



***BEACH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
March 20, 2023
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

Development Planning and Financing Group

[X] 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, March 20, 2023, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

The 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@dpfgmc.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

District: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 20, 2023

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Call-in Number: +1 (929) 205-6099

Meeting ID: 7055714830#

Revised Agenda

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Presentations**
 - A. What District Receives from Off Duty Officer Patrol
 - B. Reserve Study – Charlie Sheppard [Exhibit 1](#)
- IV. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- V. Presentation & Consideration of Landscape Maintenance Proposals**
 - A. Presentation of Proposal Evaluation Criteria [Exhibit 2](#)
 - B. Presentation of 3-Year Annual Amounts [Exhibit 3](#)
 - C. Brightview
 - D. Down2Earth
 - E. Koehn Outdoor
 - F. Sun State
 - G. Tree Amigos
 - H. United Land Services
 - I. VerdeGo
 - J. Yellowstone Landscape
- VI. Consent Agenda**
 - A. Consideration for Approval – The Revised Minutes of the Board of Supervisors Regular Meeting Held December 19, 2022 – *previously presented* [Exhibit 4](#)
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 16, 2023 [Exhibit 5](#)
 - C. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 20, 2023** [Exhibit 6](#)
 - D. Consideration for Acceptance – The January 2023 Unaudited Financial Statements [Exhibit 7](#)
 - E. Consideration for Acceptance – The February 2023 Unaudited Financial Statements [Exhibit 8](#)

VI. Consent Agenda – continued

- F. Ratification of Bob’s Backflow & Plumbing Services, Inc.
- G. Ratification of Integrated Access Solutions Security Cameras Proposal

[Exhibit 9](#)
[Exhibit 10](#)

VII. Business Items

- A. Consideration & Adoption of **Resolution 2023-06**, Setting PH Date for Amenity Rates
- B. Consideration of Proposals to Repair & Paint Walls in Fitness Center
- C. Consideration of Amazon Delivery Process Proposal
- D. Consideration of Tennis Court Resurfacing Proposal

[Exhibit 11](#)
[Exhibit 12](#)
[Exhibit 13](#)
[Exhibit 14](#)

VIII. Discussion Items

- A. **Proposed Changes to Amenity Polices**
- B. FY 2024 Budget Update
- C. Consideration of April Workshop on FY 2024 Budget – if needed

[Exhibit 15](#)
[Exhibit 16](#)

IX. Staff Reports

- A. Lifestyle & Field Management Reports – February & March
- B. District Counsel
 - 1. Discussion & Consideration of Memo Regarding Public Records Retention
- C. District Manager
 - 1. Resident(s) Subject Disciplinary Action
 - 2. Incident Management Tracker – *To Be Distributed*
 - 3. Action Item Report
 - 4. Meeting Matrix
 - 5. Arbitrage Calculations Guidance
- D. District Engineer

[Exhibit 17](#)
[Exhibit 18](#)

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

XI. Supervisors’ Requests

XII. Action Items Summary

XIII. Next Meeting Quorum Check: April 17th, 6:00 PM

Stephen Kounoupas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chance Wedderburn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Sheila S. Papelbon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Matt Calderaro	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Robert Renn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

[Exhibit 19](#)
[Exhibit 20](#)

XIV. Adjournment

EXHIBIT 1

Full Reserve Study Beach Community Development District Jacksonville, Florida



**Prepared for FY 2023
Report Date: January 6, 2023**





January 6, 2023

Mr. Howard McGaffney, VP
DPFG Management & Consulting, LLC
250 International Parkway, Suite 208
Lake Mary Florida 32746

Re: Reserve Study Report for Beach Community Development District

Dear Mr. McGaffney:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR THIS PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE DISTRICT CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.

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Executive Summary

Account Information

Account Name	Beach Community Development District	Account Number	1875
City	Jacksonville	Last Site Visit	December, 20 2022
State	Florida	Report Date	January, 6 2023
In Service Date	January, 1 2017	Report Version	1
Total Units	948	Fiscal Year Start	October, 1 2023
Study Level	Level I Reserve Study	Fiscal year End	September, 30 2024

Reserve Fund Information

Current Component Replacement Cost	\$4,109,921
Number of Components	120
Reserve Fund Beginning Balance	\$109,319
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$301,217
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$39,080
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$200,717
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

Comments

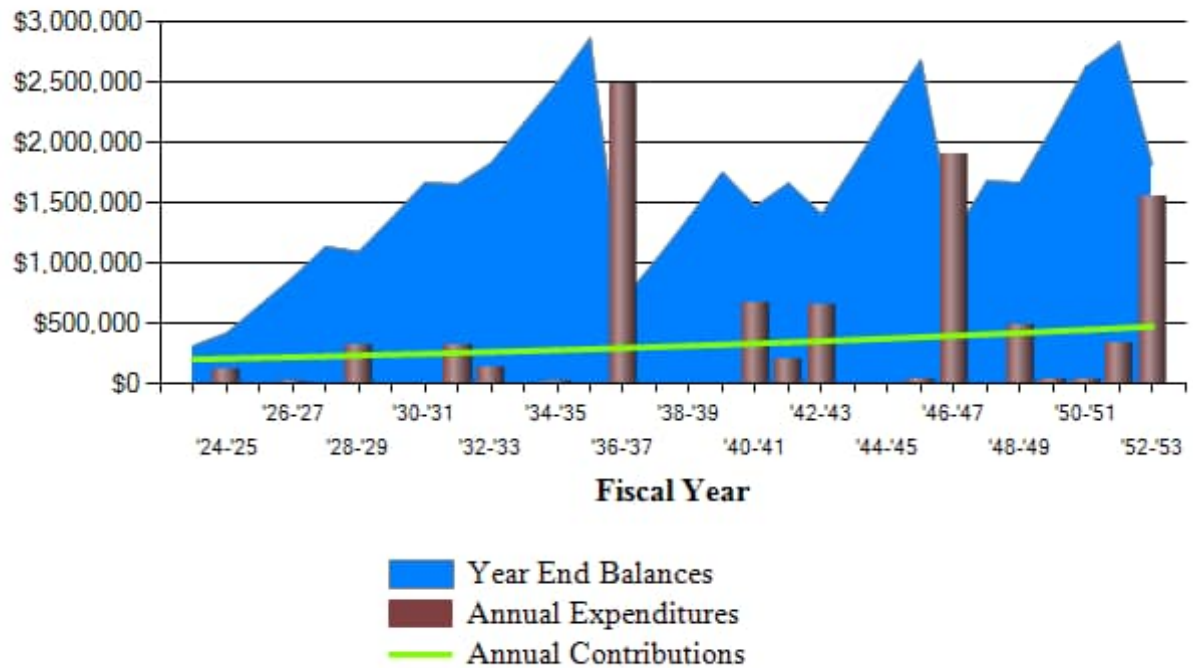
- Components with replacement cost of \$5,000 or less assumed an operating expense.
- Current funding level is not adequate for future component replacement.
- Recommended funding plan requires larger contributions for adequate funding.

