



BEACH COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

*Thursday
April 4, 2024
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 Workshop of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, April 4, 2024, 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: Thursday, April 4, 2024
Time: 6:00 PM
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call

II. Discussion Topics

- A. Refresher for Framework for Workshop Processes & Procedures – Chair Calderaro - 10mins. allotted
- B. 04/15/24 Board Business Items
 - 1. Refunding Report/Recommendations from MBS – 15mins. Allotted [Exhibit 1](#)
 - 2. Security Post Orders – 15mins. Allotted
 - 3. Pool Controller Proposal Options – 15mins. Allotted
 - a. Big Z – *previously presented* [Exhibit 2](#)
 - b. Epic Pools
 - 4. Insight Irrigation LLC Irrigation Report Proposal – 15mins. Allotted
 - 5. **FY25 Proposed Budget – 30mins. Allotted**
 - a. **Operations & Maintenance** [Exhibit 3](#)
 - b. **Capital Projects** [Exhibit 4](#)
 - 6. **Vendor Scorecards – 15mins. Allotted**
 - a. **Proposed for Security** [Exhibit 5](#)
 - b. **Proposed for Landscape Maintenance** [Exhibit 6](#)
 - c. **Proposed for Amenity & Field Operations** [Exhibit 7](#)
 - d. **Proposed for District Management** [Exhibit 8](#)
 - 7. Sidewalk Repair Process – 15mins. Allotted [Exhibit 9](#)
- C. Backlog Prioritization – 15mins. Allotted
- D. Backlog Items
 - 1. Need for Financial Advisor – Refunding Decision – 15mins. Allotted
 - 2. Summer Camp Proposals – 15mins. Allotted
 - 3. Sidewalk Pressure Washing Proposal Options – 15mins. Allotted
 - a. Amenity Maintenance Group [Exhibit 10](#)
 - b. Five Star Pressure Washing [Exhibit 11](#)
 - c. Maps [Exhibit 12](#)
 - d. Schedule [Exhibit 13](#)
 - 4. Tree Amigos Last Phase Proposal – 15mins. Allotted [Exhibit 14](#)

II. Discussion Topics – continued

5. Golf Cart for Field Operations – 15mins. Allotted

a. Icon Epic Golf Carts Proposal

b. Battery Source Proposal

[Exhibit 15](#)

[Exhibit 16](#)

E. Action Items Review – 10mins. Allotted

III. Adjournment

EXHIBIT 1

Presented By: MBS Capital Markets



MBS CAPITAL MARKETS, LLC

Beach Community Development District

Jacksonville, Florida

April 4, 2024

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OVERVIEW – BOND HISTORY

Overview of Series 2013 Bonds

- The Beach Community Development District (the “District”) issued its \$18,075,000 Capital Improvement Revenue Bonds, Series 2013 (the “Series 2013 Bonds”) in November 2013.
- The Series 2013 Bonds were issued as non-rated tax-exempt securities due to the concentration of ownership (i.e. one landowner) and the infancy stage of development at the time the Series 2013 Bonds were issued.
- The Series 2013 Bond proceeds were used to finance the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District’s capital improvement program, including certain roadways, water, sewer, drainage, recreation and other public facilities to be provided by the District.
- The Series 2013A-1 Bonds were issued in the amount of \$2,980,000 and mature on May 1, 2044, for the 178 planned lots in Parcel G/H.
- The Series 2013A-2 Bonds were issued in the amount of \$7,980,000 and mature on May 1, 2044, for the 476 planned lots in Parcel B, C/D, F&I. Final allocation of the Series 2013A-2 Bonds went to Parcel C/D (383); Parcel B (12); Parcel F (13); and Parcel I (13), a total of 421 lots.
- The Series 2013B Bonds were issued in the amount of \$7,115,000, matured on May 1, 2018, for the 178 planned lots in Parcel G/H. The Series 2013B Bonds have been paid in full.
- According to the 12/31/2023 Quarterly Report, of the total planned 605 lots, 605 units have closed to end users.
- Following is the status of the Bonds Outstanding.

Series	Outstanding Par	Average Coupon	Maximum Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2013A	\$8,520,000	7.18%	\$787,293	5/1/2024	Par	5/1/2044
2013B	\$ -0-	6.5%	n/a	n/a	n/a	5/1/2018

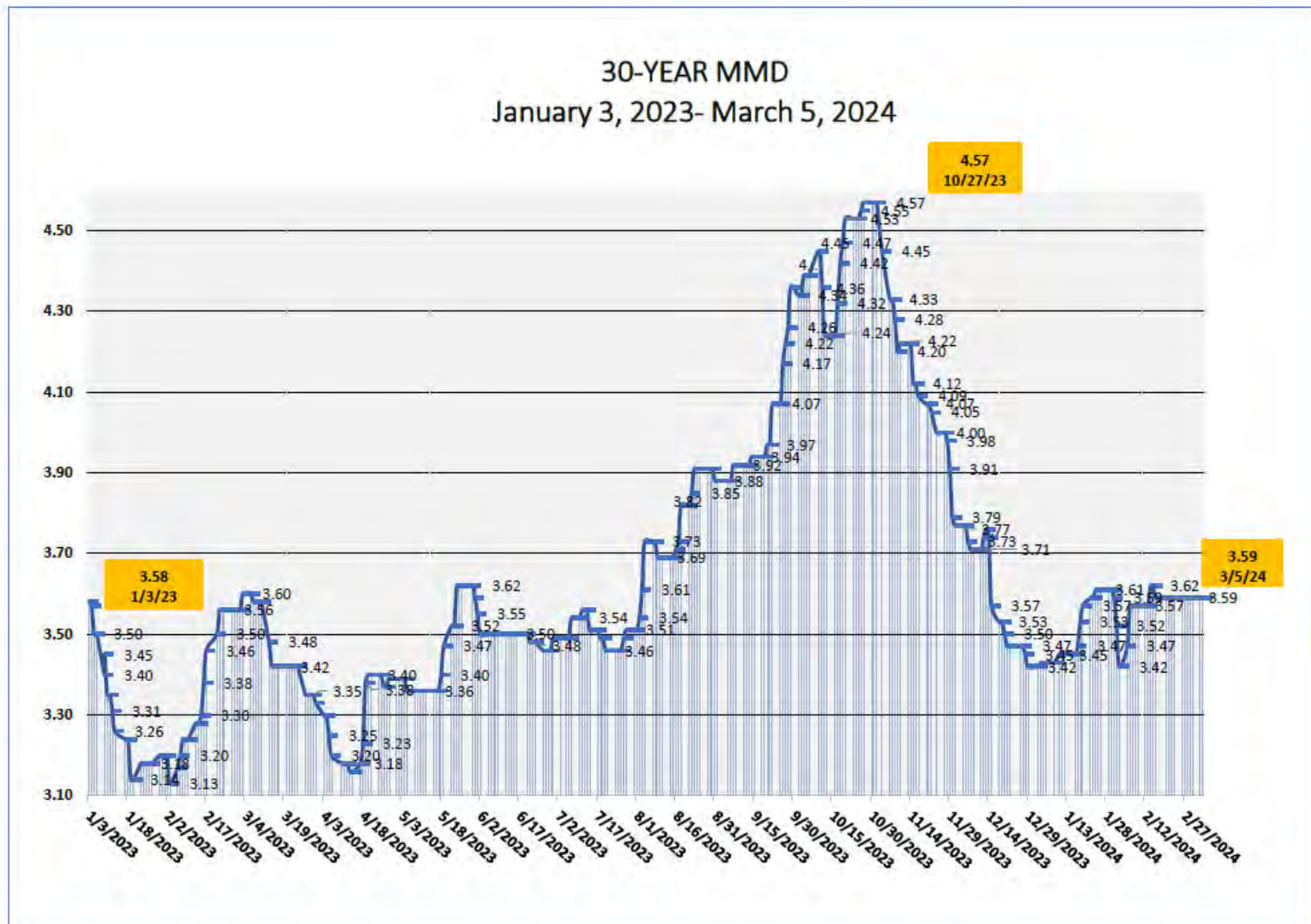
Overview of Series 2015 Bonds

- The Beach Community Development District (the “District”) issued its \$30,920,000 Capital Improvement Revenue Bonds, Series 2015 (the “Series 2015 Bonds”) in May 2015.
- The Series 2015 Bonds were issued as non-rated tax-exempt securities due to the concentration of ownership (i.e. one landowner) and the infancy stage of development at the time the Series 2015 Bonds were issued.
- The Series 2015 Bond proceeds were used to finance the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District’s capital improvement program, including certain roadways, water, sewer, drainage, recreation and other public facilities to be provided by the District.
- The Series 2015A Bonds were issued in the amount of \$9,295,000 and mature on May 1, 2045, for the 349 planned lots in Parcels B, C/D, F and I. Current allocation of the Series 2015A Bonds is to Parcel B (90 lots); Parcel F (255 lots) and Parcel I (4 lots).
- The Series 2015B Bonds were issued in the amount of \$21,625,000, matured on May 1, 2021, for the 1,708 planned lots in Parcels B (102), C/D (383), F (268), I (17), E1/E2 (788) and E3 (150). The Series 2015B Bonds have been paid in full.
- According to the 12/31/2023 Quarterly Report, of the 340 lots planned, 340 lots have been platted and 214 lots closed to end users.
- Following is the status of the Bonds Outstanding.

Series	Outstanding Par	Average Coupon	Current Maximum Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2015A	\$7,280,000	5.9%	\$619,930	5/1/2025	Par	5/1/2045
2015B	\$ -0-	5.9%	n/a	n/a	n/a	5/1/2021

2024 MMD Chart

(Municipal Market Data)





REFUNDING OPTIONS



Refunding Options

Public Offering – bonds publicly offered to a wide range of buyers

- Typically, higher interest cost, costs of issuance and reserve fund requirement.
- Necessity to obtain credit rating (and possibly bond insurance if economically beneficial) to reduce interest cost and maximize the economic benefit of the refunding.
- Slightly longer timeframe.
- Offering memorandum required.
- Potentially fewer covenants and conditions for consideration than private placement structure.

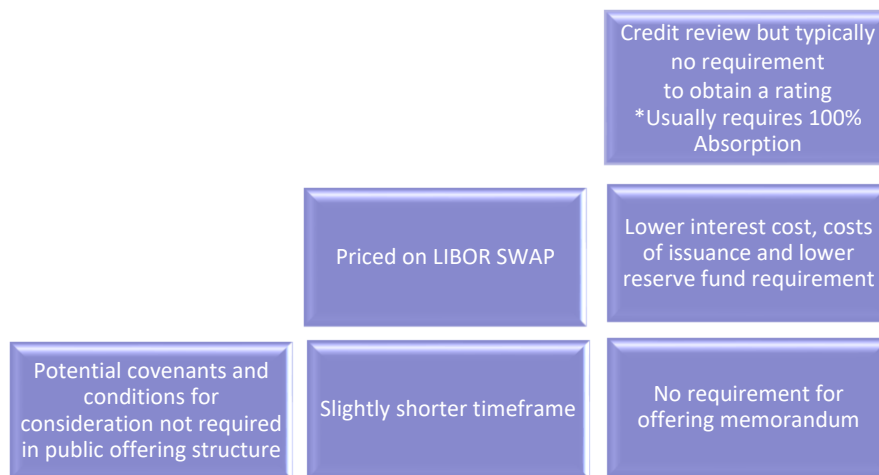
Private Placement – bonds privately placed to one or more banking institutions

- Typically, lower interest cost, costs of issuance and lower reserve fund requirement.
- Credit review but typically no requirement to obtain a rating.
- Banks struggle to loan for 20 years, may require a shortened maturity.
- No requirement for offering memorandum.
- Potential covenants and conditions for consideration not required in public offering structure.

