COURTS & SURFACES

- HARD
- ASPHALT CUSHION
- SYNTHETIC
- ARTIFICIAL TURF
- CLAY
- HAR-TRU
- HYDROCOURT
- HYDROGRID
- CLAYTECH



A FAMILY-OWNED HISTORY OF EXCELLENCE



OVER 45 YEARS OF EXCELLENCE

- Family owned since 1981
- Creating & supporting award-winning courts, driven by a *Company of Craftsmen* – Our Team's Longevity Can't Be Beat
- Our Team has completed over 15,000 projects since 1981
- Awarded by ASBA for construction excellence for 22 years
- We provide the professionalism, experience & depth of talent your project requires
- Industry leading Bonding & Insurance Capabilities
- Owner of 10-S Tennis Supply, featuring the world's largest selection of court equipment



NEW CONSTRUCTION

- Har-Tru (Clay with Sprinkler Irrigation)
- HydroCourt (Clay with underground Irrigation)
- Hard (asphalt or concrete)
- New Pickleball
- Pickleball Conversions
- Cushioned Hard Courts
- Court Amenities
- Shade Structures
- Court Equipment
- Basketball Courts
- Padel
- ClayTech
- Synthetic Turf
- Hard to Clay Conversions
- Bocce Courts
- Shuffleboard Courts
- Volleyball Sand Courts
- Lighting, Fencing, Windscreen



RESURFACING

- Hard Courts for All Sports (asphalt or concrete)
- Har-Tru Courts (Clay overhead irrigated)
- HydroCourt (Clay with underground irrigation system)
- HydroGrid (Clay with underground irrigation system)
- Cushioned Hard Courts for All Sports
- ClayTech (Synthetic turf in-filled with Har-Tru)
- Synthetic Turf
- Bocce Courts and Shuffleboard Courts



CERTIFICATES & LICENSES

- ASBA Certified Tennis Court Builders
THE ONLY ASBA CERTIFIED COURT BUILDER IN FLORIDA
- General Contractors in 40 States



CERTIFICATION & LICENSE DETAILS



Florida
dbpr

Department of Business
& Professional Regulation

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LICENSEE DETAILS

1:43:41 PM 3/24/2026

Licensee Information

Name: **DETTOR, TODD M (Primary Name)**
FAST-DRY COURTS INC (DBA Name)
Main Address: **909 NE 6TH STREET**
POMPANO BEACH Florida 33060
County: **BROWARD**
License Location: **1400 N.W. 13TH AVENUE**
POMPANO BEACH FL 33069
County: **BROWARD**

License Information

License Type: **Certified General Contractor**
Rank: **Cert General**
License Number: **CGC1518034**
Status: **Current, Active**
Licensure Date: **11/12/2009**
Expires: **08/31/2026**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309	CONTACT NAME: PHONE (A/C, No, Ext): (954) 776-2222 FAX (A/C, No): (954) 776-4446 E-MAIL ADDRESS: 053.certs@bbrown.com
INSURED Tennis Holdings Acquisition, LLC See additional Named Insureds Attached 1400 N.W. 13th Avenue Pompano Beach FL 33069-1906	INSURER(S) AFFORDING COVERAGE INSURER A: FCCI Insurance Company INSURER B: Brierfield Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 26/27**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y		GL10010107101	04/30/2026	04/30/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y		CA10010106901	04/30/2026	04/30/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y		UMB10010107501	04/30/2026	04/30/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC010010107301	04/30/2026	04/30/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Equipment Floater			CM10010132501	04/30/2026	04/30/2027	Leased & Rented 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Sample is additional insured with respects to General Liability and Auto Liability if required by written contract. Umbrella is follow form. 30 day notice of cancellation except 10 days for non-payment of premium.

CERTIFICATE HOLDER**CANCELLATION**

SAMPLE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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1400 N.W. 13th Avenue
Pompano Beach, FL 33069

Job #24570

July 22, 2026

PROPOSAL

Billing:

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, FL 32246

Job Address / Shipping:

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, FL 32246

Contact: Ron Zastrocky
Telephone: 904-577-3075
E-mail: rzastrocky@vestapropertyservices.com

Dear Ron:

Thank you for taking the time to allow me an overview of your project needs. Tennis Holdings Acquisition, LLC dba Fast-Dry Courts proposes to provide the scope of work described as:

Courts 1 & 2

Resurface two (2) Har-Tru tennis courts (#1 & 2), in one battery, measuring 119' x 119'. Clean surface to remove visible surface algae and dead material; remove old lines and nails, scarify surface as needed, redistribute excess usable green rock from the low end to the high end, apply one (1) full truck load (22.5 tons) of new Har-Tru material ($\pm$ 9 tons on Court 1 and $\pm$ 13.5 tons on Court 2) using laser-guided grading equipment. Install new herringbone-style line tapes secured with 2-1/2" aluminum nails to USTA specifications. Repaint net posts (black) and install two (2) new Streamliner tennis nets with center straps, and anchor mates with locking bands. Courts will be rolled to initial firmness. All waste materials will be disposed of into an FDC-provided dumpster for the total cost of **\$24,300.00**.