**Beach Community Development District
Financial Summary - Recommended Funding Plan**

Beginning Balance: \$109,319 Fully Funded: \$1,291,620 Tax Rate:0%

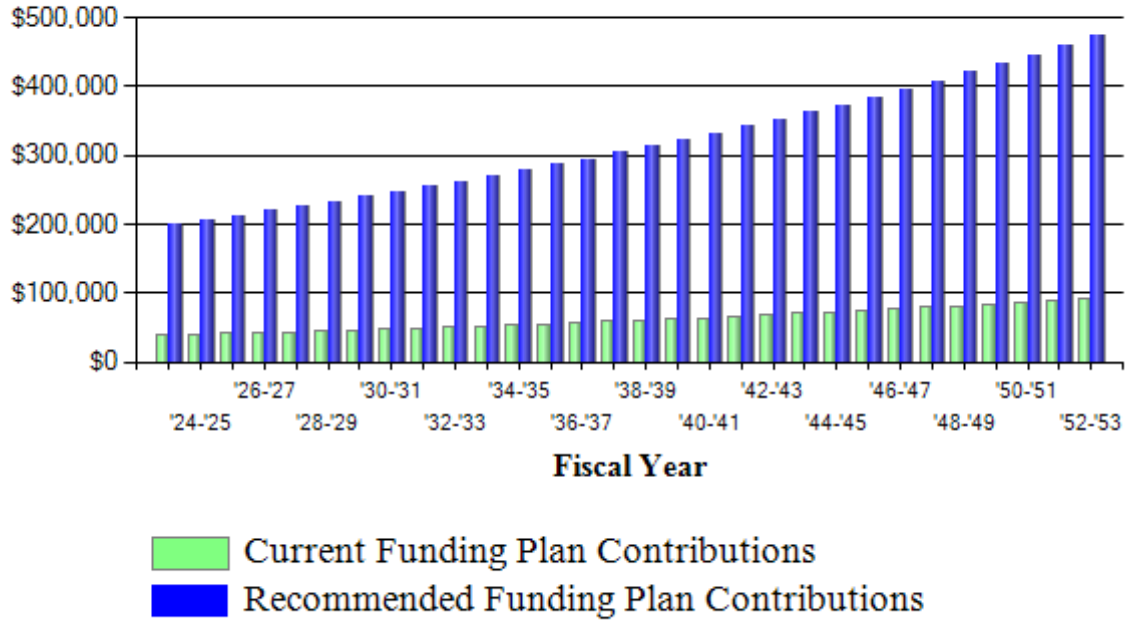
Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	4,109,922	5.0%	200,717	0	1.00%	3,100		313,137	1,565,684	20%
24-25	4,315,418	4.0%	206,739	0	2.00%	8,208	109,494	418,589	1,732,299	24%
25-26	4,488,034	3.0%	212,941	0	2.50%	15,788		647,319	2,008,665	32%
26-27	4,622,675	3.0%	219,329	0	3.00%	25,596	13,443	878,801	2,286,555	38%
27-28	4,761,356	3.0%	225,909	0	3.00%	33,141		1,137,851	2,593,571	44%
28-29	4,904,196	3.0%	232,686	0	3.00%	31,821	309,827	1,092,532	2,597,829	42%
29-30	5,051,322	3.0%	239,667	0	3.00%	39,966		1,372,165	2,928,704	47%
30-31	5,202,862	3.0%	246,857	0	3.00%	48,571		1,667,593	3,277,093	51%
31-32	5,358,948	3.0%	254,263	0	3.00%	48,201	315,154	1,654,903	3,319,141	50%
32-33	5,519,716	3.0%	261,891	0	3.00%	53,302	140,050	1,830,045	3,550,857	52%
33-34	5,685,308	3.0%	269,747	0	3.00%	62,994		2,162,786	3,942,069	55%
34-35	5,855,867	3.0%	277,840	0	3.00%	72,708	17,029	2,496,305	4,336,017	58%
35-36	6,031,543	3.0%	286,175	0	3.00%	83,474		2,865,954	4,768,121	60%
36-37	6,212,489	3.0%	294,760	0	3.00%	20,269	2,485,072	695,912	2,662,624	26%
37-38	6,398,864	3.0%	303,603	0	3.00%	29,985		1,029,500	3,062,919	34%
38-39	6,590,830	3.0%	312,711	0	3.00%	40,266		1,382,477	3,484,836	40%
39-40	6,788,554	3.0%	322,092	0	3.00%	51,137		1,755,707	3,929,311	45%
40-41	6,992,211	3.0%	331,755	0	3.00%	42,829	659,819	1,470,473	3,717,704	40%
41-42	7,201,977	3.0%	341,708	0	3.00%	48,456	196,984	1,663,652	3,986,974	42%
42-43	7,418,037	3.0%	351,959	0	3.00%	40,903	652,181	1,404,333	3,806,287	37%
43-44	7,640,578	3.0%	362,518	0	3.00%	53,006		1,819,857	4,303,069	42%
44-45	7,869,795	3.0%	373,393	0	3.00%	65,797		2,259,047	4,826,233	47%
45-46	8,105,889	3.0%	384,595	0	3.00%	78,236	35,785	2,686,093	5,340,056	50%
46-47	8,349,066	3.0%	396,133	0	3.00%	35,662	1,893,495	1,224,394	3,968,029	31%
47-48	8,599,538	3.0%	408,017	0	3.00%	48,972		1,681,383	4,517,682	37%
48-49	8,857,524	3.0%	420,258	0	3.00%	48,582	482,244	1,667,978	4,600,032	36%
49-50	9,123,249	3.0%	432,865	0	3.00%	62,186	27,970	2,135,060	5,166,062	41%
50-51	9,396,947	3.0%	445,851	0	3.00%	76,608	27,327	2,630,192	5,763,439	46%
51-52	9,678,855	3.0%	459,227	0	3.00%	82,509	339,120	2,832,808	6,071,708	47%
52-53	9,969,221	3.0%	473,004	0	3.00%	52,773	1,546,709	1,811,875	5,159,947	35%

Recommended Funding Plan Projection



The recommended funding plan provides adequate funding with moderate contributions over time.