Refunding Options

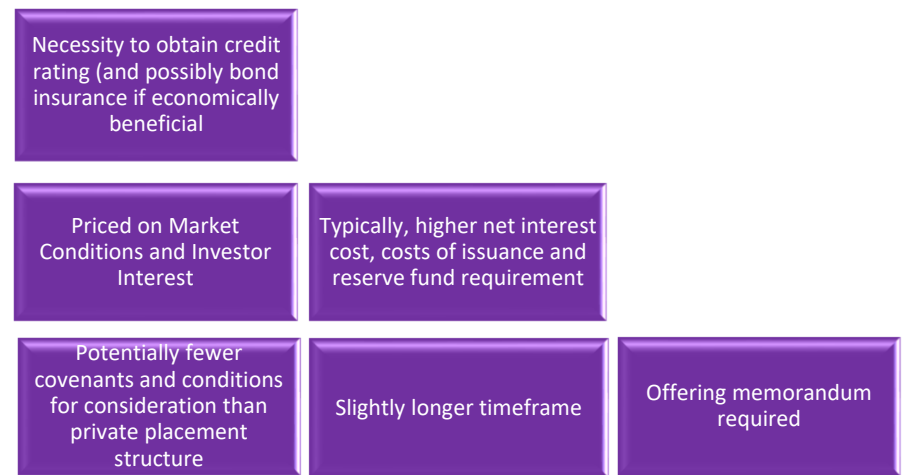
Bank Placement

Given the credit dynamics of the District's Bonds, this financing may lend itself to a bank placement.



Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.



Projected Refunding Results

	Current Refunding Bonds
Refunded Par	8,820,000
Average Coupon of Refunded Bonds	7.18%
Current Maximum Annual Debt Service	787,293
Est. Dated/Delivery Date	4/1/2024
Final Maturity	5/1/2044
Estimated Coupon	5.13%
Estimated NPV Savings \$	1,723,049.60
Estimated NPV Savings %	20.22%
Arbitrage Yield - Refunding Bonds	4.24%
Increase (Decrease) in Principal	(320,000)
Annual Debt Service Reduction:	
Est. Refunding Par	8,500,000
Est. Maximum Annual Debt Service	680,059
Est. Max Annual Debt Service Reduction \$	107,233

Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.

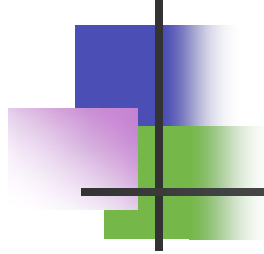
Projected Sources and Uses of Funds

Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.

		Premium Bond Structure** (Public Offering)	Private Placement
Sources and Uses of Funds			
Sources:			
Bond Proceeds:			
	Par Amount	8,500,000.00	8,610,000.00
	Net Premium/OID	<u>473,381.80</u>	
		8,973,381.80	8,610,000.00
Other Sources of Funds:			
	Liquidation of Series 2013A Revenue Account*	791,230.53	791,230.53
		<u>9,764,612.33</u>	<u>9,401,230.53</u>
Uses:			
Refunding Escrow Deposits:			
	Cash Deposit	8,822,720.00	8,822,720.00
Other Fund Deposits:			
	Reserve Fund at 20% of MADS (cash)	340,029.69	-
	Interest to 11/1/2024	<u>240,384.38</u>	<u>251,125.00</u>
		580,414.07	251,125.00
Delivery Date Expenses:			
	Cost of Issuance	295,000.00	325,225.00
	DSRF Surety Bond	9,350.82	
	Bond Insurance	<u>55,189.22</u>	
		359,540.04	325,225.00
Other Uses of Funds:			
	Rounding	1,938.22	2,160.53
		<u>9,764,612.33</u>	<u>9,401,230.53</u>

Projected Sources and Uses of Funds

Assumes A- rated, AGM Insured Bonds
Preliminary, Subject to Change.



	Premium Bond Structure** (Public Offering)	Private Placement
Refunding Statistics:		
Par Amount of Refunded Bonds	8,520,000.00	8,520,000.00
Average Coupon of Refunded Bonds	7.18%	7.18%
Projected Average Coupon of Refunding Bonds	5.13%	5.00%
Bond Yield	4.24%	5.00%
Projected Refunding MADS	680,059.38	682,875.00
Current MADS	787,292.50	787,292.50
Projected Annual Savings	107,233.12	104,417.50
Projected Total Savings	2,674,489.33	1,250,500.93
% of Savings of refunded bonds	20.22%	14.68%
*Balance in Series 2013A Revenue Account is estimated based on FY 2024-25 Budget.		
**Premium Bond Structure produces a par amount less than the current outstanding par.		
***Private Placement (Bank) Bond Structure produces a par amount greater than the current outstanding par, requiring a 170 hearing, with published and mailed notices of public hearing.		



Refunding Notes

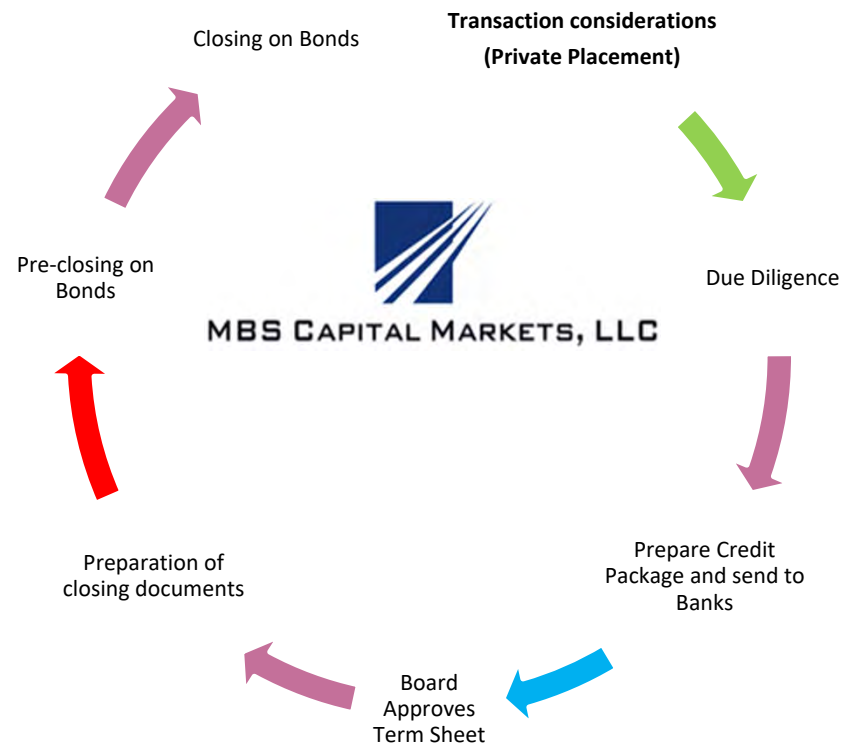
1. The net annual debt service excludes 4% discount for early payment and the collection fees charged by the County Tax Collector and Property Appraiser
2. These figures are net of all costs/transfers from the existing trust estate, including the estimated portion of the assessment revenues that will be collected at the time of the issuance of the refunding bonds
3. The reduction of annual debt service is calculated based upon comparing the debt service on the current outstanding bonds and the debt service on the proposed series of refunding bonds
4. The maturity date on the proposed refunding bonds is consistent with the maturity date on the current outstanding bonds
5. To the extent there is an increase in principal, there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
6. The underwriter's discount or placement agent fee is 1.50% of the proposed refunding par. This fee is contingent upon the closing of the refinancing transaction. The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions. Such costs are to be negotiated between the District and the various financing team members



NEXT STEPS AND TIMING

Next Steps (Private Placement)

- Step 1:** Due Diligence including research and credit work.
- Step 2:** Compile a credit package to submit to Banks.
- Step 3:** Board approval of Bank Term Sheet and authorize closing on bonds.
- Step 4:** Engage the financing team to prepare necessary bond documents.
- Step 5:** Pre-closing, sign all bond documents.
- Step 6:** Close on Bonds



Timeline typically requires approximately 30-60 days to complete



Timetable – Private Placement (Bank)

- **Day 1** **Credit Packages sent to Banks**
- **Day 20** **Term Sheets due from Banks**
- **Day 21** **Board approves Term Sheet, authorizes preparation of closing documents and closing on Bonds**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**

Next Steps (Public Offering)

- Step 1:** Due Diligence including research and credit work.
- Step 2:** Compile a credit package to submit to Rating Agency.
- Step 3:** Engage the financing team to prepare necessary bond documents.
- Step 4:** Board approval of Delegation Resolution.
- Step 5:** Finalize Bond Documents
- Step 6:** Pre-closing, sign all bond documents.
- Step 7:** Close on Bonds



Timeline typically requires approximately 60-90 days to complete



Timetable – Public Offering

- **Day 1** **Begin Due Diligence
Engage Financing Team**
- **Day 10** **Credit Package sent to Rating Agency**
- **Day 30** **Receive Indicative Bond Rating**
- **Day 31** **Board Approves Delegation Resolution**
- **Day 31-50** **Preparation of Final Bond Documents**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. **Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;**
- ii. **The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;**
- iii. **Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;**
- iv. **The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and**
- v. **The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.**

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

EXHIBIT 2



Big Z Pool Service LLC
 9048684660
 CPC1459355
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Prepared For
 Beach CDD
 12788 Mertiage Blvd
 Jacksonville, FL 32246

Estimate Date
 02/05/2024

Estimate Number
 0000064

Reference
 Chemical Controllers

Description	Rate	Qty	Line Total
Pentair Intellichem Controller ORP and Ph Controller, including flow cell, probes and flow sensor	\$2,150.00	3	\$6,450.00
Pentair Easy Touch Controller System with Screen Logic Bundle Incl. Easytouch is an automation panel that controls functions such as chemical controllers, and the screenlogic will give you access to the ORP and Ph readings remotely and allow you to make adjustments remotely as well.	\$1,993.00	3	\$5,979.00
Stennar Pumps -will have adjustable head for adjustable feed rate	\$598.00	6	\$3,588.00
Labor To mount the 3 controllers on the fence behind the sand filters. We will also mount the easy touch systems right next to the controllers. We will then wire the screen logic antennas and install the protocol adapters in the clubhouse. NOTE: we will need 3 open spots off of your router to plug in the protocol adapters. After mounting the chemical pumps, we will then run all new 1/4" tubing from the tanks to the pumps and from the pumps to the injection points. This will include conduit to run the 1/4" tubing in so no one accidentally steps on the tubing and punctures the line. All lines will be labeled and color marked. NOTE: the community will need an electrician to install 3, NEW GFCI outlets within 3 feet of the new controller location along the fence. Each controller will need 2 plugs, 1 for the controller and 1 for the Easytouch.	\$2,100.00	1	\$2,100.00

Subtotal 18,117.00
 Tax 0.00

Notes

If you have any questions or concerns, please email office@bigzpoolservice.com

Terms

This estimate is valid for 30 days from 2/5/24. If accepted, a 50% deposit of \$9058.50 will be required to begin ordering materials. The final payment is due net10 upon completion.