Courts 3 & 4

Resurface two (2) Har-Tru tennis courts (#3 & 4), in one battery, measuring 119' x 119'. Clean surface to remove visible surface algae and dead material; remove old lines and nails, scarify surface as needed, redistribute excess usable green rock from the low end to the high end, apply one (1) full truck load (22.5 tons) of new Har-Tru material ($\pm$ 13.5 tons on Court 3 and $\pm$ 9 tons on Court 4) using laser-guided grading equipment. Install new herringbone-style line tapes secured with 2-1/2" aluminum nails to USTA specifications. Repaint net posts (black) and install two (2) new Streamliner tennis nets with center straps, and anchor mates with locking bands. Courts will be rolled to initial firmness. All waste materials will be disposed of into an FDC-provided dumpster for the total cost of **\$24,300.00**.

Should you choose to move forward with both options, FDC will complete both scopes of work for the discounted price of **\$44,550.00**.

FENCE REPAIRS

Loosen, raise, re-stretch, and re-secure $\pm$ 836 linear feet of 10' tall and 30 linear feet of 4' tall chain link mesh. Replace 20 linear feet of mid rail on Court #3 and 10 linear feet of 4' tall divider chain link mesh in between courts #1 & 2 utilizing 1-5/8" O.D. CQ20 pipe, 9-gauge x 2" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and attaching hardware for the total cost of **\$8,400.00**. *NOTE: FDC will remove and store 836 linear feet of existing windscreens for Owner to reinstall upon completion of fence repairs.*

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> RESURFACING <> MAINTENANCE <> SUPPLY



Fast-Dry Courts has a proven 46-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 16,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts for excellence in tennis court construction for an unprecedented 28 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 18 years of experience.

Should you wish to move forward, a formal agreement and a deposit will be required prior to job scheduling, material ordering, and commencement. This proposal reflects preliminary budget estimates only and is valid for thirty (30) days unless extended in writing by Fast-Dry Courts. Terms are subject to change pending final design, engineering, and an executed agreement. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

A handwritten signature in black ink, appearing to be "Stacy Kraus".

Fast-Dry Courts
Stacy Kraus
Account Executive

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> **RESURFACING** <> **MAINTENANCE**

Return to Agenda Pg. 3

EXHIBIT 22B



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Rob Zastrocky - Tamaya Beach CDD (Vesta Property Services)
Cell: +19045773075

Job Address:
12788 Mertiage Blvd
Jacksonville, FL 32246

Print Date: 8-26-2026

Proposal for Tamaya Beach - 4 Clay Tennis Courts Resurface and Fence Repair



License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

Why Choose Mor Sports Group?

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

Project Overview:

Mor Sports Group is pleased to offer this comprehensive proposal for the refurbishment of your four Har-Tru clay tennis courts. Our process incorporates best practices to ensure a revitalized playing surface that meets ASBA specifications and delivers optimal performance

Project Overview:

- Refurbish 4 Har Tru Overhead Irrigated Clay Tennis Courts.
- 140lf of Chain Link Repair - NORTH SIDE ONLY
- The quote allows for Total of 45 tons.

Client Responsibilities:

- Clear access to courts for machinery and equipment.
- Designated storage area for materials and equipment near the courts - client to provide car parking spaces for materials and dumpster.
- Activation and deactivation of the court irrigation system (approximately two days before and after work commences). - client to reactivate the system after works are completed.
- Access to a clean, potable water connection near the work zone.
- Restroom facilities (portable facilities available at an additional cost if not provided on-site).
- Client to take down, store and rehang the tennis nets.

Project Key Note:

- Quotation does not allow for clean up of clay wash off to walkways.
- Quotation does not allow for clean out of drains.

Scope of Work:

- **Mobilization:** Delivery of equipment and materials, including a dumpster for waste disposal.
- **Site Protection:** Implementation of protective measures for walkways and landscapes (additional cost if requested by client).
- **Preparation Works:**
 - Mobilization of Mor Sports' tractor and dual laser-guided box blade for court leveling.
 - Removal of existing court lines and disposal.
 - Leveling of any isolated bird baths (if necessary).
 - Removal of dead clay material from the surface of all four courts, with proper off-site disposal.
 - Scarification of the clay base (if necessary) to promote adhesion between existing and new clay.
 - Application of algae blaster or similar treatment to address algae damage.
- **Clay and Line Installation:**
 - Assessment of remaining clay after preparation works.
 - Client approval for any additional clay required beyond the included 45 tons total for all 4 courts (additional clay will be subject to a change order).
 - Installation of a total of 45 tons of Har-Tru clay (with binder over the 4 courts TOTAL) onto the prepared court surfaces using a laser controlled box blade.
 - Court grooming, rolling, and compaction of the new clay surface.
 - Layout and installation of four sets of clay tennis lines according to ASBA specifications.
 - Extension of clay lines beyond regulation measurements for initial securement.

- Trimming of extended line ends to exact court measurements upon completion.

- **Commercial Grade Fencing**

Remove and Dispose 140lf of Chain Link Fence - NORTH SIDE ONLY
Supply and install standard 140lf of 10' perimeter fencing
9 gauge x 2 " KK fabric, extruded and bonded black fencing.
Bottom line wire.
New ties and hardware

Key Notes:

- Client is responsible for rolling and grooming the courts immediately after handover to maintain optimal performance.

Benefits of Mor Sports' Refurbishment Process:

- **Laser-Guided Leveling:** Ensures a uniform and consistent playing surface.
- **Clay Assessment and Consultation:** Guarantees the optimal amount of new clay for peak performance.
- **Experienced Installation:** Our skilled team uses industry best practices for clay installation and compaction.
- **ASBA-Compliant Line Marking:** Provides accurate measurements for competitive play.