Current Contributions vs. Recommended Contributions

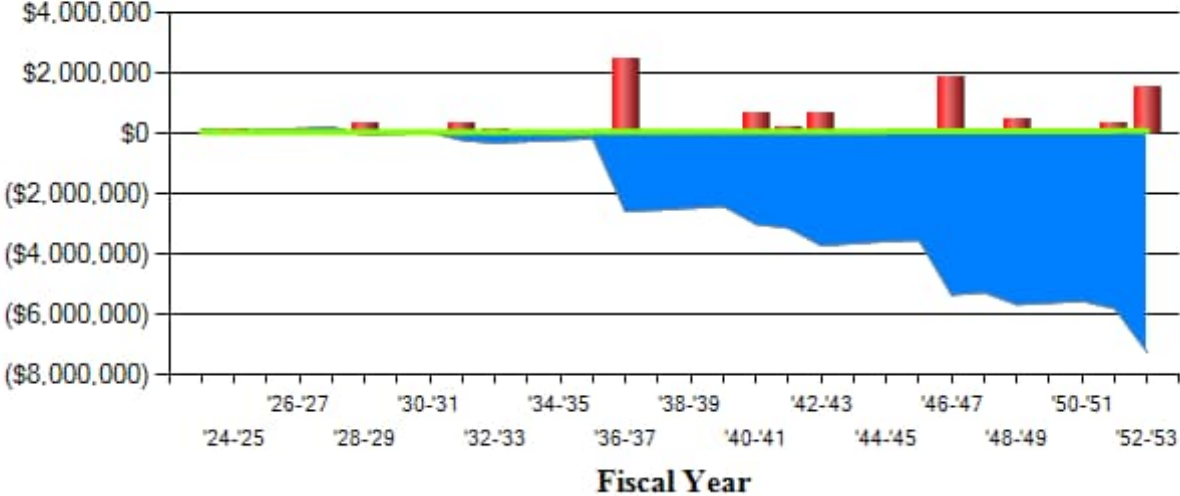


**Beach Community Development District
Financial Summary - Current Funding Plan**

Beginning Balance: \$109,319 Fully Funded: \$1,291,620 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	4,109,922	5.0%	39,080	0	1.00%	1,484		149,883	1,565,684	10%
24-25	4,315,418	4.0%	40,252	0	2.00%	1,613	109,494	82,254	1,732,299	5%
25-26	4,488,034	3.0%	41,460	0	2.50%	3,093		126,807	2,008,665	6%
26-27	4,622,675	3.0%	42,704	0	3.00%	4,682	13,443	160,750	2,286,555	7%
27-28	4,761,356	3.0%	43,985	0	3.00%	6,142		210,877	2,593,571	8%
28-29	4,904,196	3.0%	45,304	0	3.00%		309,827	-53,646	2,597,829	
29-30	5,051,322	3.0%	46,664	0	3.00%			-6,982	2,928,704	
30-31	5,202,862	3.0%	48,063	0	3.00%	1,232		42,314	3,277,093	1%
31-32	5,358,948	3.0%	49,505	0	3.00%		315,154	-223,335	3,319,141	
32-33	5,519,716	3.0%	50,991	0	3.00%		140,050	-312,395	3,550,857	
33-34	5,685,308	3.0%	52,520	0	3.00%			-259,875	3,942,069	
34-35	5,855,867	3.0%	54,096	0	3.00%		17,029	-222,808	4,336,017	
35-36	6,031,543	3.0%	55,719	0	3.00%			-167,089	4,768,121	
36-37	6,212,489	3.0%	57,390	0	3.00%		2,485,072	-2,594,771	2,662,624	
37-38	6,398,864	3.0%	59,112	0	3.00%			-2,535,659	3,062,919	
38-39	6,590,830	3.0%	60,885	0	3.00%			-2,474,773	3,484,836	
39-40	6,788,554	3.0%	62,712	0	3.00%			-2,412,062	3,929,311	
40-41	6,992,211	3.0%	64,593	0	3.00%		659,819	-3,007,287	3,717,704	
41-42	7,201,977	3.0%	66,531	0	3.00%		196,984	-3,137,740	3,986,974	
42-43	7,418,037	3.0%	68,527	0	3.00%		652,181	-3,721,394	3,806,287	
43-44	7,640,578	3.0%	70,583	0	3.00%			-3,650,811	4,303,069	
44-45	7,869,795	3.0%	72,700	0	3.00%			-3,578,111	4,826,233	
45-46	8,105,889	3.0%	74,881	0	3.00%		35,785	-3,539,015	5,340,056	
46-47	8,349,066	3.0%	77,128	0	3.00%		1,893,495	-5,355,381	3,968,029	
47-48	8,599,538	3.0%	79,442	0	3.00%			-5,275,940	4,517,682	
48-49	8,857,524	3.0%	81,825	0	3.00%		482,244	-5,676,360	4,600,032	
49-50	9,123,249	3.0%	84,280	0	3.00%		27,970	-5,620,050	5,166,062	
50-51	9,396,947	3.0%	86,808	0	3.00%		27,327	-5,560,569	5,763,439	
51-52	9,678,855	3.0%	89,412	0	3.00%		339,120	-5,810,276	6,071,708	
52-53	9,969,221	3.0%	92,095	0	3.00%		1,546,709	-7,264,891	5,159,947	

Current Funding Plan



- Current Funding Plan Year End Balances
- Current Funding Plan Expenditures
- Current Funding Plan Contributions

**Beach Community Development District
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Beginning Balance	109,319	313,137	418,589	647,319	878,801	1,137,851	1,092,532	1,372,165	1,667,593	1,654,903
Annual Assessment	200,717	206,739	212,941	219,329	225,909	232,686	239,667	246,857	254,263	261,891
Interest Earned	3,100	8,208	15,788	25,596	33,141	31,821	39,966	48,571	48,201	53,302
Expenditures		109,494		13,443		309,827			315,154	140,050
Fully Funded Reserves	1,565,684	1,732,299	2,008,665	2,286,555	2,593,571	2,597,829	2,928,704	3,277,093	3,319,141	3,550,857
Percent Fully Funded	20%	24%	32%	38%	44%	42%	47%	51%	50%	52%
Ending Balance	313,137	418,589	647,319	878,801	1,137,851	1,092,532	1,372,165	1,667,593	1,654,903	1,830,045

Description

Misc. Site Components

Cluster Mailboxes - North

Cluster Mailboxes - South

Concrete Pavers - Streets/entry/amenity

Paint/Capital Repair - Beach Blvd Wall

17,126

Paint/Capital Repair - East Perimeter Wall

Paint/Capital Repair - Signs/Entry Features

25,200

32,233

Wood Framing - Gazebo

Misc. Site Components Total:

25,200

17,126

32,233

Stormwater System

Stormwater System Evaluation Allowance

Stormwater System Total:

Street Resurfacing - Phase I

Aegean Drive

Amenity Lot/Street

Bari Court

Bastia Court

Brettungar Drive

Caprera Circle

Danube Court

Danube Drive

Izola Court

Karatas Court

**Beach Community Development District
Income & Expense Spreadsheet**

23-24 24-25 25-26 26-27 27-28 28-29 29-30 30-31 31-32 32-33

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Street Resurfacing - Phase I continued...</i>										
Kaval Court										
Lamaca Court										
Marmaris Drive										
Meritage Blvd.										
Ostia Circle										
Pechora Court										
Pescara Drive										
Preveza Court										
Provati Court										
Savona Court										
Tartus Drive										
Trave Way										
Street Resurfacing - Phase I Total:										
<i>Street Resurfacing - Phase II</i>										
Cala CV Court										
Cassia Lane										
Costas Way										
Laurel Bay Drive										
Street Resurfacing - Phase II Total:										
<i>Fencing/Gates/ Access Control</i>										
Access Control System										
Aluminum Fence - Pool										
Bar Code Reader							10,978			
Chain Link Fence - Tennis Courts										
Vehicle Gates/Operators - Main Entry										
Fencing/Gates/ Access Control Total:	10,978									
<i>Site Lighting</i>										
Building Exterior Lighting Allowance										
Double Head Light Poles - Amenity Lot										
Tennis Courts - Double Head Light Poles										

**Beach Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Site Lighting continued...</i>										
Tennis Courts - Single Head Light Poles										
Site Lighting Total:										
Misc. Building Components										
Cabinets/Top/Sink - Palm Court Bar										
Carpet - Carido Room				13,443						
Flooring - Group Fitness Room										
Refurbish Allowance - Gate House Interior										
Refurbish Allowance - Pool Restrooms										
Refurbish Allowance - Tamaya Hall										
Refurbish Allowance - Tamaya Hall Kitchen										
Refurbish Allowance - Tamaya Hall Restrooms										
Windows/Ext. Door Allowance - Clubhouse										
Windows/Ext. Door Allowance - Gatehouse										
Wood Pergola - Breezeway										
Misc. Building Components Total:				13,443						
Roofing										
Concrete Tile/Underlayment - Clubhouse										
Concrete Tile/Underlayment - Gate House										
Concrete Tile/Underlayment - Gazebo										
Concrete Tile/Underlayment - Maintenance Bld										
Concrete Tile/Underlayment - Slide Tower										
Membrane Roof - Gate House										
Roofing Total:										
Exterior Painting										
Clubhouse Exterior/Trim		38,976								49,853
Exterior/Trim - Gate House		15,708								20,092
Pool Slide Tower/Slide Frame		8,610								11,013
Exterior Painting Total:		63,294								80,957

**Beach Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Furniture Fixtures & Equipment										
Fitness Equip. Allowance									52,156	
Furniture Allowance - Taymaya Hall									32,598	
Golf Cart									11,083	
Pool/Deck Furniture -Replacement Allow									71,715	
Furniture Fixtures & Equipment Total:									167,552	
HVAC										
Heat Pump 1 - 5 Ton						9,546				
Heat Pump 2 - 5 Ton						9,546				
Heat Pump 3 - 4 Ton						7,637				
Heat Pump 4 - 5 Ton						9,546				
Heat Pump 5 - 5 Ton						9,546				
Heat Pump 6 - 4 Ton						7,637				
Heat Pump 7 - 5 Ton						9,546				
HVAC Total:						63,004				
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Resurfacing/Tile - Family Pool						124,977				
Pool Resurfacing/Tile - Lap Pool						93,742				
Pool Side Refurbishment Allowance		21,000								26,860
Swimming Pool Total:		21,000				218,719				26,860
Tennis Courts										
Tennis Court Rebuild Allowance										
Tennis Courts Total:										
Playground										
Play Equip. - Neos									71,715	
Play Equip. - Rope Climber									15,647	
Play Equip. - Swings									8,084	
Play Equip. Structure Allowance									52,156	
Playground Total:									147,602	

**Beach Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Operating Expense										
Barrier Gates	<i>Unfunded</i>									
Doors/Louvers - Maintenance Bld	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Fire Alarm Panel	<i>Unfunded</i>									
Gate Operators	<i>Unfunded</i>									
Gazebo Painting	<i>Unfunded</i>									
Heat Pump - Gate House 2 Ton	<i>Unfunded</i>									
Light Bollards - Amenity	<i>Unfunded</i>									
Maintenance Bld Paint	<i>Unfunded</i>									
Misc. Fencing - Various Sites	<i>Unfunded</i>									
Misc. Site Furnishings/Benches/Etc.	<i>Unfunded</i>									
Misc. Kitchen Equip/Tableware	<i>Unfunded</i>									
Office Furniture/Equipment	<i>Unfunded</i>									
Pocket Park Components	<i>Unfunded</i>									
Pool Filtration Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Slide Tower Stair Refurbishment	<i>Unfunded</i>									
Splash Pad Surfacing	<i>Unfunded</i>									
Tennis Court Replenishment	<i>Unfunded</i>									
Tennis Nets/windcreens/benches	<i>Unfunded</i>									
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Concrete Pavers - Amenity Sidewalks	<i>Unfunded</i>									
Concrete Pavers - Gazebo	<i>Unfunded</i>									
Concrete Pavers - Outdoor Seating	<i>Unfunded</i>									
Concrete Pavers - Palm Court Bar	<i>Unfunded</i>									
Concrete Sidewalks	<i>Unfunded</i>									
Fire Suppression System	<i>Unfunded</i>									
Gas Fireplaces/Vents	<i>Unfunded</i>									
Metal Louvers	<i>Unfunded</i>									
Pool Side Replacement	<i>Unfunded</i>									