EXHIBIT 3

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 DRAFT PROPOSED BUDGET**

	FY 2023 AUDITED	FY 2024 ADOPTED	10/1/2023- 2/29/2024	VARIANCE OVER (UNDER) BUDGET	% ACTUAL YTD/FY BUDGET	FY 2025 PROPOSED	DOLLAR INCREASE (DECREASE) FROM FY 2024	% INCREASE (DECREASE) FROM FY 2024	NOTES
REVENUES									
ASSESSMENTS (on roll and off roll)	\$ 1,625,639	\$ 1,956,374	\$ 1,793,980	\$ (162,394)	91.7%				
OTHER ASSESSMENTS	\$ -	\$ -	\$ -	\$ -					
ROOM RENTALS	\$ -	\$ -	\$ -	\$ -					
OTHER INCOME & OTHER FINANCING SOURCES	\$ 54,313	\$ -	\$ 27,610	\$ 27,610					
CARRYFORWARD	\$ -	\$ -	\$ -	\$ -					
INTEREST INCOME	\$ 29	\$ -	\$ 12,471	\$ 12,471					
NET REVENUES	\$ 1,679,981	\$ 1,956,374	\$ 1,834,061	\$ (122,313)	93.7%				
GENERAL & ADMINISTRATIVE EXPENSES									
TRUSTEE FEES	\$ 8,867	\$ 9,500	\$ 8,800	\$ (700)	92.6%	\$ 8,800	\$ (700)	-7.37%	1/24: Email confirmation of amount from Caroline Cowart w/ BNY Mellon
SUPERVISOR FEES-REGULAR MEETINGS	\$ 8,400	\$ 12,000	\$ 4,600	\$ (7,400)	38.3%	\$ 12,000	\$ -	0.00%	\$200/supervisor/meeting x 12 meetings
SUPERVISOR FEES-WORKSHOPS	\$ 2,400	\$ 2,000	\$ 1,400	\$ (600)	70.0%	\$ 12,000	\$ 10,000	500.00%	\$200/supervisor/meeting x 12 workshops
DISTRICT MANAGEMENT	\$ 43,600	\$ 43,680	\$ 18,200	\$ (25,480)	41.7%	\$ 45,427	\$ 1,747	4.00%	Vesta District Service--4% increase over FY 2024 (same as FY 2024 increase)
ENGINEERING	\$ 2,157	\$ 5,000	\$ -	\$ (5,000)	0.0%	\$ 5,250	\$ 250	5.00%	1/24: Email confirmation of amount from Scott Wild
DISSEMINATION AGENT	\$ 2,500	\$ 2,600	\$ 2,600	\$ -	100.0%	\$ 2,704	\$ 104	4.00%	Vesta District Service--4% increase over FY 2024 (same as FY 2024 increase)
DISTRICT COUNSEL	\$ 26,672	\$ 18,000	\$ 9,609	\$ (8,391)	53.4%	\$ 27,000	\$ 9,000	50.00%	1/24: Email from Wes: FY 2023 expense is more typical going forward based on meeting time, preparator and issues that come up
ASSESSMENT ADMINISTRATION	\$ 5,500	\$ 5,720	\$ 2,383	\$ (3,337)	41.7%	\$ 5,949	\$ 229	4.00%	Vesta District Service--4% increase over FY 2024 (same as FY 2024 increase)
REAMORTIZATION SCHEDULE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
ARBITRAGE REBATE CALCULATION	\$ 5,850	\$ 3,300	\$ 650	\$ (2,650)	19.7%	\$ 650	\$ (2,650)	-80.30%	Per engagement letter with LLS Tax Solutions Inc. dated 11/20/2023
AUDIT	\$ 3,250	\$ 3,450	\$ -	\$ (3,450)	0.0%	\$ 3,650	\$ 200	5.80%	Per engagement letter with DMHB dated 12/14/2022
WEBSITE	\$ 2,513	\$ 2,150	\$ 2,459	\$ 309	114.4%	\$ 2,258	\$ 108	5.00%	5% increase over FY 2024
LEGAL ADVERTISING	\$ 5,165	\$ 7,000	\$ 792	\$ (6,208)	11.3%	\$ 7,000	\$ -	0.00%	David to monitor for possible adjustment
DUES, LICENSES & FEES	\$ 175	\$ 175	\$ 175	\$ -	100.0%	\$ 175	\$ -	0.00%	
GENERAL LIABILITY INSURANCE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
PUBLIC OFFICIAL INSURANCE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
PROPERTY INSURANCE	\$ 88,097	\$ 129,560	\$ 72,332	\$ (57,228)	55.8%	\$ 97,648	\$ (31,912)	-24.63%	35% over FY 2024 actual
OFFICE MISCELLANEOUS	\$ 8,592	\$ 3,500	\$ 1,036	\$ (2,464)	29.6%	\$ 3,675	\$ 175	5.00%	5% increase over FY 2024
DISTRICT CONTINGENCY	\$ -	\$ 150,000	\$ -	\$ (150,000)	0.0%	\$ 157,500	\$ 7,500	5.00%	5% increase over FY 2024
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	\$ 213,738	\$ 397,635	\$ 125,036	\$ (272,599)	31.4%	\$ 391,686	\$ (5,949)	-1.50%	
FIELD EXPENSES									
FIELD MANAGEMENT	\$ 119,225	\$ 139,333	\$ 28,890	\$ (110,443)	20.7%	\$ 171,452	\$ 32,119	23.05%	Dana to discuss this with the Board
LAKE MAINTENANCE	\$ 20,460	\$ 23,500	\$ 14,575	\$ (8,925)	62.0%	\$ 27,900	\$ 4,400	18.72%	5% above FY 2024 contract price -RZ verifying
LANDSCAPING (INCLUDING MATERIALS)	\$ 387,246	\$ 389,046	\$ 157,962	\$ (231,084)	40.6%	\$ 466,135	\$ 77,089	19.81%	This is year 3 amount due to contract effective date; added last phase at cost of \$69,309.51
MULCH AND PINE STRAW	\$ -	\$ 32,000	\$ -	\$ (32,000)	0.0%	\$ 33,600	\$ 1,600	5.00%	3/6: Ron has verified
IRRIGATION (REPAIRS)	\$ 12,783	\$ 4,000	\$ 6,283	\$ 2,283	157.1%	\$ 4,200	\$ 200	5.00%	Based on additional purchases by Board
UTILITIES/SEWERS/PROPANE GAS	\$ 246,910	\$ 291,000	\$ 96,497	\$ (194,503)	33.2%	\$ 305,550	\$ 14,550	5.00%	5% increase over FY 2024--David to monitor for possible adjustment
RIGHT OF WAY / LAKE MOWING	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
ENTRY WATER FEATURE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
CARRYFORWARD REPLENISH	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
CONTINGENCY - HURRICANE EXPENSES/STORM CLEAN UP	\$ -	\$ 8,000	\$ -	\$ (8,000)	0.0%	\$ 8,000	\$ -	0.00%	DO WE NEED TO KEEP THIS HERE? FUND BALANCE?
COMMUNITY MAINTENANCE (NEW NAME: COMMUNITY AND AMENITY REPAIRS)	\$ 34,070	\$ 8,000	\$ 13,521	\$ 5,521	169.0%	\$ 110,000	\$ 102,000	1275.00%	COMBINED WITH AMENITY GENERAL MAINTENANCE AND REPAIRS
CAPITAL IMPROVEMENTS	\$ 3,575	\$ -	\$ -	\$ -		\$ -	\$ -		
TOTAL FIELD EXPENSES	\$ 824,269	\$ 894,879	\$ 317,728	\$ (577,151)	35.5%	\$ 1,126,837	\$ 231,958	25.92%	
AMENITY EXPENSES									
AMENITY MANAGEMENT	\$ 126,463	\$ 128,551	\$ 33,587	\$ (94,964)	26.1%	\$ 150,630	\$ 22,079	17.18%	Dana to discuss this with the Board
LIFEGUARD	\$ 32,314	\$ 23,305	\$ -	\$ (23,305)	0.0%	\$ 25,480	\$ 2,175	9.33%	Dana to discuss this with the Board
AMENITY/FITNESS CENTER STAFFING	\$ 3,367	\$ 73,000	\$ 11,011	\$ (61,989)	15.1%	\$ 85,687	\$ 12,687	17.38%	Dana to discuss this with the Board
SWIMMING POOL CHEMICALS	\$ 22,294	\$ 28,600	\$ 3,805	\$ (24,795)	13.3%	\$ 30,030	\$ 1,430	5.00%	3/6: Ron has verified
SWIMMING POOL/ENTRY WATER FEATURE REPAIRS	\$ -	\$ 25,529	\$ 2,724	\$ (22,805)	10.7%	\$ 26,805	\$ 1,276	5.00%	3/6: Ron has verified
SWIMMING POOL INSPECTION/PERMIT	\$ 851	\$ 850	\$ -	\$ (850)	0.0%	\$ 893	\$ 43	5.00%	5% increase over FY 2024
AMENITY GENERAL MAINTENANCE & REPAIRS	\$ 17,651	\$ 21,000	\$ 8,152	\$ (12,848)	38.8%	\$ -	\$ (21,000)	-100.00%	COMBINED WITH COMMUNITY MAINTENANCE
HOLIDAY DECORATIONS	\$ -	\$ 10,000	\$ 9,666	\$ (334)	96.7%	\$ 10,000	\$ -	0.00%	3/6: Ron has verified
AMENITY CLEANING	\$ 16,895	\$ 24,000	\$ 8,290	\$ (15,710)	34.5%	\$ 30,000	\$ 6,000	25.00%	3/6: Oliver to gather information
AMENITY ELECTRIC/WATER AND SEWER	\$ 50,938	\$ -	\$ -	\$ -		\$ -	\$ -		
AMENITY GATES/CONTROL ACCESS	\$ 13,606	\$ 12,000	\$ 3,838	\$ (8,162)	32.0%	\$ 12,600	\$ 600	5.00%	DK and Tech control
AMENITY GATE REPAIRS	\$ -	\$ 4,000	\$ 1,285	\$ (2,715)	32.1%	\$ 14,200	\$ 10,200	255.00%	Includes \$10,000 for cattle gate removal/landscape enhancement
AMENITY WEBSITE/COMPUTER EQUIPMENT	\$ 2,233	\$ 1,700	\$ 1,349	\$ (351)	79.4%	\$ 10,000	\$ 8,300	488.24%	RZ and OI to get with IT company
AMENITY INTERNET/CABLE	\$ 13,574	\$ 15,000	\$ 5,547	\$ (9,453)	37.0%	\$ 14,000	\$ (1,000)	-6.67%	5% increase over FY 2024
AMENITY DUES & LICENSES	\$ 459	\$ -	\$ -	\$ -		\$ -	\$ -		
AMENITY SECURITY	\$ 15,238	\$ -	\$ -	\$ -		\$ -	\$ -		
FITNESS EQUIPMENT LEASE (if/k/a FITNESS EQUIPMENT MAINTENANCE)	\$ 2,742	\$ 16,000	\$ 9,240	\$ (6,760)	57.8%	\$ 20,500	\$ 4,500	28.13%	Per lease agreement dated 10/1/2023, \$2,000 strength repairs;3/6: RZ to verify new amount