Clay Court Compaction and Rolling Disclaimer

- **Post Installation Rolling:** Upon completion of the clay surface installation and resurfacing process, Mor Sports will perform initial rolling to set the surface and achieve standard playability specifications.
- **Facility Maintenance Responsibility:** Compaction levels, firmness and moisture retention are highly subjective and vary based on specific player preference and facility standards. Following the initial handover, ongoing rolling, watering and daily maintenance required to achieve and maintain the desired level of court compaction remains the sole responsibility of the client/facility maintenance staff.

Project Timeline:

A detailed project timeline will be provided upon contract approval.

Quotation Summary:

The contract price has been calculated based on current price for the components and building materials. The market for building materials at the moment is considered volatile, sudden price increases outside of Mor Sports control may occur. Mor Sports will continue to use its best effort to obtain the lowest price from our suppliers. However, should there be a sudden increase in price on the specified items in this quotation after the execution of this contract, the client agrees to pay the cost increase to Mor Sports.

Any claim by Mor Sports of a cost increase will involve a written notice delivered by Mor Sports to the Client, stating the increase in cost / materials in question and the source supply, supported by evidence.

This quotation is valid for 15 days only

Pricing Validity

This quote is valid for work commencing within six (6) months of the quote date ("Validity Period"). If work does not commence within the Validity Period for any reason not attributable to Mor Sports Group, pricing shall be adjusted to reflect increased costs, including the cost of materials, and fuel and transportation costs, in each case measured from the quote date to the date work commences. Mor Sports Group will provide written notice of the adjusted pricing, supported by reasonable documentation upon request, and the Customer must accept the revised pricing in writing before work begins. Failure to accept the revised pricing within fifteen (15) days of notice shall entitle Mor Sports Group to terminate the quote without liability.

**REFURBISH 4 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 45 TONS
on 4 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES**

PREPARATION WORKS

- Provide Construction Dumpster
- Remove Dead Material From Courts
- Apply Algae Blaster
- Remove Playing Lines and Dispose

REFURBISHMENT WORKS

- Scarify Existing Courts
- Install 45 Tons of Har Tru Clay Total for all 4 Courts Using Laser Grader Depending on Project Size & Specification (Total of 45 tons in 1.25 lb bulk bags)
- Install Line Tapes on Each Court

REFURBISH 4 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 45 TONS on 4 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES Total: **\$52,588.88**

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 140lf

- Remove and Dispose - 140lf of Chain Link Fabric and Old Hardware - North Fencing - Courts 2, 3, and 4 ONLY
- Install 10' High Fence Fabric
- New Hardware
- Bottom Line Wire

KEY NOTE - Fence Color may not match existing Fencing 100%. Mor Sports not responsible for the exact patterns matching etc..., Any such problems will be documented and brought to the attention of the client. Additional works caused by the above will only be carried out after the receipt of an agreed, approved and signed change order.

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 140lf Total: **\$6,481.86**

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Non Refundable Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new court(s).

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

EXHIBIT 22C



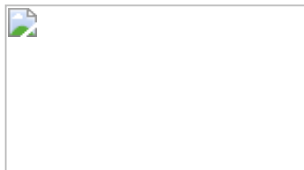
9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Rob Zastrocky - Tamaya Beach CDD (Vesta Property Services)
Cell: +19045773075

Job Address:
12788 Mertiage Blvd
Jacksonville, FL 32246

Print Date: 8-26-2026

Proposal for Tamaya Beach - 2 Clay Tennis Courts Resurface and Fence Repair Courts1 - 2 ONLY



License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

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- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

The Mor Sports Group Team

Project Overview:

Mor Sports Group is pleased to offer this comprehensive proposal for the refurbishment of your two Har-Tru clay tennis courts 1 and 2 ONLY. Our process incorporates best practices to ensure a revitalized playing surface that meets ASBA specifications and delivers optimal performance

Project Overview:

- Refurbish 2 Har Tru Overhead Irrigated Clay Tennis Courts.
- 80lf of Chain Link Repair - NORTH SIDE ONLY
- The quote allows for Total of 22.5 tons.

Client Responsibilities:

- Clear access to courts for machinery and equipment.
- Designated storage area for materials and equipment near the courts - client to provide car parking spaces for materials and dumpster.
- Activation and deactivation of the court irrigation system (approximately two days before and after work commences). - client to reactivate the system after works are completed.
- Access to a clean, potable water connection near the work zone.
- Restroom facilities (portable facilities available at an additional cost if not provided on-site).
- Client to take down, store and rehang the tennis nets.

Project Key Note:

- Quotation does not allow for clean up of clay wash off to walkways.
- Quotation does not allow for clean out of drains.

Scope of Work:

- **Mobilization:** Delivery of equipment and materials, including a dumpster for waste disposal.
- **Site Protection:** Implementation of protective measures for walkways and landscapes (additional cost if requested by client).
- **Preparation Works:**
 - Mobilization of Mor Sports' tractor and dual laser-guided box blade for court leveling.
 - Removal of existing court lines and disposal.
 - Leveling of any isolated bird baths (if necessary).
 - Removal of dead clay material from the surface of the two courts, with proper off-site disposal.
 - Scarification of the clay base (if necessary) to promote adhesion between existing and new clay.
 - Application of algae blaster or similar treatment to address algae damage.
- **Clay and Line Installation:**
 - Assessment of remaining clay after preparation works.
 - Client approval for any additional clay required beyond the included 22.5 tons total for the 2 courts (additional clay will be subject to a change order).
 - Installation of a total of 22.5 tons of Har-Tru clay (with binder over the 2 courts TOTAL) onto the prepared court surfaces using a laser controlled box blade.
 - Court grooming, rolling, and compaction of the new clay surface.
 - Layout and installation of two sets of clay tennis lines according to ASBA specifications.