**Beach Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Components Not Included continued...</i>										
Site Utilities	<i>Unfunded</i>									
Slide Tower Stair Replacement	<i>Unfunded</i>									
Stormwater Pipe/Structures	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Utility Line Inside Buildings	<i>Unfunded</i>									
Utility Lines to/in Buildings	<i>Unfunded</i>									
Year Total:		109,494		13,443		309,827			315,154	140,050

**Beach Community Development District
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Beginning Balance	1,830,045	2,162,786	2,496,305	2,865,954	695,912	1,029,500	1,382,477	1,755,707	1,470,473	1,663,652
Annual Assessment	269,747	277,840	286,175	294,760	303,603	312,711	322,092	331,755	341,708	351,959
Interest Earned	62,994	72,708	83,474	20,269	29,985	40,266	51,137	42,829	48,456	40,903
Expenditures		17,029		2,485,072				659,819	196,984	652,181
Fully Funded Reserves	3,942,069	4,336,017	4,768,121	2,662,624	3,062,919	3,484,836	3,929,311	3,717,704	3,986,974	3,806,287
Percent Fully Funded	55%	58%	60%	26%	34%	40%	45%	40%	42%	37%
Ending Balance	2,162,786	2,496,305	2,865,954	695,912	1,029,500	1,382,477	1,755,707	1,470,473	1,663,652	1,404,333

Description

Misc. Site Components

Cluster Mailboxes - North

Cluster Mailboxes - South

Concrete Pavers - Streets/entry/amenity

106,864

Paint/Capital Repair - Beach Blvd Wall

24,417

Paint/Capital Repair - East Perimeter Wall

26,149

Paint/Capital Repair - Signs/Entry Features

40,831

Wood Framing - Gazebo

Misc. Site Components Total:

133,013

65,248

Stormwater System

Stormwater System Evaluation Allowance

101,578

Stormwater System Total:

101,578

Street Resurfacing - Phase I

Aegean Drive

72,724

Amenity Lot/Street

148,099

Bari Court

35,275

Bastia Court

43,157

Brettungar Drive

206,421

Caprera Circle

78,408

Danube Court

128,897

Danube Drive

46,763

Izola Court

28,254

Karatas Court

116,501

**Beach Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Street Resurfacing - Phase I continued...</i>										
Kaval Court				18,366						
Lamaca Court				25,364						
Marmaris Drive				128,061						
Meritage Blvd.				173,558						
Ostia Circle				71,339						
Pechora Court				28,684						
Pescara Drive				246,377						
Preveza Court				47,026						
Provati Court				56,030						
Savona Court				78,074						
Tartus Drive				158,512						
Trave Way				22,163						
Street Resurfacing - Phase I Total:				1,958,049						
<i>Street Resurfacing - Phase II</i>										
Cala CV Court										29,259
Cassia Lane										358,380
Costas Way										135,544
Laurel Bay Drive										107,426
Street Resurfacing - Phase II Total:										630,609
<i>Fencing/Gates/ Access Control</i>										
Access Control System										
Aluminum Fence - Pool									39,743	
Bar Code Reader							15,652			
Chain Link Fence - Tennis Courts									50,243	
Vehicle Gates/Operators - Main Entry										
Fencing/Gates/ Access Control Total:							15,652		89,986	
<i>Site Lighting</i>										
Building Exterior Lighting Allowance										26,285
Double Head Light Poles - Amenity Lot										22,079
Tennis Courts - Double Head Light Poles										

**Beach Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Site Lighting continued...</i>										
Tennis Courts - Single Head Light Poles										
Site Lighting Total:									48,365	
Misc. Building Components										
Cabinets/Top/Sink - Palm Court Bar										
Carpet - Carido Room		17,029								21,572
Flooring - Group Fitness Room								17,639		
Refurbish Allowance - Gate House Interior								23,029		
Refurbish Allowance - Pool Restrooms				123,164						
Refurbish Allowance - Tamaya Hall				94,807						
Refurbish Allowance - Tamaya Hall Kitchen									31,647	
Refurbish Allowance - Tamaya Hall Restrooms				66,818						
Windows/Ext. Door Allowance - Clubhouse										
Windows/Ext. Door Allowance - Gatehouse										
Wood Pergola - Breezeway									26,986	
Misc. Building Components Total:		17,029		284,788				40,668	58,633	21,572
Roofing										
Concrete Tile/Underlayment - Clubhouse										
Concrete Tile/Underlayment - Gate House										
Concrete Tile/Underlayment - Gazebo										
Concrete Tile/Underlayment - Maintenance Bld										
Concrete Tile/Underlayment - Slide Tower										
Membrane Roof - Gate House				7,643						
Roofing Total:				7,643						
Exterior Painting										
Clubhouse Exterior/Trim								63,152		
Exterior/Trim - Gate House								25,451		
Pool Slide Tower/Slide Frame								13,951		
Exterior Painting Total:								102,554		

**Beach Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Furniture Fixtures & Equipment										
Furniture Fixtures & Equipment										
Fitness Equip. Allowance										
Furniture Allowance - Taymaya Hall										
Golf Cart										
Pool/Deck Furniture -Replacement Allow										
Furniture Fixtures & Equipment Total:										
HVAC										
Heat Pump 1 - 5 Ton								13,610		
Heat Pump 2 - 5 Ton								13,610		
Heat Pump 3 - 4 Ton								10,888		
Heat Pump 4 - 5 Ton								13,610		
Heat Pump 5 - 5 Ton								13,610		
Heat Pump 6 - 4 Ton								10,888		
Heat Pump 7 - 5 Ton								13,610		
HVAC Total:								89,829		
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Resurfacing/Tile - Family Pool								178,187		
Pool Resurfacing/Tile - Lap Pool								133,654		
Pool Side Refurbishment Allowance								34,026		
Swimming Pool Total:								345,868		
Tennis Courts										
Tennis Court Rebuild Allowance										
Tennis Courts Total:										
Playground										
Play Equip. - Neos										
Play Equip. - Rope Climber										
Play Equip. - Swings										
Play Equip. Structure Allowance										
Playground Total:										

**Beach Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Operating Expense										
Barrier Gates	<i>Unfunded</i>									
Doors/Louvers - Maintenance Bld	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Fire Alarm Panel	<i>Unfunded</i>									
Gate Operators	<i>Unfunded</i>									
Gazebo Painting	<i>Unfunded</i>									
Heat Pump - Gate House 2 Ton	<i>Unfunded</i>									
Light Bollards - Amenity	<i>Unfunded</i>									
Maintenance Bld Paint	<i>Unfunded</i>									
Misc. Fencing - Various Sites	<i>Unfunded</i>									
Misc. Site Furnishings/Benches/Etc.	<i>Unfunded</i>									
Misc. Kitchen Equip/Tableware	<i>Unfunded</i>									
Office Furniture/Equipment	<i>Unfunded</i>									
Pocket Park Components	<i>Unfunded</i>									
Pool Filtration Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Slide Tower Stair Refurbishment	<i>Unfunded</i>									
Splash Pad Surfacing	<i>Unfunded</i>									
Tennis Court Replenishment	<i>Unfunded</i>									
Tennis Nets/windcreens/benches	<i>Unfunded</i>									
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Concrete Pavers - Amenity Sidewalks	<i>Unfunded</i>									
Concrete Pavers - Gazebo	<i>Unfunded</i>									
Concrete Pavers - Outdoor Seating	<i>Unfunded</i>									
Concrete Pavers - Palm Court Bar	<i>Unfunded</i>									
Concrete Sidewalks	<i>Unfunded</i>									
Fire Suppression System	<i>Unfunded</i>									
Gas Fireplaces/Vents	<i>Unfunded</i>									
Metal Louvers	<i>Unfunded</i>									
Pool Side Replacement	<i>Unfunded</i>									