LIFESTYLES PROGRAMMING	\$ 31,864	\$ 33,000	\$ 15,013	\$ (17,987)	45.5%	\$ 34,650	\$ 1,650	5.00%	5% increase over FY 2024
AMENITY GAS	\$ 657	\$ -	\$ -	\$ -		\$ -	\$ -		
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	\$ 13,347	\$ 2,500	\$ -	\$ (2,500)	0.0%	\$ 3,625	\$ 1,125	45.00%	3/6: Ron has verified
LANDSCAPING MAINTENANCE OF AMENITY CENTER	\$ 25,333	\$ -	\$ -	\$ -		\$ -	\$ -		
LANDSCAPE IMPROVEMENT	\$ -	\$ 2,500	\$ 10,222	\$ 7,722	408.9%	\$ 20,000	\$ 17,500	700.00%	
AMENITY IRRIGATION (REPAIRS)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
PEST CONTROL	\$ 1,351	\$ 1,600	\$ 583	\$ (1,017)	36.4%	\$ 1,680	\$ 80	5.00%	5% increase over FY 2024
AMENITY FIRE SYSTEM MONITORING	\$ 2,010	\$ 1,425	\$ 750	\$ (675)	52.6%	\$ 1,496	\$ 71	5.00%	5% increase over FY 2024
ALARM	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
TRASH COLLECTION	\$ 2,241	\$ 2,300	\$ 1,057	\$ (1,243)	46.0%	\$ 2,415	\$ 115	5.00%	5% increase over FY 2024
LED LEASE	\$ -	\$ -	\$ -	\$ -		\$ 1,740	\$ 1,740		\$145/month per lease
TOTAL AMENITY EXPENSES	\$ 395,428	\$ 426,860	\$ 126,119	\$ (300,741)	29.5%	\$ 494,691	\$ 67,831	15.89%	
ACCESS CONTROL /GATE HOUSE				\$ -		\$ -	\$ -		
GUARD SERVICE (GATE ONLY)	\$ 246,090	\$ 232,000	\$ 92,538	\$ (139,462)	39.9%	\$ 243,600	\$ 11,600	5.00%	357 days @ \$27.50/hr plus 8 days @ \$41.25/hr. This is a 10% increase in their FY 2024 rate of \$25/hr. FY Rate is \$38.50/hour
ROVING GUARD SERVICE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
GUARD HOUSE SUPPLIES	\$ 551	\$ -	\$ -	\$ -		\$ -	\$ -		
GUARD HOUSE UTILITIES	\$ 2,977	\$ -	\$ -	\$ -		\$ -	\$ -		
GUARD HOUSE REPAIR & MAINTENANCE	\$ 2,233	\$ -	\$ -	\$ -		\$ -	\$ -		
BAR CODE EXPENSE	\$ 3,231	\$ 5,000	\$ 1,579	\$ (3,421)	31.6%	\$ 6,000	\$ 1,000	20.00%	
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	\$ 255,082	\$ 237,000	\$ 94,117	\$ (142,883)	39.7%	\$ 249,600	\$ 12,600	5.32%	
ADJUSTMENT FOR AUDIT	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		
TOTAL EXPENSES	\$ 1,688,517	\$ 1,956,374	\$ 663,000	\$ (1,293,374)	33.9%	\$ 2,262,814	\$ 306,440	15.66%	
TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES	\$ (8,536)	\$ -	\$ 1,171,061	\$ 1,171,061		\$ (2,262,814)			
FUND BALANCE - BEGINNING - (AUDITED FOR 2021, 2022 and 2023; OTHERS PROJECTED)	\$ 238,292	\$ 229,756				\$ 229,756			
USE OF FUND BALANCE FORWARD	\$ -	\$ -				\$ -			
INCREASE (DECREASE) OF FUND BALANCE	\$ (8,536)	\$ -				\$ (2,262,814)			
FUND BALANCE - ENDING - (2021, 2022 and 2023 AUDITED; OTHERS PROJECTED)	\$ 229,756	\$ 229,756							
COMMITTED									
NON SPENDABLE DEPOSITS	\$ 3,966	\$ 3,966							
CAPITAL RESERVES	\$ 109,319	\$ 109,319							
ASSIGNED									
2 MONTHS WORKING CAPITAL	\$ -	\$ -				\$ 377,136			This represents a target number for payment of bills for the months of October and November of each fiscal year
UNASSIGNED	\$ 116,471	\$ 116,471							
FUND BALANCE - ENDING - (2021, 2022 and 2023 AUDITED; OTHERS PROJECTED)	\$ 229,756	\$ 229,756							

Based on
DMHB's audit

The beginning and ending fund balance on the adopted budget is different than these figures

EXHIBIT 4

BEACH COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND (CRF)

	FY 2024 ADOPTED	10/1/2023- 2/29/2024	VARIANCE OVER (UNDER) BUDGET	% ACTUAL YTD/FY BUDGET	FY 2025 PROPOSED	DOLLAR INCREASE (DECREASE) FROM FY 2024	% INCREASE (DECREASE) FROM FY 2024
REVENUES							
ASSESSMENTS (on roll and off roll)	\$ 86,878	\$ 85,138	\$ (1,740)	98.0%			
OTHER ASSESSMENTS	\$ 13,122	\$ 6,561	\$ (6,561)				
INTEREST & MISCELLANEOUS	\$ -	\$ -	\$ -				
NET REVENUES	\$ 100,000	\$ 91,699	\$ (8,301)	91.7%			
CAPITAL IMPROVEMENT PLAN							
FROM PLAN	\$ -	\$ 13,764	\$ 13,764		\$ 112,779		
TOTAL CAPITAL IMPROVEMENT PLAN EXPENSES	\$ -	\$ 13,764	\$ 13,764		\$ 112,779	\$ 112,779	
ADDITIONAL IMPROVEMENTS							
NOT ON PLAN (CONTINGENCY)	\$ -	\$ 29,827	\$ 29,827		\$ -		
TOTAL ADDITIONAL IMPROVEMENT PLAN EXPENSES	\$ -	\$ 29,827	\$ 29,827		\$ -	\$ -	
ADJUSTMENT FOR AUDIT			\$ -			\$ -	
TOTAL CRF EXPENSES	\$ -	\$ 43,591	\$ 43,591		\$ 112,779	\$ 112,779	
			\$ -				
TOTAL REVENUES OVER (UNDER) TOTAL EXPENDITURES	\$ 100,000	\$ 48,108	\$ (51,892)	48.1%	\$ (112,779)		
FUND BALANCE - BEGINNING - (ALL PROJECTED)	\$ -				\$ 50,000		
USE OF FUND BALANCE FORWARD	\$ -				\$ -		
INCREASE (DECREASE) OF FUND BALANCE	\$ 100,000				\$ (112,779)		
FUND BALANCE - ENDING - (ALL PROJECTED)	\$ 100,000						

NOTES

Proposed FY 2025 expense is from reserve study expense for FY2024 with a 3% adjustment for inflation

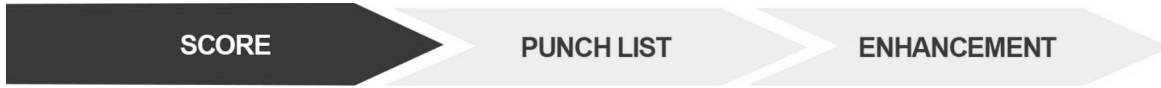
<u>Proposed Expenses from Reserve Study</u>	<u>FY 2025</u>
Paint/Capital Repair - Signs/Entry Features	\$ 25,200
Clubhouse Exterior/Trim	\$ 38,976
Exterior/Trim - Gate House	\$ 15,708
Pool Slide Tower/Slide Frame	\$ 8,610
Pool Side Refurbishment Allowance	\$ 21,000
Total plus 3% for inflation from FY 2024 to FY 2025	\$ 112,779

EXHIBIT 5

Advanced Security Vendor Scorecard

Evaluation Fields	Evaluation Items	Below Expectations 1	Frequently Misses Expectations 2	Mostly Meets Expectations 3	Consistently Meets Expectations 4	Exceeds Expectations 5
On-Site Security (Gatehouse)	Enhance security within community by providing security 24 hours per day, 7 days per week					
	Maintain and enforce standard operating procedures for entering Tamaya set forth by the District					
	Maintain professional appearance and demeanor					
	Process visitors in a timely and efficient manner					
Communication	Contact and provide detailed reports to the district for any incidents					
	Attended district meetings					
	Conduct quarterly resident training					
	Assist residents with TekControl					
	Communicate with district and respond to inquiries in a timely manner					
Roving Security	Enhance security within community by providing roving security as requested					
	Survey areas of interest and remove any unwanted patrons					
	Enforce community regulations					
	Assist in monitoring activity to recreational areas after closing hours					

EXHIBIT 6



Base Quality: First Impressions: _____ Turf Care: _____ Plant Care: _____
Additional: Seasonal Color: _____ Irrigation: _____

- 90-100%
- 80-90%
- below 80%

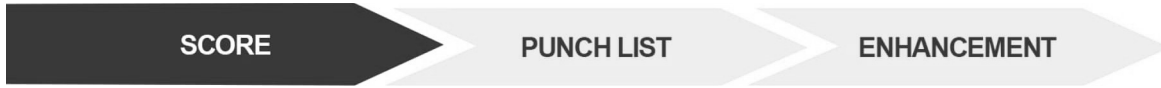
Quality Score

FIRST IMPRESSIONS	(45)	Score	Previous Score	Change
Key Areas	0 - 10			
Debris clean-Up / Curb line cleanliness	0 - 7			
Crack weed control	0 - 7			
Mulch beds (proper depth, color; no bare soil)	0 - 7			
Bed edges	0 - 7			
Bed weed control	0 - 7			

FIRST IMPRESSIONS SCORE			
--------------------------------	--	--	--

TURF CARE	(30)	Score	Previous Score	Change
Turf health & vigor (color, density, I&D))	0 - 5			
Turf weeds (Broadleaf)	0 - 5			
Turf cutting height	0 - 5			
Mowing technique & execution	0 - 5			
Hardline edging	0 - 5			
Softline edging	0 - 5			

TURF CARE SCORE			
------------------------	--	--	--



PLANT CARE	25	Score	Previous Score	Change
Plant health (I&D growth & color)	0 - 5			
Dead or missing shrubs	0 - 5			
Shrub pruning & shearing	0 - 5			
Tree pruning (Deadwood & Elevation)	0 - 5			
Perennial maintenance	0 - 5			

PLANT CARE SCORE				
-------------------------	--	--	--	--

Base Quality Score	0 -100			
---------------------------	--------	--	--	--

SEASONAL COLOR (OPT)	25	Score	Previous Score	Change
Visual impact	0 - 10			
Plant selection/ design/spacing	0 - 5			
Separation/dead heading/pinching	0 - 5			
Plant health (water,fertilization, I&D)	0 - 5			

SEASONAL COLOR (OPT) SCORE				
-----------------------------------	--	--	--	--

EXHIBIT 7

Frequency

Color Coding

Contracted Range of time in which a task must be completed. Tasks may be completed anytime within shaded timeframe range per contract.	Timeframe 1	Timeframe 2	Timeframe 3	Timeframe 4
Vendor Discretion timeframes	Timeframe 1	Timeframe 2	Timeframe 3	Timeframe 4

Timeliness Scoring	Pts
Completed within timeframe per contract/vendor timeframe	2
Completed but not within timeframe per contract/vendor timeframe	1
Not completed	0
Quality Scoring	
	Pts
No discrepancies per contracted standard	3
Minor discrepancies per contracted standard	2
Major discrepancies per contracted standard	1
Work not performed per contracted standard	0
Maxium Points per any contracted task	5

EXHIBIT 8

Satisfactory

Unsatisfactory

Management

1. Conducting of up to one (1), four (4) hour meeting per month, for a maximum of 12 meetings annually (workshops or regular meetings).