- Extension of clay lines beyond regulation measurements for initial securement.
- Trimming of extended line ends to exact court measurements upon completion.

- **Commercial Grade Fencing**

Remove and Dispose 80lf of Chain Link Fence - NORTH SIDE ONLY

Supply and install standard 80lf of 10' perimeter fencing

9 gauge x 2 " KK fabric, extruded and bonded black fencing.

Bottom line wire.

New ties and hardware

Key Notes:

- Client is responsible for rolling and grooming the courts immediately after handover to maintain optimal performance.

Benefits of Mor Sports' Refurbishment Process:

- **Laser-Guided Leveling:** Ensures a uniform and consistent playing surface.
- **Clay Assessment and Consultation:** Guarantees the optimal amount of new clay for peak performance.
- **Experienced Installation:** Our skilled team uses industry best practices for clay installation and compaction.
- **ASBA-Compliant Line Marking:** Provides accurate measurements for competitive play.

Clay Court Compaction and Rolling Disclaimer

- **Post Installation Rolling:** Upon completion of the clay surface installation and resurfacing process, Mor Sports will perform initial rolling to set the surface and achieve standard playability specifications.
- **Facility Maintenance Responsibility:** Compaction levels, firmness and moisture retention are highly subjective and vary based on specific player preference and facility standards. Following the initial handover, ongoing rolling, watering and daily maintenance required to achieve and maintain the desired level of court compaction remains the sole responsibility of the client/facility maintenance staff.

Project Timeline:

A detailed project timeline will be provided upon contract approval.

Quotation Summary:

The contract price has been calculated based on current price for the components and building materials. The market for building materials at the moment is considered volatile, sudden price increases outside of Mor Sports control may occur.

Mor Sports will continue to use its best effort to obtain the lowest price from our suppliers. However, should there be a sudden increase in price on the specified items in this quotation after the execution of this contract, the client agrees to pay the cost increase to Mor Sports.

Any claim by Mor Sports of a cost increase will involve a written notice delivered by Mor Sports to the Client, stating the increase in cost / materials in question and the source supply, supported by evidence.

This quotation is valid for 15 days only

Pricing Validity

This quote is valid for work commencing within six (6) months of the quote date ("Validity Period"). If work does not commence within the Validity Period for any reason not attributable to Mor Sports Group, pricing shall be adjusted to reflect increased costs, including the cost of materials, and fuel and transportation costs, in each case measured from the quote date to the date work commences. Mor Sports Group will provide written notice of the adjusted pricing, supported by reasonable documentation upon request, and the Customer must accept the revised pricing in writing before work begins. Failure to accept the revised pricing within fifteen (15) days of notice shall entitle Mor Sports Group to terminate the quote without liability.

REFURBISH 2 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 22.5 TONS on 2 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES

PREPARATION WORKS

- Provide Construction Dumpster
- Remove Dead Material From Courts
- Apply Algae Blaster
- Remove Playing Lines and Dispose

REFURBISHMENT WORKS

- Scarify Existing Courts
- Install 22.5 Tons of Har Tru Clay Total for 2 Courts Using Laser Grader Depending on Project Size & Specification (Total of 22.5 tons in 1.25 lb bulk bags)
- Install Line Tapes on Each Court

REFURBISH 2 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 22.5 TONS on 2 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES Total:	\$29,284.54
--	--------------------

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 80lf

- Remove and Dispose - 80lf of Chain Link Fabric and Old Hardware - North Fencing - Courts 1 and 2 ONLY
- Install 10' High Fence Fabric
- New Hardware
- Bottom Line Wire

KEY NOTE - Fence Color may not match existing Fencing 100%. Mor Sports not responsible for the exact patterns matching etc..., Any such problems will be documented and brought to the attention of the client. Additional works caused by the above will only be carried out after the receipt of an agreed, approved and signed change order.

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 80lf Total:	\$3,987.72
--	-------------------

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Non Refundable Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new court(s).

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

EXHIBIT 22D



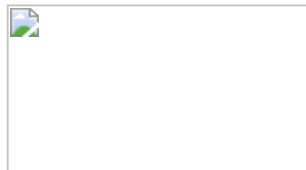
9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Rob Zastrocky - Tamaya Beach CDD (Vesta Property Services)
Cell: +19045773075

Job Address:
12788 Mertiage Blvd
Jacksonville, FL 32246

Print Date: 8-26-2026

Proposal for Tamaya Beach - 2 Clay Tennis Courts Resurface and Fence Repair - Courts 3 - 4 ONLY



License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

Why Choose Mor Sports Group?

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

The Mor Sports Group Team

Project Overview:

Mor Sports Group is pleased to offer this comprehensive proposal for the refurbishment of your two Har- Tru clay tennis courts 3- 4 ONLY. Our process incorporates best practices to ensure a revitalized playing surface that meets ASBA specifications and delivers optimal performance

Project Overview:

- Refurbish 2 Har Tru Overhead Irrigated Clay Tennis Courts.
- 60lf of Chain Link Repair - NORTH SIDE ONLY
- Quote allows for Total of 22.5 tons.