**Beach Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Components Not Included continued...</i>										
Site Utilities	<i>Unfunded</i>									
Slide Tower Stair Replacement	<i>Unfunded</i>									
Stormwater Pipe/Structures	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Utility Line Inside Buildings	<i>Unfunded</i>									
Utility Lines to/in Buildings	<i>Unfunded</i>									
Year Total:		17,029		2,485,072				659,819	196,984	652,181

**Beach Community Development District
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Beginning Balance	1,404,333	1,819,857	2,259,047	2,686,093	1,224,394	1,681,383	1,667,978	2,135,060	2,630,192	2,832,808
Annual Assessment	362,518	373,393	384,595	396,133	408,017	420,258	432,865	445,851	459,227	473,004
Interest Earned	53,006	65,797	78,236	35,662	48,972	48,582	62,186	76,608	82,509	52,773
Expenditures			35,785	1,893,495		482,244	27,970	27,327	339,120	1,546,709
Fully Funded Reserves	4,303,069	4,826,233	5,340,056	3,968,029	4,517,682	4,600,032	5,166,062	5,763,439	6,071,708	5,159,947
Percent Fully Funded	42%	47%	50%	31%	37%	36%	41%	46%	47%	35%
Ending Balance	1,819,857	2,259,047	2,686,093	1,224,394	1,681,383	1,667,978	2,135,060	2,630,192	2,832,808	1,811,875

Description

Misc. Site Components

Cluster Mailboxes - North				120,668						
Cluster Mailboxes - South				58,099						
Concrete Pavers - Streets/entry/amenity										
Paint/Capital Repair - Beach Blvd Wall										34,813
Paint/Capital Repair - East Perimeter Wall										
Paint/Capital Repair - Signs/Entry Features						51,724				
Wood Framing - Gazebo				40,158						
Misc. Site Components Total:				218,924		51,724				34,813

Stormwater System

Stormwater System Evaluation Allowance

Stormwater System Total:

Street Resurfacing - Phase I

Agean Drive										
Amenity Lot/Street										
Bari Court										
Bastia Court										
Brettungar Drive										
Caprera Circle										
Danube Court										
Danube Drive										
Izola Court										
Karatas Court										

**Beach Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Street Resurfacing - Phase I continued...</i>										
Kaval Court										
Lamaca Court										
Marmaris Drive										
Meritage Blvd.										
Ostia Circle										
Pechora Court										
Pescara Drive										
Preveza Court										
Provati Court										
Savona Court										
Tartus Drive										
Trave Way										
Street Resurfacing - Phase I Total:										
<i>Street Resurfacing - Phase II</i>										
Cala CV Court										
Cassia Lane										
Costas Way										
Laurel Bay Drive										
Street Resurfacing - Phase II Total:										
<i>Fencing/Gates/ Access Control</i>										
Access Control System				81,258						
Aluminum Fence - Pool										
Bar Code Reader									22,316	
Chain Link Fence - Tennis Courts										
Vehicle Gates/Operators - Main Entry				73,132						
Fencing/Gates/ Access Control Total:				154,390						22,316
<i>Site Lighting</i>										
Building Exterior Lighting Allowance										
Double Head Light Poles - Amenity Lot										
Tennis Courts - Double Head Light Poles				58,506						

**Beach Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Site Lighting continued...</i>										
Tennis Courts - Single Head Light Poles				102,385						
Site Lighting Total:				160,890						
Misc. Building Components										
Cabinets/Top/Sink - Palm Court Bar				13,895						
Carpet - Carido Room								27,327		
Flooring - Group Fitness Room										
Refurbish Allowance - Gate House Interior										
Refurbish Allowance - Pool Restrooms										
Refurbish Allowance - Tamaya Hall										
Refurbish Allowance - Tamaya Hall Kitchen										
Refurbish Allowance - Tamaya Hall Restrooms										
Windows/Ext. Door Allowance - Clubhouse										824,720
Windows/Ext. Door Allowance - Gatehouse										92,175
Wood Pergola - Breezeway										
Misc. Building Components Total:				13,895				27,327		916,895
Roofing										
Concrete Tile/Underlayment - Clubhouse				694,786						
Concrete Tile/Underlayment - Gate House			35,785							
Concrete Tile/Underlayment - Gazebo				11,884						
Concrete Tile/Underlayment - Maintenance Bld								27,970		
Concrete Tile/Underlayment - Slide Tower				13,164						
Membrane Roof - Gate House										
Roofing Total:			35,785	719,833				27,970		
Exterior Painting										
Clubhouse Exterior/Trim								79,999		
Exterior/Trim - Gate House								32,241		
Pool Slide Tower/Slide Frame								17,672		
Exterior Painting Total:								129,913		

**Beach Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Furniture Fixtures & Equipment										
Fitness Equip. Allowance				81,258						
Furniture Allowance - Taymaya Hall				50,786						
Golf Cart				17,267						
Pool/Deck Furniture -Replacement Allow				111,729						
Furniture Fixtures & Equipment Total:				261,040						
HVAC										
Heat Pump 1 - 5 Ton										19,405
Heat Pump 2 - 5 Ton										19,405
Heat Pump 3 - 4 Ton										15,524
Heat Pump 4 - 5 Ton										19,405
Heat Pump 5 - 5 Ton										19,405
Heat Pump 6 - 4 Ton										15,524
Heat Pump 7 - 5 Ton										19,405
HVAC Total:										128,074
Swimming Pool										
Concrete Pavers - Pool Deck						257,505				
Pool Filtration Refurbishment Allowance				134,563						
Pool Resurfacing/Tile - Family Pool										254,053
Pool Resurfacing/Tile - Lap Pool										190,559
Pool Side Refurbishment Allowance						43,103				
Swimming Pool Total:				134,563		300,608				444,611
Tennis Courts										
Tennis Court Rebuild Allowance									339,120	
Tennis Courts Total:									339,120	
Playground										
Play Equip. - Neos				111,729						
Play Equip. - Rope Climber				24,377						
Play Equip. - Swings				12,595						
Play Equip. Structure Allowance				81,258						
Playground Total:				229,959						

**Beach Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Operating Expense										
Barrier Gates	<i>Unfunded</i>									
Doors/Louvers - Maintenance Bld	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Fire Alarm Panel	<i>Unfunded</i>									
Gate Operators	<i>Unfunded</i>									
Gazebo Painting	<i>Unfunded</i>									
Heat Pump - Gate House 2 Ton	<i>Unfunded</i>									
Light Bollards - Amenity	<i>Unfunded</i>									
Maintenance Bld Paint	<i>Unfunded</i>									
Misc. Fencing - Various Sites	<i>Unfunded</i>									
Misc. Site Furnishings/Benches/Etc.	<i>Unfunded</i>									
Misc. Kitchen Equip/Tableware	<i>Unfunded</i>									
Office Furniture/Equipment	<i>Unfunded</i>									
Pocket Park Components	<i>Unfunded</i>									
Pool Filtration Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Slide Tower Stair Refurbishment	<i>Unfunded</i>									
Splash Pad Surfacing	<i>Unfunded</i>									
Tennis Court Replenishment	<i>Unfunded</i>									
Tennis Nets/windcreens/benches	<i>Unfunded</i>									
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Concrete Pavers - Amenity Sidewalks	<i>Unfunded</i>									
Concrete Pavers - Gazebo	<i>Unfunded</i>									
Concrete Pavers - Outdoor Seating	<i>Unfunded</i>									
Concrete Pavers - Palm Court Bar	<i>Unfunded</i>									
Concrete Sidewalks	<i>Unfunded</i>									
Fire Supression System	<i>Unfunded</i>									
Gas Fireplaces/Vents	<i>Unfunded</i>									
Metal Louvers	<i>Unfunded</i>									
Pool Side Replacement	<i>Unfunded</i>									

**Beach Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Components Not Included continued...</i>										
Site Utilities	<i>Unfunded</i>									
Slide Tower Stair Replacement	<i>Unfunded</i>									
Stormwater Pipe/Structures	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Utility Line Inside Buildings	<i>Unfunded</i>									
Utility Lines to/in Buildings	<i>Unfunded</i>									
Year Total:			35,785	1,893,495		482,244	27,970	27,327	339,120	1,546,709