2. Overall administration of District functions.

3. Timeliness of all required state and local filings.

4. Preparation of annual budget.

5. Purchasing and risk management

Administrative

1. Recording and preparation of meeting minutes.

2. Records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure

3. Preparation and delivery of agenda (initial and revised)

Accounting

1. The preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions.
2. Capital program administration and requisition processing,
3. Filing of annual reports required by the State of Florida.
4. Monitoring of trust account activity;

**Assessment Revenue Collection
and Reporting**

1. All functions necessary for the timely billing, collection and reporting of District assessments. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

Additional Comments: _____

EXHIBIT 9



SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

March 22, 2024

PREPARED FOR:

Tamaya for Beach Community Development District • Jacksonville, FL

- Mr. Ron Zastrocky, Field Operations Manager, Vesta Property Services
- Residents of Tamaya

PROPOSAL FLNE217 - ADDENDUM 1	
DESCRIPTION	PRICE
Using a 1:12 slope, repair sidewalk trip hazards measuring ¼” – 2” in height that PSSC can repair. Repairs to be completed on streets in order of priority determined by the CDD until \$10,000 in repairs are completed.	<p>COMMUNITY SELECTED “NOT TO EXCEED” PRICE</p> <p>\$10,000</p>
<p>NOTES</p> <ol style="list-style-type: none"> 1. Beach CDD will highlight priority areas for PSSC and provide maps of these areas at least one week before PSSC mobilizes to compete repairs. 2. The amount allocated may not be sufficient to complete repairs to all ADA-defined hazards in the areas specified. PSSC will repair PSSC-repairable hazards on streets in the order directed by the community until the “not to exceed” price is met. A list of completed locations will be provided to the CDD along with the invoice for the work. 3. As instructed in the original proposal, hazards on concrete adjacent to asphalt where the two surfaces meet at the end of a walkway are included. 4. As instructed in the original proposal, hazards on concrete adjacent to brick paver driveways are included. 5. Panels with hazards over 2” in height, severely broken panels, and panels that are hollow underneath are recommended for alternative repair methods. Since PSSC does not provide demolition and replacement, these types of panels are excluded from this proposal. 	
	\$10,000
	TOTAL

PRECISION SIDEWALK SAFETY CORP

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
 Andrew Anderson • 877-799-6783 x 517

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project. Any copying or unauthorized disclosure of this information is prohibited.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards that PSSC can repair measuring ¼” – 2” in height in priority areas until the approved price is met as described in Proposal FLNE217 Addendum 1. Please fill in the authorization date, then complete invoice information in the approved by / billing info table below.	
PROPERTY	Beach CDD for Tamaya	
COST	COMMUNITY SELECTED “NOT TO EXCEED” PRICE \$10,000	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of repairs we anticipate our technician(s) will complete and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards. PSSC may not complete a repair(s) because; 1. a hazard’s actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader’s judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer’s alternative remedy. After the project is completed, new trip hazards will occur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC’s control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew’s scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew’s departure will not be delayed. PSSC will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in the “Repair Specifications” Section of this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

- Repair of hazards on concrete adjacent to level brick paver driveways*
- Repair of hazards on panels with utility covers*
- Repair of hazards on concrete adjacent to asphalt where the two surfaces meet at the end of a walkway*

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

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EXHIBIT 10



AMENITY
MAINTENANCE
GROUP

Beaches (Tamaya) CDD
2938 Danube Court
Jacksonville, Fl. 32246

CUSTOMER QUOTATION NO. 69

Order No:	T31124
Valid For:	30 Days

Description:

This proposal includes pressure washing all sidewalk/curbing, JEA easement at 12788 Meritage Blvd and the CDD easement at Bari Court (1182 sq ft.) for a total of 36,280 Sq feet. All agreed upon pricing is final and additional work will be billed separately.

Thank you for the opportunity to collaborate with you on this project. We do strive to provide the best services for our customers at the least possible cost and overhead.

Thank you for your business!

Total

\$5062.49

Bill To:

Amenity Management Group

245 Riverside Avenue #300

Jacksonville, Fl. 32202

EXHIBIT 11



5 Star Pressure Washing Inc

4314 St Augustine Rd
 Suite 4
 Jacksonville, FL 32207
 (904) 201-9122
 www.fivestarpw.com
 sales@fivestarpw.com

Estimate

Order No. Date

7972	3/15/2024
------	-----------

Start End

9:30 AM	10:30 AM
---------	----------

Customer Info.	Service Location	Job Info.
Tamaya	Primary Address	Technician: Riley Eppley
12675 Beach Blvd Jacksonville, FL 32246	12675 Beach Blvd Jacksonville, FL 32246	Sales Rep: Riley Eppley
Phone: (904) 577-3075	Ron Zastrocky (904) 577-3075	PO #:
		Lead Source:

QTY	Description	Price	Amount
1	Sidewalk Cleaning - Pressure wash both sides of Meritage Blvd from Tamaya Blvd to Cassia Ln.	2,550.00	2,550.00
1	Sidewalk Cleaning - Pressure wash both sides of Meritage Blvd From Cassia Ln to Danube Dr.	2,170.00	2,170.00
1	Sidewalk Cleaning - Pressure wash JEA easement sidewalks by lift station starting from Preveza Ct.	600.00	600.00
1	Sidewalk Cleaning - Pressure wash right side (south) sidewalks on first 200ft of Bari Ct. (Starting from intersection of Brettungar Dr and Savona Ct).	180.00	180.00
1	Fire Hydrant Rental - Rental, water usage, and admin fee's associated with using a fire hydrant meter supplied by utility company.	500.00	500.00

Notes:

SUBTOTAL		\$6,000.00
TAX		\$0.00
TOTAL		\$6,000.00
ADDITIONAL		
GRAND TOTAL		
		Due Upon Receipt

Signature _____

Date _____

Thank you for your business

EXHIBIT 12



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
Total distance: 1,124.02 ft (342.60 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
Total distance: 1,137.20 ft (346.62 m)

map 3

Google Maps

Meritage and Danube 1012'

10' + 6' wide

//



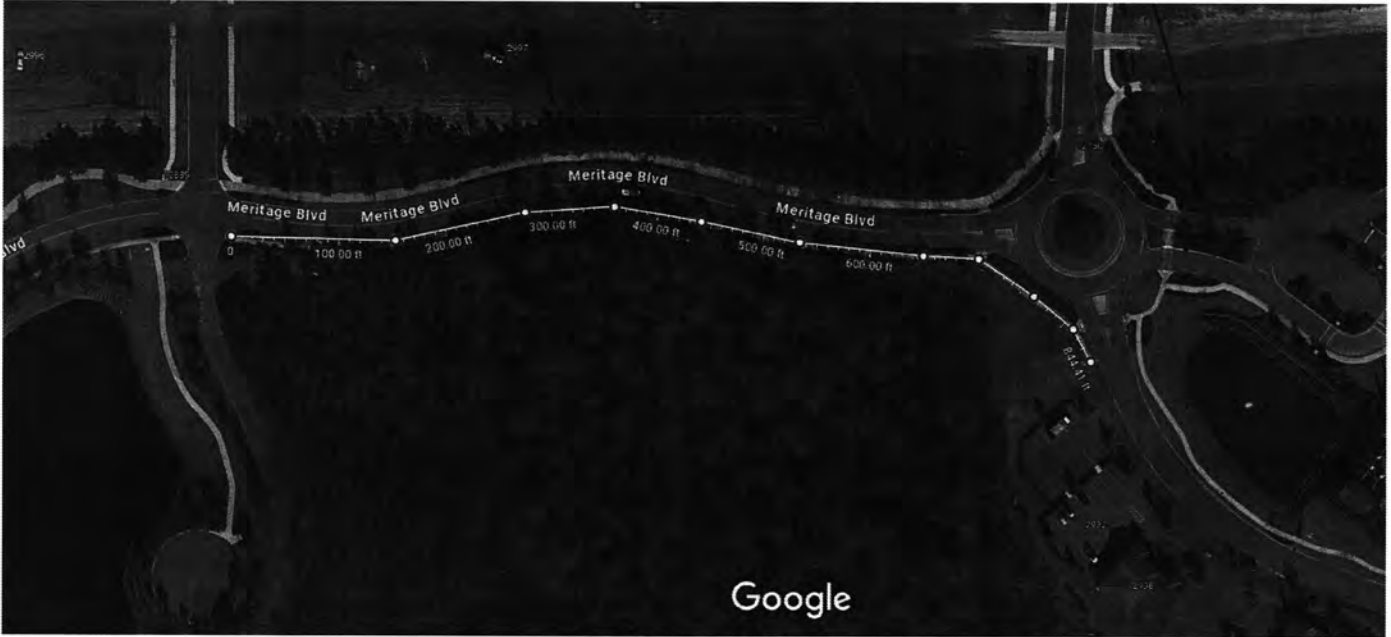
Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 Google 50 ft

Measure distance
Total distance: 1,012.01 ft (308.46 m)

map 4

Google Maps

Meritage 844'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance
Total distance: 844.41 ft (257.38 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance

Total distance: 1,158.32 ft (353.06 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
 Total distance: 904.89 ft (275.81 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance
Total distance: 531.94 ft (162.14 m)



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance

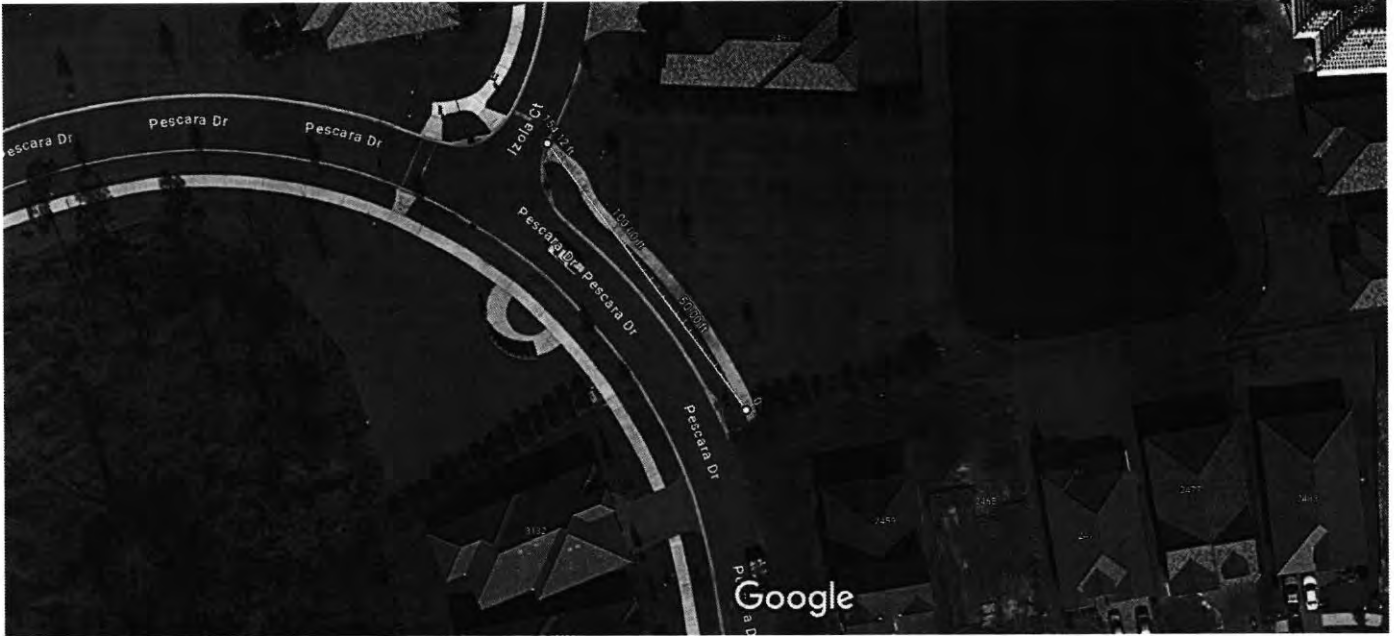
Total distance: 382.40 ft (116.56 m)