Client Responsibilities:

- Clear access to courts for machinery and equipment.
- Designated storage area for materials and equipment near the courts - client to provide car parking spaces for materials and dumpster.
- Activation and deactivation of the court irrigation system (approximately two days before and after work commences). - client to reactivate the system after works are completed.
- Access to a clean, potable water connection near the work zone.
- Restroom facilities (portable facilities available at an additional cost if not provided on-site).
- Client to take down, store and rehang the tennis nets.

Project Key Note:

- Quotation does not allow for clean up of clay wash off to walkways.
- Quotation does not allow for clean out of drains.

Scope of Work:

- **Mobilization:** Delivery of equipment and materials, including a dumpster for waste disposal.
- **Site Protection:** Implementation of protective measures for walkways and landscapes (additional cost if requested by client).
- **Preparation Works:**
 - Mobilization of Mor Sports' tractor and dual laser-guided box blade for court leveling.
 - Removal of existing court lines and disposal.
 - Leveling of any isolated bird baths (if necessary).
 - Removal of dead clay material from the surface of the two courts, with proper off-site disposal.
 - Scarification of the clay base (if necessary) to promote adhesion between existing and new clay.
 - Application of algae blaster or similar treatment to address algae damage.
- **Clay and Line Installation:**
 - Assessment of remaining clay after preparation works.
 - Client approval for any additional clay required beyond the included 22.5 tons total for the 2 courts (additional clay will be subject to a change order).
 - Installation of a total of 22.5 tons of Har-Tru clay (with binder over the 2 courts TOTAL) onto the prepared court surfaces using a laser controlled box blade.
 - Court grooming, rolling, and compaction of the new clay surface.
 - Layout and installation of two sets of clay tennis lines according to ASBA specifications.

- Extension of clay lines beyond regulation measurements for initial securement.
- Trimming of extended line ends to exact court measurements upon completion.

- **Commercial Grade Fencing:**

Remove and Dispose 60lf of Chain Link Fence - NORTH SIDE ONLY

Supply and install standard 60lf of 10' perimeter fencing

9 gauge x 2 " KK fabric, extruded and bonded black fencing.

Bottom line wire.

New ties and hardware

Key Notes:

- Client is responsible for rolling and grooming the courts immediately after handover to maintain optimal performance.

Benefits of Mor Sports' Refurbishment Process:

- **Laser-Guided Leveling:** Ensures a uniform and consistent playing surface.
- **Clay Assessment and Consultation:** Guarantees the optimal amount of new clay for peak performance.
- **Experienced Installation:** Our skilled team uses industry best practices for clay installation and compaction.
- **ASBA-Compliant Line Marking:** Provides accurate measurements for competitive play.

Clay Court Compaction and Rolling Disclaimer

- **Post Installation Rolling:** Upon completion of the clay surface installation and resurfacing process, Mor Sports will perform initial rolling to set the surface and achieve standard playability specifications.
- **Facility Maintenance Responsibility:** Compaction levels, firmness and moisture retention are highly subjective and vary based on specific player preference and facility standards. Following the initial handover, ongoing rolling, watering and daily maintenance required to achieve and maintain the desired level of court compaction remains the sole responsibility of the client/facility maintenance staff.

Project Timeline:

A detailed project timeline will be provided upon contract approval.

Quotation Summary:

The contract price has been calculated based on current price for the components and building materials. The market for building materials at the moment is considered volatile, sudden price increases outside of Mor Sports control may occur.

Mor Sports will continue to use its best effort to obtain the lowest price from our suppliers. However, should there be a sudden increase in price on the specified items in this quotation after the execution of this contract, the client agrees to pay the cost increase to Mor Sports.

Any claim by Mor Sports of a cost increase will involve a written notice delivered by Mor Sports to the Client, stating the increase in cost / materials in question and the source supply, supported by evidence.

This quotation is valid for 15 days only

Pricing Validity

This quote is valid for work commencing within six (6) months of the quote date ("Validity Period"). If work does not commence within the Validity Period for any reason not attributable to Mor Sports Group, pricing shall be adjusted to reflect increased costs, including the cost of materials, and fuel and transportation costs, in each case measured from the quote date to the date work commences. Mor Sports Group will provide written notice of the adjusted pricing, supported by reasonable documentation upon request, and the Customer must accept the revised pricing in writing before work begins. Failure to accept the revised pricing within fifteen (15) days of notice shall entitle Mor Sports Group to terminate the quote without liability.

REFURBISH 4 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 22.5 TONS on 2 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES

PREPARATION WORKS

- Provide Construction Dumpster
- Remove Dead Material From Courts
- Apply Algae Blaster
- Remove Playing Lines and Dispose

REFURBISHMENT WORKS

- Scarify Existing Courts
- Install 22.5 Tons of Har Tru Clay Total for 2 Courts Using Laser Grader Depending on Project Size & Specification (Total of 22.5 tons in 1.25 lb bulk bags)
- Install Line Tapes on Each Court

REFURBISH 4 OVERHEAD IRRIGATED CLAY TENNIS COURTS AS PER CLIENTS INSTRUCTIONS - 22.5 TONS on 2 COURTS LASER GRADING INCLUDING REMOVING AND REPLACING THE PLAYING LINES Total: **\$29,284.54**

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 60lf

- Remove and Dispose - 60lf of Chain Link Fabric and Old Hardware - North Fencing - Court 3 ONLY
- Install 10' High Fence Fabric
- New Hardware
- Bottom Line Wire

KEY NOTE - Fence Color may not match existing Fencing 100%. Mor Sports not responsible for the exact patterns matching etc..., Any such problems will be documented and brought to the attention of the client. Additional works caused by the above will only be carried out after the receipt of an agreed, approved and signed change order.