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 23-24</i>	
Replacement Year 24-25	
Misc. Site Components	
Paint/Capital Repair - Signs/Entry Features	25,200
Exterior Painting	
Clubhouse Exterior/Trim	38,976
Exterior/Trim - Gate House	15,708
Pool Slide Tower/Slide Frame	8,610
Swimming Pool	
Pool Side Refurbishment Allowance	21,000
Total for 2024 - 2025	<u>\$109,494</u>
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Misc. Building Components	
Carpet - Carido Room	13,443
Total for 2026 - 2027	<u>\$13,443</u>
<i>No Replacement in 27-28</i>	
Replacement Year 28-29	
Misc. Site Components	
Paint/Capital Repair - Beach Blvd Wall	17,126
Fencing/Gates/ Access Control	
Bar Code Reader	10,978
HVAC	
Heat Pump 1 - 5 Ton	9,546
Heat Pump 2 - 5 Ton	9,546
Heat Pump 3 - 4 Ton	7,637
Heat Pump 4 - 5 Ton	9,546
Heat Pump 5 - 5 Ton	9,546
Heat Pump 6 - 4 Ton	7,637
Heat Pump 7 - 5 Ton	9,546

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Swimming Pool	
Pool Resurfacing/Tile - Family Pool	124,977
Pool Resurfacing/Tile - Lap Pool	93,742
Total for 2028 - 2029	<u>\$309,827</u>
 <i>No Replacement in 29-30</i>	
<i>No Replacement in 30-31</i>	
 Replacement Year 31-32	
Furniture Fixtures & Equipment	
Fitness Equip. Allowance	52,156
Furniture Allowance - Taymaya Hall	32,598
Golf Cart	11,083
Pool/Deck Furniture -Replacement Allow	71,715
Playground	
Play Equip. - Neos	71,715
Play Equip. - Rope Climber	15,647
Play Equip. - Swings	8,084
Play Equip. Structure Allowance	52,156
Total for 2031 - 2032	<u>\$315,154</u>
 Replacement Year 32-33	
Misc. Site Components	
Paint/Capital Repair - Signs/Entry Features	32,233
Exterior Painting	
Clubhouse Exterior/Trim	49,853
Exterior/Trim - Gate House	20,092
Pool Slide Tower/Slide Frame	11,013
Swimming Pool	
Pool Side Refurbishment Allowance	26,860
Total for 2032 - 2033	<u>\$140,050</u>
 <i>No Replacement in 33-34</i>	
 Replacement Year 34-35	
Misc. Building Components	
Carpet - Carido Room	17,029
Total for 2034 - 2035	<u>\$17,029</u>

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Misc. Site Components	
Concrete Pavers - Streets/entry/amenity	106,864
Paint/Capital Repair - East Perimeter Wall	26,149
Stormwater System	
Stormwater System Evaluation Allowance	101,578
Street Resurfacing - Phase I	
Aegean Drive	72,724
Amenity Lot/Street	148,099
Bari Court	35,275
Bastia Court	43,157
Brettungar Drive	206,421
Caprera Circle	78,408
Danube Court	128,897
Danube Drive	46,763
Izola Court	28,254
Karatat Court	116,501
Kaval Court	18,366
Lamaca Court	25,364
Marmaris Drive	128,061
Meritage Blvd.	173,558
Ostia Circle	71,339
Pechora Court	28,684
Pescara Drive	246,377
Preveza Court	47,026
Provati Court	56,030
Savona Court	78,074
Tartus Drive	158,512
Trave Way	22,163
Misc. Building Components	
Refurbish Allowance - Pool Restrooms	123,164
Refurbish Allowance - Tamaya Hall	94,807
Refurbish Allowance - Tamaya Hall Restrooms	66,818
Roofing	
Membrane Roof - Gate House	7,643
Total for 2036 - 2037	<u>\$2,485,072</u>

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 37-38</i>	
<i>No Replacement in 38-39</i>	
<i>No Replacement in 39-40</i>	
Replacement Year 40-41	
Misc. Site Components	
Paint/Capital Repair - Beach Blvd Wall	24,417
Paint/Capital Repair - Signs/Entry Features	40,831
Fencing/Gates/ Access Control	
Bar Code Reader	15,652
Misc. Building Components	
Flooring - Group Fitness Room	17,639
Refurbish Allowance - Gate House Interior	23,029
Exterior Painting	
Clubhouse Exterior/Trim	63,152
Exterior/Trim - Gate House	25,451
Pool Slide Tower/Slide Frame	13,951
HVAC	
Heat Pump 1 - 5 Ton	13,610
Heat Pump 2 - 5 Ton	13,610
Heat Pump 3 - 4 Ton	10,888
Heat Pump 4 - 5 Ton	13,610
Heat Pump 5 - 5 Ton	13,610
Heat Pump 6 - 4 Ton	10,888
Heat Pump 7 - 5 Ton	13,610
Swimming Pool	
Pool Resurfacing/Tile - Family Pool	178,187
Pool Resurfacing/Tile - Lap Pool	133,654
Pool Side Refurbishment Allowance	34,026
Total for 2040 - 2041	\$659,819
Replacement Year 41-42	
Fencing/Gates/ Access Control	
Aluminum Fence - Pool	39,743
Chain Link Fence - Tennis Courts	50,243

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 41-42 continued...</i>	
Site Lighting	
Building Exterior Lighting Allowance	26,285
Double Head Light Poles - Amenity Lot	22,079
Misc. Building Components	
Refurbish Allowance - Tamaya Hall Kitchen	31,647
Wood Pergola - Breezeway	26,986
Total for 2041 - 2042	<u>\$196,984</u>
 Replacement Year 42-43	
Street Resurfacing - Phase II	
Cala CV Court	29,259
Cassia Lane	358,380
Costas Way	135,544
Laurel Bay Drive	107,426
Misc. Building Components	
Carpet - Carido Room	21,572
Total for 2042 - 2043	<u>\$652,181</u>
 <i>No Replacement in 43-44</i>	
<i>No Replacement in 44-45</i>	
 Replacement Year 45-46	
Roofing	
Concrete Tile/Underlayment - Gate House	35,785
Total for 2045 - 2046	<u>\$35,785</u>
 Replacement Year 46-47	
Misc. Site Components	
Cluster Mailboxes - North	120,668
Cluster Mailboxes - South	58,099
Wood Framing - Gazebo	40,158
Fencing/Gates/ Access Control	
Access Control System	81,258
Vehicle Gates/Operators - Main Entry	73,132

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 46-47 continued...</i>	
Site Lighting	
Tennis Courts - Double Head Light Poles	58,506
Tennis Courts - Single Head Light Poles	102,385
Misc. Building Components	
Cabinets/Top/Sink - Palm Court Bar	13,895
Roofing	
Concrete Tile/Underlayment - Clubhouse	694,786
Concrete Tile/Underlayment - Gazebo	11,884
Concrete Tile/Underlayment - Slide Tower	13,164
Furniture Fixtures & Equipment	
Fitness Equip. Allowance	81,258
Furniture Allowance - Taymaya Hall	50,786
Golf Cart	17,267
Pool/Deck Furniture -Replacement Allow	111,729
Swimming Pool	
Pool Filtration Refurbishment Allowance	134,563
Playground	
Play Equip. - Neos	111,729
Play Equip. - Rope Climber	24,377
Play Equip. - Swings	12,595
Play Equip. Structure Allowance	81,258
Total for 2046 - 2047	<u>\$1,893,495</u>
 <i>No Replacement in 47-48</i>	
Replacement Year 48-49	
Misc. Site Components	
Paint/Capital Repair - Signs/Entry Features	51,724
Exterior Painting	
Clubhouse Exterior/Trim	79,999
Exterior/Trim - Gate House	32,241
Pool Slide Tower/Slide Frame	17,672
Swimming Pool	
Concrete Pavers - Pool Deck	257,505