Google Maps Pescara 600'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 20 ft

Measure distance
Total distance: 599.98 ft (182.87 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 20 ft

Measure distance
Total distance: 154.12 ft (46.98 m)

Google Maps Pescara 238'



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 20 ft

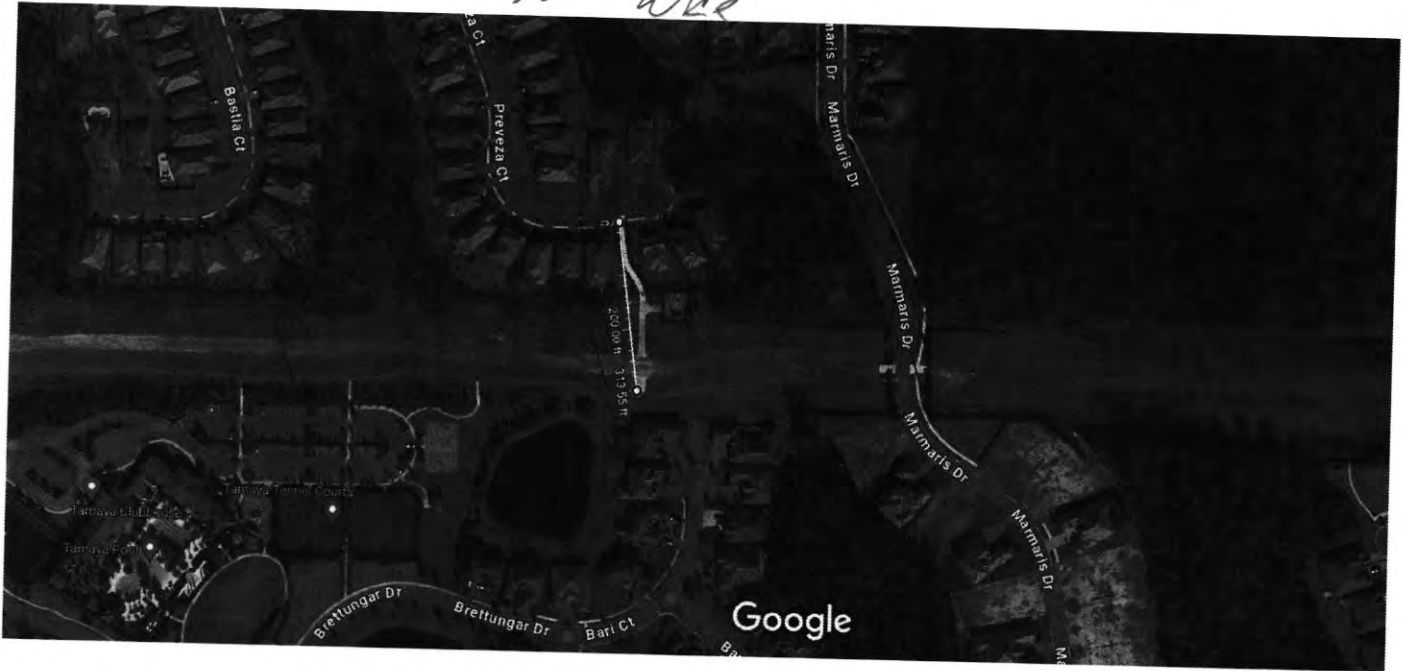
Measure distance
Total distance: 237.88 ft (72.51 m)

map 12

Google Maps

Jea easement by lift station 314'

12' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
 Total distance: 313.55 ft (95.57 m)

6' wide

//



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 20 ft

Measure distance

Total distance: 189.27 ft (57.69 m)

Google Maps

Marmaris 695'

6' wide



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

Measure distance
 Total distance: 695.40 ft (211.96 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

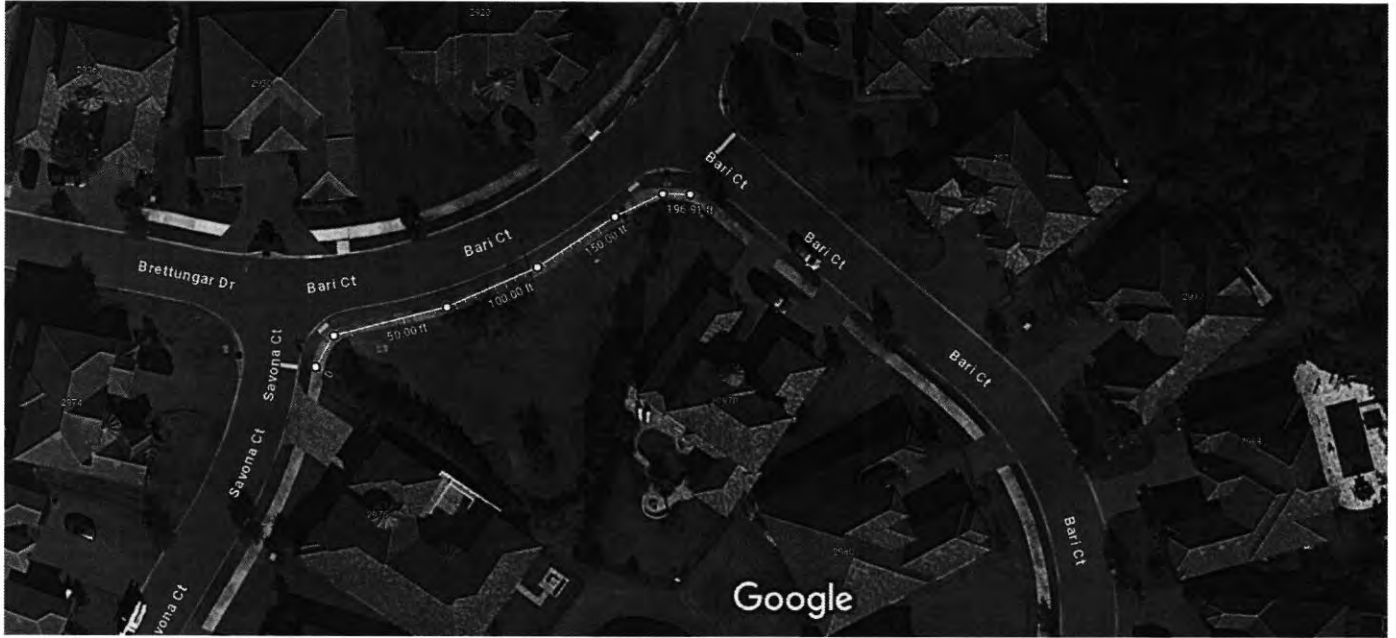
Measure distance
Total distance: 741.11 ft (225.89 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 590.46 ft (179.97 m)



Imagery ©2024 Airbus, Map data ©2024 20 ft

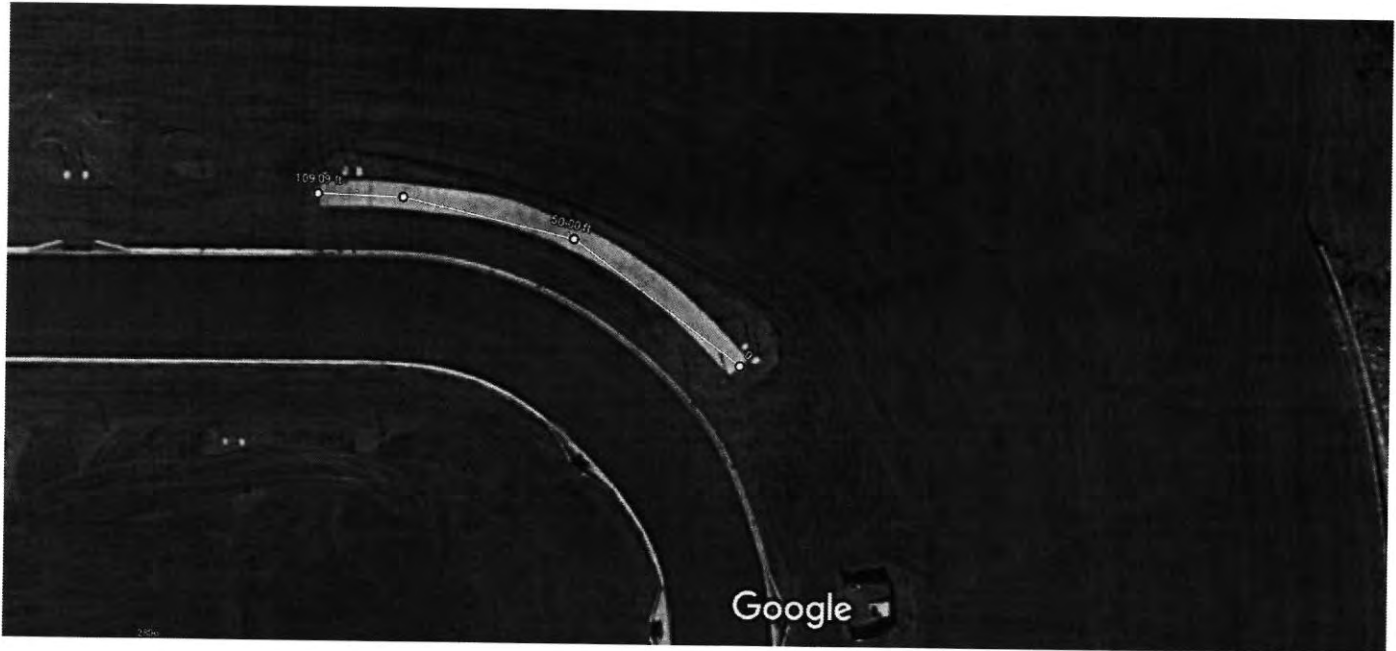
Measure distance

Total distance: 196.91 ft (60.02 m)

Google Maps

Cassia 109'

Map 18



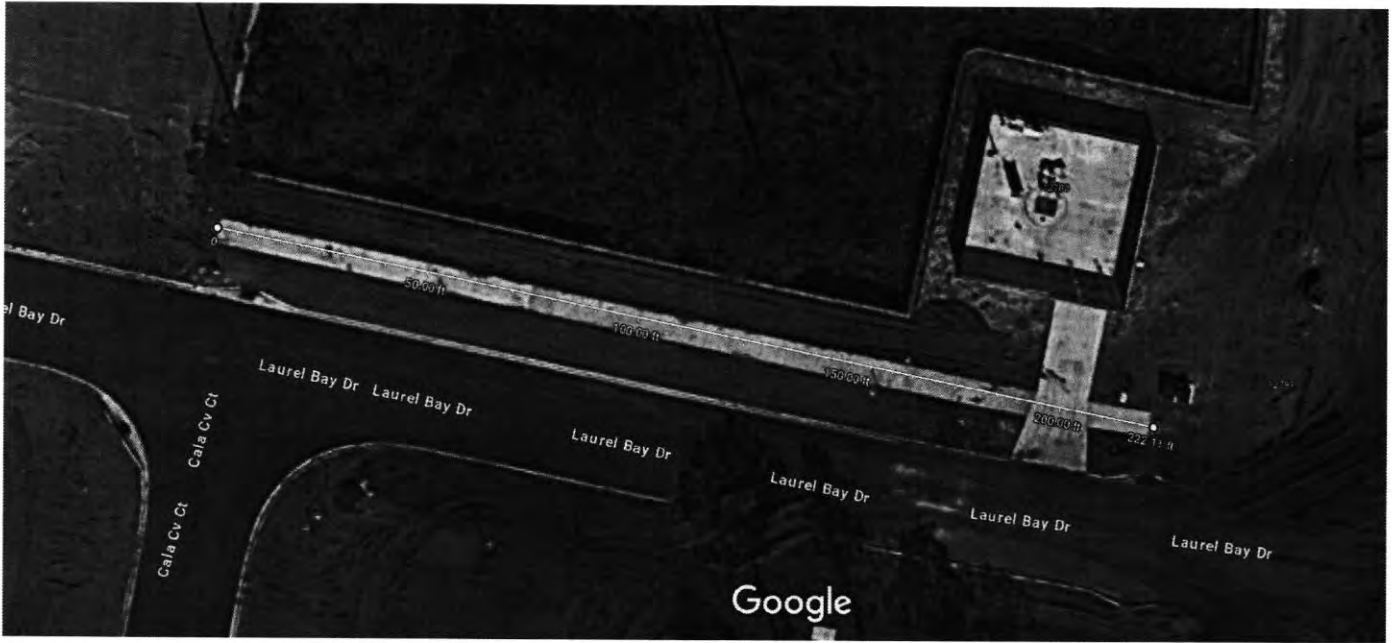
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 109.09 ft (33.25 m)