Remove Old Damaged Fencing and Supply and Install New 10' Fencing - 60lf Total: **\$3,114.54**

Total Price: \$32,399.08

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Non Refundable Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new court(s).

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

EXHIBIT 23

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE; AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

RECITALS

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 construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District owns, operates, and maintain certain roadways within its boundary (“**Roadways**”) and would like to grant the Jacksonville Sheriff’s Office municipal traffic control jurisdiction over the Roadways;

WHEREAS, for the purpose of granting such jurisdiction, the Board has reviewed, considered, and desires to approve form of Agreement Regarding Traffic Control Jurisdiction attached hereto as **Exhibit A (“Agreement”)**, and finds that the execution of the Agreement is in the best interest of the District, its landowners, and future residents; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to negotiate, finalize, and execute the Agreement on the District’s behalf.

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

1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. APPROVAL OF AGREEMENT. The Agreement is hereby approved in substantial form, subject to any further revisions that may be made by the District’s Chairperson, in consultation with District Staff.

3. EXECUTION OF AGREEMENT. The Chairperson is authorized to execute the Agreement at a time to be determined by the Chairperson, in consultation with District Staff.

4. ADDITIONAL AUTHORIZATION. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

5. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

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

7. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of September, 2026.

WITNESS:

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Agreement Regarding Traffic Control Jurisdiction

Exhibit A

AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION

(Beach Community Development District)

THIS AGREEMENT REGARDING TRAFFIC CONTROL JURISDICTION ("Agreement"), is made and entered into as of the ____ day of _____, 2026, by and between **BEACH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("Beach CDD"), whose mailing address is c/o Vesta District Services, 250 International Parkway, Suite 208 Lake Mary, Florida 32746, and the **CITY OF JACKSONVILLE, FLORIDA**, a consolidated municipal corporation and political subdivision of the State of Florida (the "City"), whose mailing address is 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202.

WITNESSETH:

WHEREAS, this Agreement provides for municipal traffic control jurisdiction by the Jacksonville Sheriff's Office over the private and/or limited access roads located within the boundaries of the Beach Community Development District; and

WHEREAS, this Agreement is entered into with the consent of the Duval County Sheriff (the "Sheriff") and the Board of Supervisors of Beach CDD, as authorized by the Jacksonville City Council pursuant to Ordinance 2026-__- E; and

NOW THEREFORE, for and in consideration of the mutual benefits each to flow to the other, it is hereby agreed that:

1. The provisions of Chapter 316, *Florida Statutes*, the State Uniform Traffic Control statutes, shall apply to all vehicular traffic on the roads within the boundaries of the Beach Community Development District.
2. Jacksonville Sheriff's Office deputies/officers shall have the same authority to control traffic on roads within the Beach Community Development District as they do on City streets and highways.
3. Beach CDD shall pay the City the actual amount of any costs incurred by the City for services requested and subsequently provided by the City which exceed the ordinary level of traffic control service.
4. Subject to Section 768.28, *Florida Statutes*, Beach CDD shall hold harmless, indemnify and defend the City, its elected officials, officers, employees and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatsoever kind or nature (including, but not by way of limitation, attorneys fees, expert witness fees, and court costs) arising out of injury (whether mental or corporeal) to persons, including death or damage to or destruction of property, arising out of or incidental to the performance by the City under this Agreement, whether caused by the negligent acts or omissions of the City, its elected officials, officers, employees and agents, or otherwise.

5. The exercise of traffic control jurisdiction provided for by this Agreement shall be in addition to jurisdictional authority presently exercised by the City under law, and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority.

6. Pursuant to Section 316.006(3)(b)2, *Florida Statutes*, which provides that "No such agreement shall take effect prior to October 1, the beginning of the county fiscal year, unless this requirement is waived in writing by the sheriff", the Sheriff has consented that this Agreement shall become effective immediately upon execution by all parties hereto, which consent is evidenced by the Consent attached hereto as "Exhibit A" and by this reference is made a part hereof.

7. This Agreement may be canceled at any time, with or without cause, by act of the Jacksonville City Council or by either party to this Agreement upon giving thirty (30) days' advance written notice to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date set forth above.

BEACH CDD

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Ch. 190, F.S.

ATTEST:

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, the _____ of BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, on behalf of the District. He/She (check one) ☐ is personally known to me or ☐ has produced a valid driver's license as identification.

NOTARY PUBLIC, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number: _____

CITY

CITY OF JACKSONVILLE, a consolidated
municipal corporation and political
subdivision of the State of Florida

ATTEST:

By: _____

Name: Daren Anderson

Its: Corporation Secretary

By: _____

Name: Donna Deegan

Its: Mayor

Address: 117 W. Duval Street
Suite 480
Jacksonville, Florida 32202

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2026, by _____
for Donna Deegan, the Mayor, and attested by Jim McCain, the Corporation Secretary, of the City of
Jacksonville, a consolidated municipal corporation and political subdivision of the State of Florida,
on behalf of the aforesaid municipal corporation. He/She (check one) ☐ is personally known to me
or ☐ has produced a valid driver's license as identification.