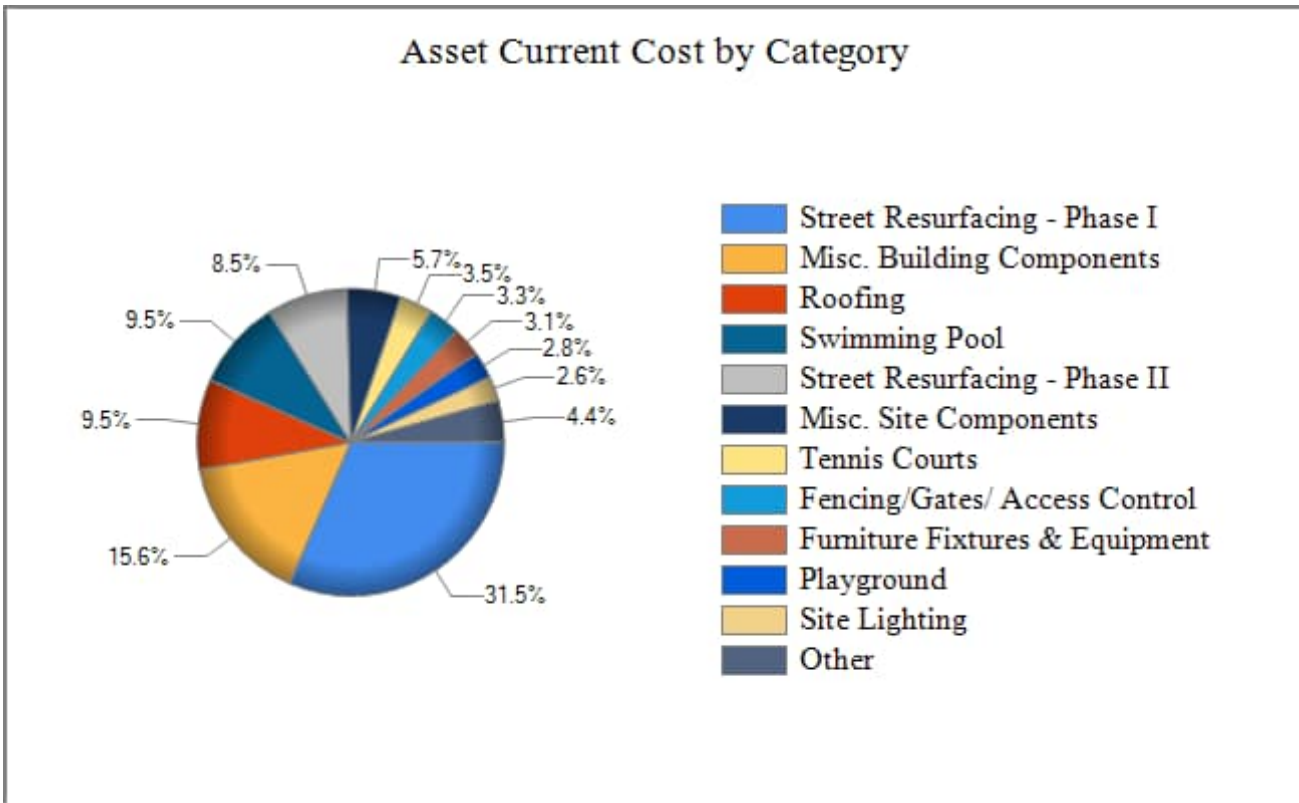
**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Pool Side Refurbishment Allowance	43,103
Total for 2048 - 2049	<u>\$482,244</u>
 Replacement Year 49-50	
Roofing	
Concrete Tile/Underlayment - Maintenance Bld	27,970
Total for 2049 - 2050	<u>\$27,970</u>
 Replacement Year 50-51	
Misc. Building Components	
Carpet - Carido Room	27,327
Total for 2050 - 2051	<u>\$27,327</u>
 Replacement Year 51-52	
Tennis Courts	
Tennis Court Rebuild Allowance	339,120
Total for 2051 - 2052	<u>\$339,120</u>
 Replacement Year 52-53	
Misc. Site Components	
Paint/Capital Repair - Beach Blvd Wall	34,813
Fencing/Gates/ Access Control	
Bar Code Reader	22,316
Misc. Building Components	
Windows/Ext. Door Allowance - Clubhouse	824,720
Windows/Ext. Door Allowance - Gatehouse	92,175
HVAC	
Heat Pump 1 - 5 Ton	19,405
Heat Pump 2 - 5 Ton	19,405
Heat Pump 3 - 4 Ton	15,524
Heat Pump 4 - 5 Ton	19,405
Heat Pump 5 - 5 Ton	19,405
Heat Pump 6 - 4 Ton	15,524

**Beach Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 52-53 continued...</i>	
Heat Pump 7 - 5 Ton	19,405
Swimming Pool	
Pool Resurfacing/Tile - Family Pool	254,053
Pool Resurfacing/Tile - Lap Pool	190,559
Total for 2052 - 2053	<u>\$1,546,709</u>

Beach Community Development District
 Jacksonville, Florida
Asset Current Cost by Category



**Beach Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Cluster Mailboxes - North	2017	46-47	30	0	23	27 Each	2,200.00	59,400
Cluster Mailboxes - South	2017	46-47	30	0	23	13 Each	2,200.00	28,600
Concrete Pavers - Streets/entry/amenity	2017	36-37	20	0	13	8,728 Square Feet	8.10	70,697
Paint/Capital Repair - Beach Blvd Wall	2017	28-29	12	0	5	8,970 Square Feet	1.60	14,352
Paint/Capital Repair - East Perimeter Wall	2017	36-37	20	0	13	10,812 Square Feet	1.60	17,299
Paint/Capital Repair - Signs/Entry Features	2017	24-25	8	0	1	1 Lump Sum	24,000.00	24,000
Wood Framing - Gazebo	2017	46-47	30	0	23	1,412 Square Feet	14.00	19,768
Misc. Site Components - Total								<u>\$234,116</u>
Stormwater System								
Stormwater System Evaluation Allowance	2017	36-37	20	0	13	48 Acre	1,400.00	<u>67,200</u>
Stormwater System - Total								<u>\$67,200</u>
Street Resurfacing - Phase I								
Aegean Drive	2017	36-37	20	0	13	3,045 Square Yards	15.80	48,111
Amenity Lot/Street	2017	36-37	20	0	13	6,201 Square Yards	15.80	97,976
Bari Court	2017	36-37	20	0	13	1,477 Square Yards	15.80	23,337
Bastia Court	2017	36-37	20	0	13	1,807 Square Yards	15.80	28,551
Brettungar Drive	2017	36-37	20	0	13	8,643 Square Yards	15.80	136,559
Caprera Circle	2017	36-37	20	0	13	3,283 Square Yards	15.80	51,871
Danube Court	2017	36-37	20	0	13	5,397 Square Yards	15.80	85,273
Danube Drive	2017	36-37	20	0	13	1,958 Square Yards	15.80	30,936
Izola Court	2017	36-37	20	0	13	1,183 Square Yards	15.80	18,691
Karatas Court	2017	36-37	20	0	13	4,878 Square Yards	15.80	77,072
Kaval Court	2017	36-37	20	0	13	769 Square Yards	15.80	12,150
Lamaca Court	2017	36-37	20	0	13	1,062 Square Yards	15.80	16,780
Marmaris Drive	2017	36-37	20	0	13	5,362 Square Yards	15.80	84,720
Meritage Blvd.	2017	36-37	20	0	13	7,267 Square Yards	15.80	114,819
Ostia Circle	2017	36-37	20	0	13	2,987 Square Yards	15.80	47,195
Pechora Court	2017	36-37	20	0	13	1,201 Square Yards	15.80	18,976
Pescara Drive	2017	36-37	20	0	13	10,316 Square Yards	15.80	162,993
Preveza Court	2017	36-37	20	0	13	1,969 Square Yards	15.80	31,110
Provati Court	2017	36-37	20	0	13	2,346 Square Yards	15.80	37,067
Savona Court	2017	36-37	20	0	13	3,269 Square Yards	15.80	51,650
Tartus Drive	2017	36-37	20	0	13	6,637 Square Yards	15.80	104,865
Trave Way	2017	36-37	20	0	13	928 Square Yards	15.80	<u>14,662</u>
Street Resurfacing - Phase I - Total								<u>\$1,295,363</u>
Street Resurfacing - Phase II								
Cala CV Court	2023	42-43	20	0	19	1,026 Square Yards	15.80	16,211
Cassia Lane	2023	42-43	20	0	19	12,567 Square Yards	15.80	198,559
Costas Way	2023	42-43	20	0	19	4,753 Square Yards	15.80	75,097
Laurel Bay Drive	2023	42-43	20	0	19	3,767 Square Yards	15.80	<u>59,519</u>
Street Resurfacing - Phase II - Total								<u>\$349,385</u>