Google Maps

Laurel Bay 222'

map 19



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 222.11 ft (67.70 m)

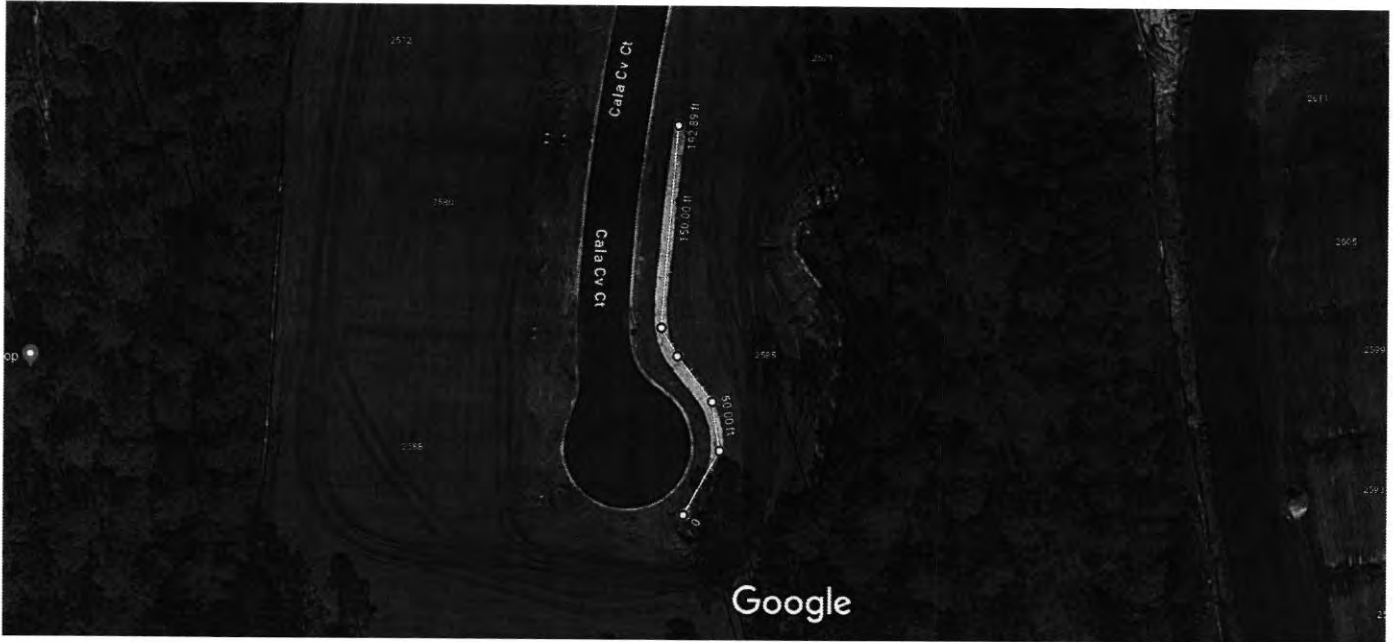
Map 20



Map data ©2024, Map data ©2024 Google 20 ft

Measure distance
Total distance: 61.73 ft (18.82 m)

map 21



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 192.89 ft (58.79 m)

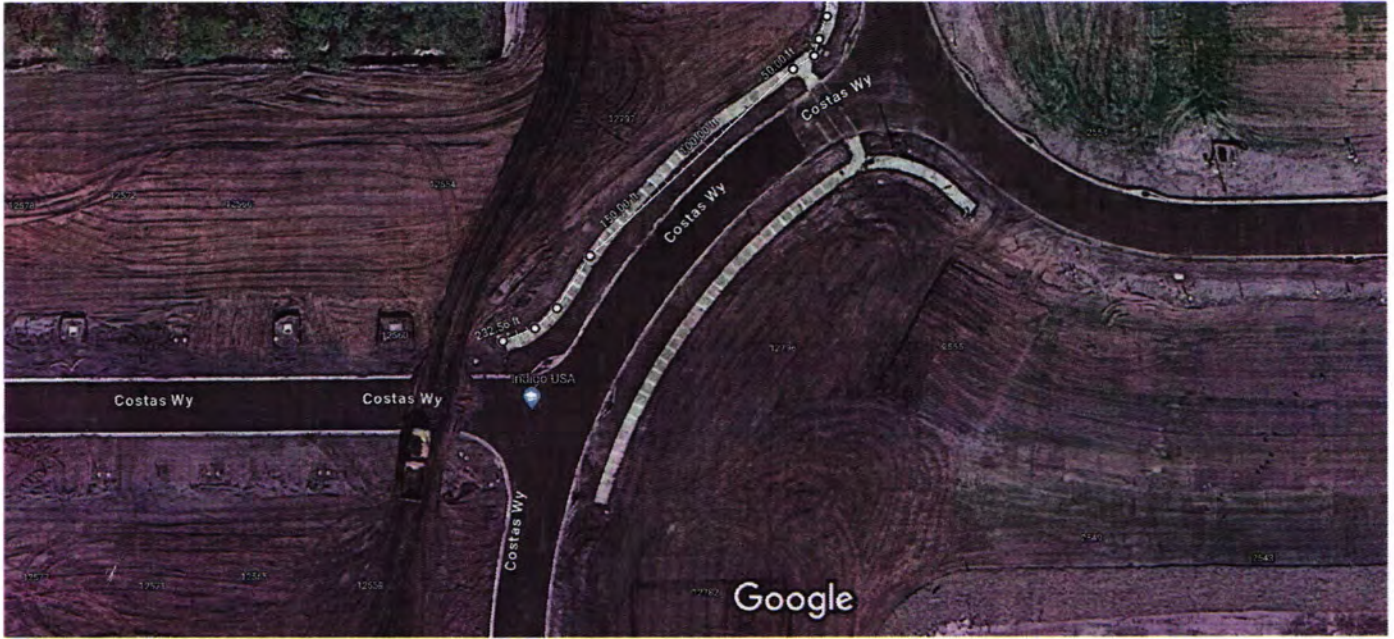
Map 22



Map data ©2024, Map data ©2024 Google 20 ft

Measure distance
Total distance: 70.45 ft (21.47 m)

Google Maps *Costas Way map 23*

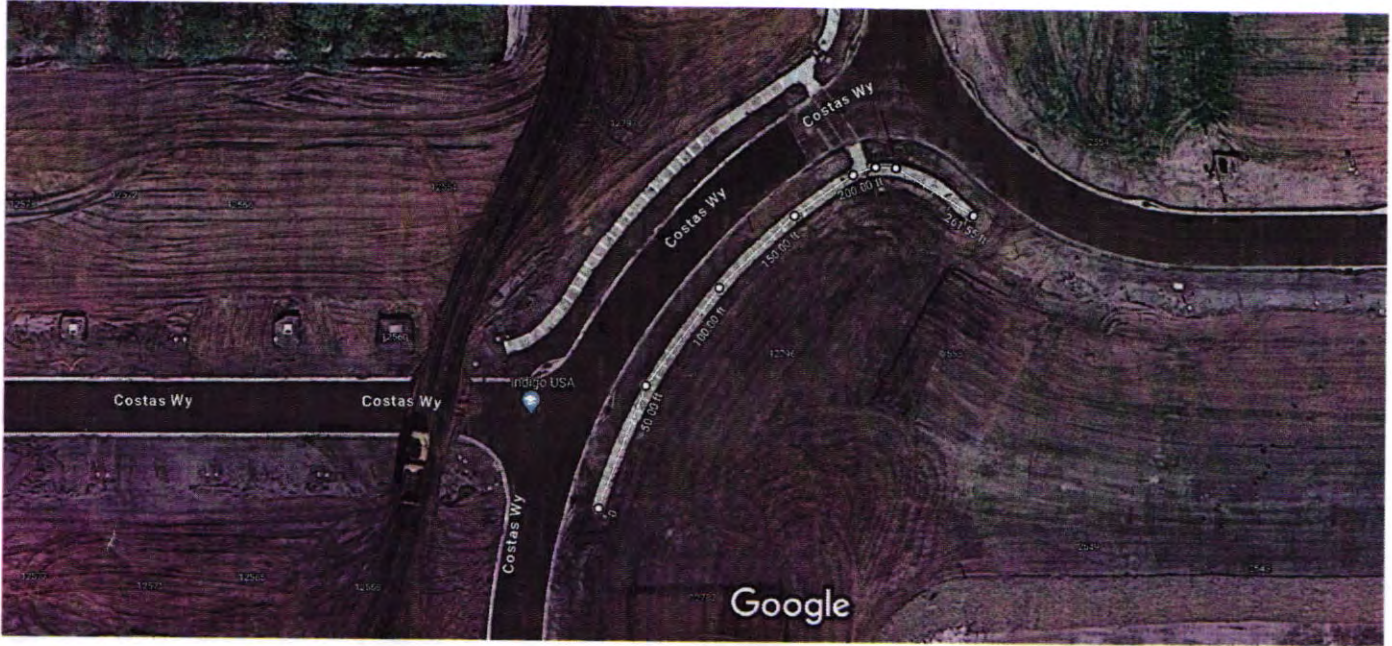


Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 232.56 ft (70.88 m)

Map 24

//



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance

Total distance: 261.55 ft (79.72 m)

Google Maps *Cassia map 25*



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Measure distance
Total distance: 246.11 ft (75.02 m)



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 50 ft

Measure distance

Total distance: 265.21 ft (80.84 m)

EXHIBIT 13

Pressure Washing

Location	Length ft	Width ft	sq ft	Frequenc y	Date Done	Due Date	Cost	Notes
Old Beach Blvd entrance				1.5yrs	10/25/2023	4/25/2025	\$1,050.00	Columnns, pavers, sidewalks
Fountains at Beach and Tamaya Blvd				1.5yr	3/1/2022	9/1/2023	\$700.00	
Entrance to Guardhouse				1.5yrs	7/3/2023	1/3/2025	\$600.00	Columns and sign area
Amenity center sidewalks				1.5yrs				
Amenity center pool area				1.5yrs				pavers, columns
Amenty center roof				5yrs				
Guard house roof				5yrs				Waiting on estimate
Guard+A4:19 house exter								
Meritage map 1	1124	5	5620					
Meritage map 2	1137	10	11370					
Meritage map 3	1012	10	10120					
Meritage map 4	844	5	4220					
Pond map 5	1158	5	5790					
Danube map 6	905	6	5430					
Tartus map 7	532	6	3192					
Kartas Ct map 8	382	6	2292					
Pescara map 9	600	6	3600					
Pescara map 10	154	6	924					
Pescara map 11	238	6	1428					
JEA access by easement map 12	314	12	3768					
Marmaris map 13	189	6	1134					
Marmaris map 14	695	6	4170					
Danbue map 15	741	5	3705					

EXHIBIT 14



Contact Information:

Jim Proctor, Owner
 904.545.7150 | jproctor@treeamigosoutdoor.com

Property Name: Tamaya Orange Area
 Property Address: 12788 Meritage Blvd., Jacksonville, FL 32246

Management Company: Beach Community Development District
 Address: 250 International Pkwy., Ste. 208, Lake Mary, FL 32746
 Primary Contact: David McInnes
 Proposal Date: Wednesday, March 27, 2024

Notes / Comments

We genuinely appreciate the opportunity to submit our comprehensive landscape management proposal for Tamaya Orange Area. We are confident that you will not find a better value for overall services when comparing Tree Amigos to any competitor when the job is bid "apples to apples". We set forth a dedicated team who observed the property in detail and created your proposal based on calculated observation and exact measurements. We look forward to discussing our proposal in detail with you and demonstrating how a partnership with Tree Amigos Outdoor Services can benefit Beach Community Development District.