NOTARY PUBLIC, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number: _____

Approved as to form:

By: _____

Name: _____

Title: _____

EXHIBIT A

CONSENT

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“Beach CDD”), and the **CITY OF JACKSONVILLE, FLORIDA**, a consolidated municipal corporation and political subdivision of the State of Florida (the “City”) have entered into that certain Agreement Regarding Traffic Control Jurisdiction (the “Agreement”), which provides for municipal traffic control jurisdiction by the Jacksonville Sheriff’s Office over the private and/or limited access roads located within the boundaries of the Beach Community Development District.

Pursuant to the provisions of Section 316.006(3)(b)(2), *Florida Statutes*, the Duval County Sheriff hereby consents to the execution and delivery of the Agreement to which this Consent is attached and that such Agreement shall become effective immediately upon execution by all parties thereto.

IN WITNESS WHEREOF, the Sheriff of Duval County, Florida has executed or caused this Consent to be executed this ____ day of _____, 2026.

JACKSONVILLE SHERIFF’S OFFICE

ATTEST:

By:_____

By:_____

Name:_____

Name: _____

Its: _____

Its: _____

EXHIBIT 24

Perfect Pavers



ESTIMATE

EST-1537

Perfect Pavers

EIN 82-5079123
2149 Sunset River Dr
Jacksonville Florida 32225
U.S.A

Bill To

Beach CDD

12620 Beach Blvd
Jacksonville
32224 Florida

Estimate Date : 11 Sep 2026

#	Item & Description	Qty	Rate	Amount
1	Paver Repair Repair pool deck, cost is a daily rate due to size of pool and deck repair. Includes removing palm roots and resetting pavers to original level.	1.00	2,200.00	2,200.00
2	Paver Repair Remove pavers in splash pad area to use in repair sections and replace	11.50	220.00	2,530.00
			Sub Total	4,730.00
			Total	\$4,730.00

Notes

Please give me a call with questions
Juan Juarez
904-999-9439

Terms & Conditions

QUALIFICATION

1. Pavers come as a light blend, dark blend, or mixed blend. The finished product will be unique to your project and color styles may vary from

project to project.

2. For concrete edge borders, subbase will be installed a minimum of 6" beyond the paver area to facilitate installation which will damage

Crafted with ease using  Zoho Invoice

Visit zoho.com/invoice to create truly professional invoices

the existing SOD

3. Damage to lawn will occur as part of normal construction processes; customer understands and agrees that Perfect Pavers can replace damaged SOD for a unit price of \$500/pallet and that these costs are not included in the proposed price. Any ruts created by staging materials can be filled with sand for \$20/bag

and this price is also not included in the proposal.

4. Construction materials will be staged at nearest possible location to project

5. All pavers have a natural variation in color from batch to batch.

Specific and standard exclusions:

1. SOD repair

2. Landscaping

3. Plumbing and electrical work

4. Unsuitable material removal

5. Any street cleaning.

6. Protection of existing structures.

7. Any item not mentioned in the above scope of work.

Additional Qualifications:

The Customer (hereafter C) shall provide at no charge to Perfect Pavers and More:

1. Site access and maintenance.

2. Testing, fees and permits.

3. Provide adequate temporary electric and water supply.

4. If Perfect Pavers and More work is impacted by interruptions, obstructions, schedule acceleration, delays, or out of sequence work, beyond our reasonable control:

5. Perfect Pavers and More agrees to perform our work in compliance. If Perfect Pavers and More discovers conditions that are potentially dangerous to its employees, but are the responsibility of others to correct, we will immediately advise the Customer of the hazards. Failure by the customer to eliminate the hazard will justify the withdrawal of our employees from the hazardous area until corrections are made and shall allow Perfect Pavers and More to be reimbursed for all additional costs resulting from the delay.

6. Weather plays a large part in scheduling and completing exterior projects and certain components of paver installations cannot be performed with pending rain or wet subgrade. A window for installation will be given but can be subject to change.

7. Any changes to the approved drawings may be subject to additional costs. The cost will be presented to the customer and the work will proceed upon written authorization from the customer. Payment for additional work will be due per the agreed upon terms.

1. Any mock ups.

2. Demolition of slabs, walls, any structure existing (unless included above)

4. This proposal shall be incorporated into a mutually acceptable contract document. If Perfect Pavers and More is requested to proceed with work prior to an executed subcontract agreement, then it shall be understood and agreed that this proposal shall take precedence and govern until such time that a subcontract agreement is accepted and executed. Payments will be made based upon this proposal, if work starts before an executed Subcontract Agreement.

5. Notwithstanding anything to the contrary in the contract documents, the Subcontractor's indemnification and holdharmless obligations to Contractor, Owner, Architect/Engineer, Construction Manager or any other person, and their agents and employees ("Indemnities"), shall be only to the extent that damages, injuries (including death), claims, losses, costs,

expenses (including, without limitation, reasonable attorney's fees) and liabilities are caused by the Work, acts, omissions or breaches of contract by Subcontractor or its employees, its agents, its subcontractors and material men of any tier. The Subcontractor shall not be liable for the Designs, plans or specifications of others.

PAYMENT TERMS

Standard Pavers

1. 50% Deposit due prior to ordering materials for very large projects, Zero deposit for normal projects
2. Balance due upon completion

EXHIBIT 25

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; 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; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the District has purchased and owns certain equipment and/or other personal property as listed in more detail in the attached **Exhibit A** (“Property”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the Property to be less than Five Thousand Dollars (\$5,000), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 21st day of September, 2026.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A
Surplus Property

Reason for disposal: The equipment is no longer in working condition
nor serves a useful function for the Beach CDD

Estimated value of the surplus property: \$0

Item	Count	Description	Condition	Estimated Value
Brother MFC-8900CDW Printer	1	Obsolete printer from old system	Inoperable	\$0

EXHIBIT 26



Quote

Lamp Sales Unlimited
4580 SAINT AUGUSTINE RD
Jacksonville, FL 32207
(904) 737-9292

Order Number: 0009647
Customer Number: CUS3011

Bill To:

Beach CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5062

Ship To:

BEACH CDD
12788 MERITAGE BLVD STE 208
JACKSONVILLE, FL 32246-0705

Inside Sales Rep
Hope Humphreys

Order Date
9/15/2026

Required Date
10/15/2026

Freight
No Freight

Salesperson:
Clayton Rix

Customer P.O.
LANDSCAPE

Ship VIA
LSU DELIVERY

F.O.B.

Terms
Net 30 Days

Ordered	Shipped	Back Order	Item Code	Description	SOI	Price	Amount
PRICE FOR 1-100							
1.0000	0.0000	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$105.0000	\$105.00
PRICE FOR 100-200							
1.0000	0.0000	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$98.0000	\$98.00
PRICE FOR 200 +							
275.0000	0.0000	0.0000	/NON INVENTORY	FLD4X-25W-MCTPB-D-BK		\$95.0000	\$26,125.00

Thank You for the Quote Request

Lamp Sales Unlimited, Inc. reserves the right to refuse the return of Special-Order Items. Any Special-Order Items (SOI) returned are subject to restocking, return freight, and handling fees. Quote approval, commencing with the purchase or ordering of the material listed in this quote constitutes customer acceptance of these outlined terms.

Net Order:	\$26,328.00
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Surcharge:	0.00
Order Total:	\$26,328.00

[Return to Agenda Pg. 4](#)

EXHIBIT 27

EXHIBIT 27A

Work Order Proposal



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

Proposal Date: 9/2/2026
Proposal Work Order #: 91437
Prepared By: Joshua Wolfe

Roundabout Sod Replacement

This proposal is to remove river rock at the roundabout leading up to the clubhouse.

We feel that with proper nutrients, herbicide treatments and water the sod will establish well here.

DESCRIPTION	QTY	SIZE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up			\$0.00
Removal and Movement of Existing Rock	1.00	LS	
Sod			\$6,646.01
Zoysia Sodding	2,250.00	SF	
Top Soil	8.00	CY	
Total for Work Order #91437			\$6,646.01







TERMS & CONDITIONS

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

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

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

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

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

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

Proposal Date: 9/2/2026
Proposal Work Order #: 91437
Prepared By: Joshua Wolfe

Total: \$6,646.01
Deposit Amount (50%): \$3,323.01

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 Joshua Wolfe
Date Joshua Wolfe
9/2/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 27B

Work Order Proposal



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

Proposal Date: 9/2/2026
Proposal Work Order #: 94619
Prepared By: Joshua Wolfe

Roundabout Flower Addition

Now that the river rocks are installed we will go in and add blue daze, sunshine lagustrum, and some purple loropetalum.

DESCRIPTION

Irrigation	\$0.00
Irrigation Adjustments (NO CHARGE)	
Planting	\$6,907.64
Blue Daze - 1 Gal	
Loropetalum 'Purple Diamond' - 7 Gal	
Ligustrum 'Sunshine' - 7 gal	
Total for Work Order #94619	\$6,907.64







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.
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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.

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.

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

Proposal Date: 9/2/2026
Proposal Work Order #: 94619
Prepared By: Joshua Wolfe

Total: \$6,907.64
Deposit Amount (50%): \$3,453.82

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 Joshua Wolfe
Date Joshua Wolfe
9/2/2026
The Greenery, Inc.

By _____
Date _____

EXHIBIT 27C

Work Order Proposal



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

Proposal Date: 9/2/2026
Proposal Work Order #: 95173
Prepared By: Joshua Wolfe

River Rock & Flower Roundabout

We will remove portions of the river rock and replace with sod, and the other area will continue to hold river rock. We will put sunshine ligustrum and purple loropedalum, and blue daze on the rock that remains.

DESCRIPTION

Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up	\$428.43
Site Prep	
Irrigation	\$0.00
Sod	\$8,329.37
Zoysia 'Empire' Sodding	
Steel Edging 3/16	
Planting	\$4,413.47
Blue Daze - 1 Gal	
Ligustrum 'Sunshine' - 7 gal	
Loropetalum 'Purple Diamond' - 7 Gal	
Total for Work Order #95173	\$13,171.27



ROUNDAABOUT LANDSCAPE CONC



PURPLE LOROPETALUM

- Full sun to part sun
- Dense, colorful foliage
- Great low hedge or accent shrub
- 2-3' H x 3-4' W



SUNSHINE LIGUSTRUM

- Full sun
- Bright yellow-green foliage
- Dense, easy to maintain
- 2-3' H x 3-4' W

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.
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12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

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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.

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

Proposal Date: 9/2/2026
Proposal Work Order #: 95173
Prepared By: Joshua Wolfe

Total: \$13,171.27
Deposit Amount (50%): \$6,585.64

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 Joshua Wolfe
Date Joshua Wolfe
9/2/2026
The Greenery, Inc.

By _____
Date _____