Proposal Summary

Scope of Work	Occurrences	Monthly	Yearly
Grounds Maintenance:	52	\$ 3,962.76	\$ 47,553.12
Turf Management Program:	7	\$ 1,016.39	\$ 12,196.63
Tree / Shrub I&D/ Fertilizer:	2	\$ 661.67	\$ 7,940.00
Irrigation Inspections:	12	\$ 134.98	\$ 1,619.77
Pine Straw Installation:	0	\$ -	\$ -
Mulch Installation:	0	\$ -	\$ -
Seasonal Flowers:	0	\$ -	\$ -
Palm Tree Trimming:	0	\$ -	\$ -
Lump Sum Proposal		\$ 5,775.79	\$ 69,309.51

Proposal Acceptance

Print Name

Authorized Signature

Title/Position

____/____/____

Date Signed

EXHIBIT 15



Icon Luxury Cars Jax LLC
 12667 Beach BLVD #102
 Jacksonville, FL 32246
 (904) 379-8568
 brian.a@iconepicarts.com
 icongolfcartsflorida.com

Quote #
01-2870

Salesperson
Tim Peterson tim.p@iconepicarts.com

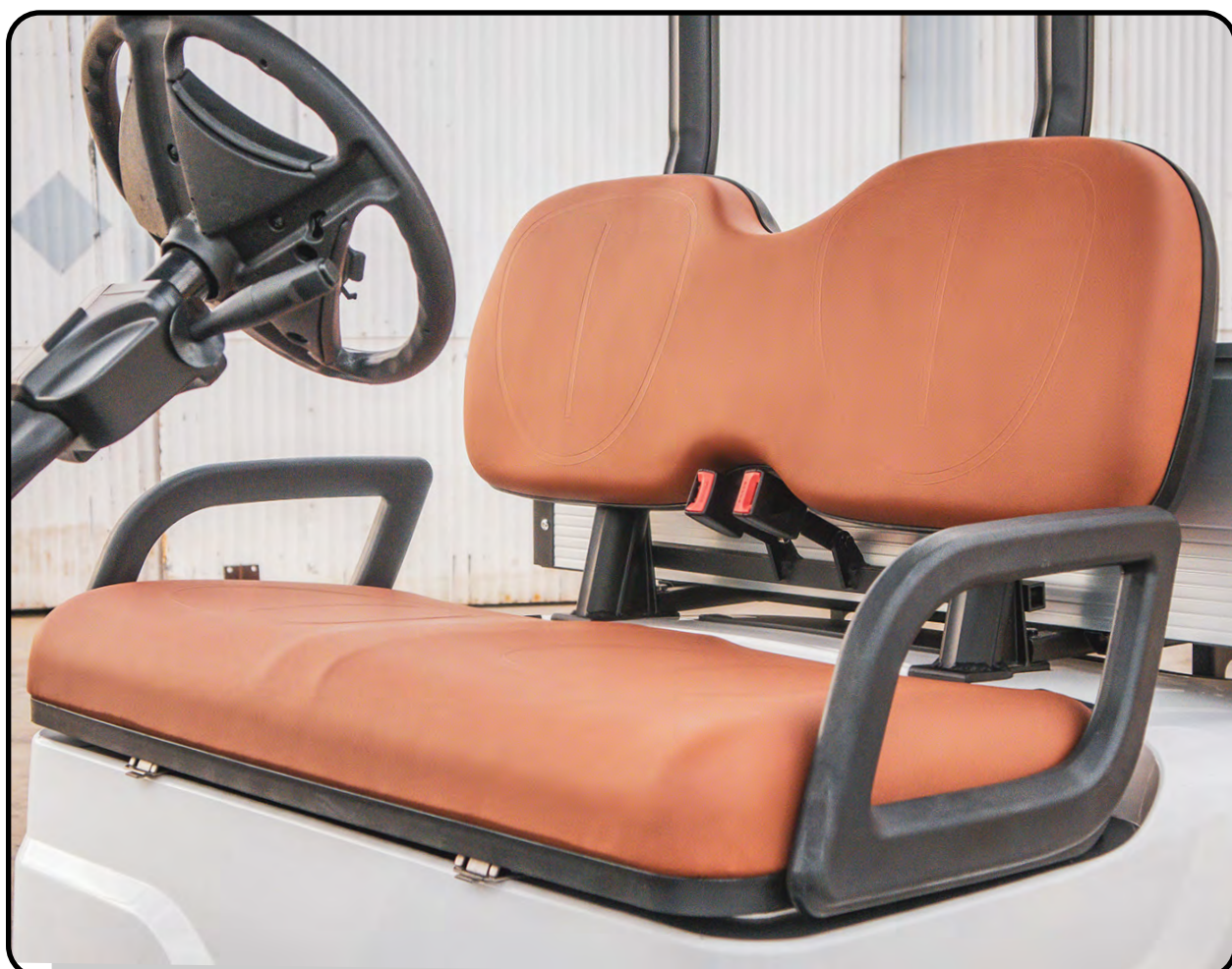
Buyer	Units	Price
Vesta Property Services Ron Zast	2023 ICON C20S	\$10,550.00
12788 Meritage Blvd	48v AC AGM	
Jacksonville, FL 32246		
904-577-3075		Accessories \$2,999.00
rzastrocky@vestapropertyservices		MSRP \$13,549.00
		Icon Luxury Cars Jax LLC Discount (\$700.00)
		Special Discount (\$2,500.00)
		Quoted Price \$10,349.00
		Sales Tax \$0.00
		Freight \$500.00
		Prep \$150.00
		Total Due \$10,999.00

Accessories	Factory Options
	MSRP
51v 105a Lithium Eco Battery "Thru Hole" ICON ONLY- compatible with any controller	1 \$2,999.00

Standard Features

The two passenger ICON C Series C20S golf cart comes equipped with a small cargo box perfect for utility, campus and commercial needs. Standard features include 10" aluminum wheels, 4-wheel disc brakes, powder coated steel chassis, painted rooftops, horns, digital gauges, and more!

Notes



C20S Specs

- **Colors Available:** White
- **Street Legal LSV Option:** Upgrade available WITH 17 Digit VIN

Power

- **Motor Type:** 5kW
- **Controller:** 450 Amp Programmable Controller
- **Speed:** Standard Speed 19 mph (programmable up to 25 mph)
- **Battery:** (8) Maintenance Free 6V Batteries or Lithium Upgrade (51V/ 105 Amp or 70.4V/ 105 Amp)
- **Charger:** Onboard - 15 Amp 120V
- **Battery Level Indicator:** Digital
- **Speedometer Package:** Included

Body

- **Chassis:** Heavy Duty A-Frame Powder Coated Steel
- **Component Dimensions:** Open Cargo Box: 44" x 36" x 10"
- **Canopy:** Black Roof
- **Water Resistant seats:** Dark Brown Stitched Seat

Safety Features

- **Full Light Package:** LED Headlights, Tail Lights, Brake Lights, Rev Buzzer, Turn Signal, Rear Mirrors
- **Seat Belts:** Lap Belts - Included
- **USB Power Source:** Dual 12V Plugs
- **Brakes:** 4 Wheel Premium Hydraulic Disc Brakes
- **Park Brake:** Electronic Motor Brake
- **Gear Selection:** Forward / Neutral / Reverse
- **Windshield:** Folding Windshield Standard - DOT Safety Available (with electric wiper)

Steering & Suspension

- **Steering Mechanism:** Self-Adjusting Rack and Pinion
- **Suspension (Front/Rear):** Heavy Duty Coil Over Shocks
- **Tires:** DOT 205/50 - 10"/6-ply
- **Wheels & Tires:** Aluminum Rims Standard with 205/50 - 10"/6-ply
- **Drivetrain:** 14:1 High Speed Rear Axle

Dimensions

- **Ground Clearance:** 5" Standard
- **Total Vehicle Capacity:** 2 Passenger
- **Warranty:** 2 Year Limited
- **Payload:** 1000 lbs
- **Tow Capacity:** 500 lbs (On flat smooth terrain)
- **Turning Radius:** 120"
- **Overall Dimensions LxWxH:** 96inx48inx72in



EXHIBIT 16

Quote

*** Duplicate ***

Quote expires

Battery Source of Jacksonville
12420 Beach Blvd
Jacksonville, FL 32246 USA
904-718-1580

Ticket #: Q340812
Ticket date: 3/4/24
Time: 11:09 am
Station: A

Sold to: Beach Community Development District
12788 Meritage Blvd
Jacksonville, FL 32246
904-329-2277 (Office)
N/A

Ship to:

Customer #: 904-329-2277
Sls rep: JUSTINDAV

Ship date:
Location: 034

Ship-via code:
Terms: NET 10TH PROX

Quantity	Item Number	Description	Ship from location	Price	Selling unit	Ext prc
1	*9999	Evo Turfman Pro 200		7,995.00	EACH	7,995.00

QUOTE

User: JUSTINDAV

Sale subtotal: 7,995.00
Tax: 0.00
Total: 7,995.00





TURFMAN 200 PRO



BODY & CHASSIS

TPO injection moulding front and rear body

DIMENSIONS

Turfman 200: 94" x 55" x 72"
Cargo box: 43" x 35" x 11"

POWER

Lithium battery
48V 4KW AC motor
AC Controller
400 AMP Evolution AC Controller
22mph max speed
25A Evolution on-board charger

FEATURES

- Color matched Dash with four cup holders / cell phone holder
- 14" Alum Wheel with color insert/215/35R14 Radial DOT Tire
- Speedometer
- USB
- Evolution on-board smart charger
- LED Headlights, LED tail lights, brake lights, turn signals, horn
- Rear view mirrors
- Clear foldable windshield



Speedometer



Color matched Dash with four cup holders/cell phone holder



14" Alum Wheel with color insert/215/35R14 Radial DOT Tire



Two tone seat



Luxury steering wheel

Available color



EVOLUTION ELECTRIC VEHICLES INC
Add: 2620 Palisades Drive, Corona CA 92882
evolutionelectricvehicle.com



IMAGE FOR ILLUSTRATION PURPOSES ONLY

*Ask your local dealer about non-standard color options.