**Beach Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fencing/Gates/ Access Control								
Access Control System	2017	46-47	30	0	23	1 Lump Sum	40,000.00	40,000
Aluminum Fence - Pool	2017	41-42	25	0	18	540 Linear Feet	42.00	22,680
Bar Code Reader	2017	28-29	12	0	5	1 Each	9,200.00	9,200
Chain Link Fence - Tennis Courts	2017	41-42	25	0	18	896 Linear Feet	32.00	28,672
Vehicle Gates/Operators - Main Entry	2017	46-47	30	0	23	1 Lump Sum	36,000.00	36,000
Fencing/Gates/ Access Control - Total								<u>\$136,552</u>
Site Lighting								
Building Exterior Lighting Allowance	2017	41-42	25	0	18	1 Lump Sum	15,000.00	15,000
Double Head Light Poles - Amenity Lot	2017	41-42	25	0	18	3 Each	4,200.00	12,600
Tennis Courts - Double Head Light Poles	2017	46-47	30	0	23	6 Each	4,800.00	28,800
Tennis Courts - Single Head Light Poles	2017	46-47	30	0	23	12 Each	4,200.00	50,400
Site Lighting - Total								<u>\$106,800</u>
Misc. Building Components								
Cabinets/Top/Sink - Palm Court Bar	2017	46-47	30	0	23	18 Linear Feet	380.00	6,840
Carpet - Carido Room	2017	26-27	8	2	3	249 Square Yards	48.00	11,952
Flooring - Group Fitness Room	2017	40-41	24	0	17	648 Square Feet	16.00	10,368
Refurbish Allowance - Gate House Interior	2016	40-41	25	0	17	564 Square Feet	24.00	13,536
Refurbish Allowance - Pool Restrooms	2017	36-37	20	0	13	970 Square Feet	84.00	81,480
Refurbish Allowance - Tamaya Hall	2017	36-37	20	0	13	2,240 Square Feet	28.00	62,720
Refurbish Allowance - Tamaya Hall Kitchen	2017	41-42	25	0	18	210 Square Feet	86.00	18,060
Refurbish Allowance - Tamaya Hall Restroo..	2017	36-37	20	0	13	514 Square Feet	86.00	44,204
Windows/Ext. Door Allowance - Clubhouse	2017	52-53	36	0	29	1 Lump Sum	340,000.00	340,000
Windows/Ext. Door Allowance - Gatehouse	2017	52-53	36	0	29	1 Lump Sum	38,000.00	38,000
Wood Pergola - Breezeway	2017	41-42	25	0	18	550 Square Feet	28.00	15,400
Misc. Building Components - Total								<u>\$642,560</u>
Roofing								
Concrete Tile/Underlayment - Clubhouse	2017	46-47	30	0	23	26,720 Square Feet	12.80	342,016
Concrete Tile/Underlayment - Gate House	2016	45-46	30	0	22	1,134 Square Feet	16.00	18,144
Concrete Tile/Underlayment - Gazebo	2017	46-47	30	0	23	390 Square Feet	15.00	5,850
Concrete Tile/Underlayment - Maintenance ..	2020	49-50	30	0	26	840 Square Feet	15.00	12,600
Concrete Tile/Underlayment - Slide Tower	2017	46-47	30	0	23	360 Square Feet	18.00	6,480
Membrane Roof - Gate House	2017	36-37	20	0	13	320 Square Feet	15.80	5,056
Roofing - Total								<u>\$390,146</u>
Exterior Painting								
Clubhouse Exterior/Trim	2017	24-25	8	0	1	12,800 Square Feet	2.90	37,120
Exterior/Trim - Gate House	2017	24-25	8	0	1	4,400 Square Feet	3.40	14,960
Pool Slide Tower/Slide Frame	2017	24-25	8	0	1	1 Lump Sum	8,200.00	8,200
Exterior Painting - Total								<u>\$60,280</u>

**Beach Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Furniture Fixtures & Equipment								
Fitness Equip. Allowance	2017	31-32	15	0	8	1 Lump Sum	40,000.00	40,000
Furniture Allowance - Taymaya Hall	2017	31-32	15	0	8	1 Lump Sum	25,000.00	25,000
Golf Cart	2017	31-32	15	0	8	1 Each	8,500.00	8,500
Pool/Deck Furniture -Replacement Allow	2017	31-32	15	0	8	1 Lump Sum	55,000.00	55,000
Furniture Fixtures & Equipment - Total								<u>\$128,500</u>
HVAC								
Heat Pump 1 - 5 Ton	2017	28-29	12	0	5	1 Each	8,000.00	8,000
Heat Pump 2 - 5 Ton	2017	28-29	12	0	5	1 Each	8,000.00	8,000
Heat Pump 3 - 4 Ton	2017	28-29	12	0	5	1 Each	6,400.00	6,400
Heat Pump 4 - 5 Ton	2017	28-29	12	0	5	1 Each	8,000.00	8,000
Heat Pump 5 - 5 Ton	2017	28-29	12	0	5	1 Each	8,000.00	8,000
Heat Pump 6 - 4 Ton	2017	28-29	12	0	5	1 Each	6,400.00	6,400
Heat Pump 7 - 5 Ton	2017	28-29	12	0	5	1 Each	8,000.00	8,000
HVAC - Total								<u>\$52,800</u>
Swimming Pool								
Concrete Pavers - Pool Deck	2017	48-49	32	0	25	14,751 Square Feet	8.10	119,483
Pool Filtration Refurbishment Allowance	2017	46-47	30	0	23	8,280 Surface Ft	8.00	66,240
Pool Resurfacing/Tile - Family Pool	2017	28-29	12	0	5	6,546 Square Feet	16.00	104,736
Pool Resurfacing/Tile - Lap Pool	2017	28-29	12	0	5	4,910 Square Feet	16.00	78,560
Pool Side Refurbishment Allowance	2017	24-25	8	0	1	1 Lump Sum	20,000.00	20,000
Swimming Pool - Total								<u>\$389,019</u>
Tennis Courts								
Tennis Court Rebuild Allowance	2017	51-52	35	0	28	4 Courts	36,000.00	144,000
Tennis Courts - Total								<u>\$144,000</u>
Playground								
Play Equip. - Neos	2017	31-32	15	0	8	1 Lump Sum	55,000.00	55,000
Play Equip. - Rope Climber	2017	31-32	15	0	8	1 Lump Sum	12,000.00	12,000
Play Equip. - Swings	2017	31-32	15	0	8	1 Lump Sum	6,200.00	6,200
Play Equip. Structure Allowance	2017	31-32	15	0	8	1 Lump Sum	40,000.00	40,000
Playground - Total								<u>\$113,200</u>
Operating Expense								
Barrier Gates								<i>Unfunded</i>
Doors/Louvers - Maintenance Bld								<i>Unfunded</i>
Exhaust Fans								<i>Unfunded</i>
Fire Alarm Panel								<i>Unfunded</i>
Gate Operators								<i>Unfunded</i>
Gazebo Painting								<i>Unfunded</i>
Heat Pump - Gate House 2 Ton								<i>Unfunded</i>
Light Bollards - Amenity								<i>Unfunded</i>

Beach Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Operating Expense continued...</i>							
Maintenance Bld Paint							<i>Unfunded</i>
Misc. Fencing - Various Sites							<i>Unfunded</i>
Misc. Site Furnishings/Benches/Etc.							<i>Unfunded</i>
Misc. Kitchen Equip/Tableware							<i>Unfunded</i>
Office Furniture/Equipment							<i>Unfunded</i>
Pocket Park Components							<i>Unfunded</i>
Pool Filtration Partial Replacement							<i>Unfunded</i>
Pool Furniture - Partial Replacement							<i>Unfunded</i>
Slide Tower Stair Refurbishment							<i>Unfunded</i>
Splash Pad Surfacing							<i>Unfunded</i>
Tennis Court Replenishment							<i>Unfunded</i>
Tennis Nets/windcreens/benches							<i>Unfunded</i>
Operating Expense - Total							
Components Not Included							
Building Foundations/Frames							<i>Unfunded</i>
Concrete Pavers - Amenity Sidewalks							<i>Unfunded</i>
Concrete Pavers - Gazebo							<i>Unfunded</i>
Concrete Pavers - Outdoor Seating							<i>Unfunded</i>
Concrete Pavers - Palm Court Bar							<i>Unfunded</i>
Concrete Sidewalks							<i>Unfunded</i>
Fire Supression System							<i>Unfunded</i>
Gas Fireplaces/Vents							<i>Unfunded</i>
Metal Louvers							<i>Unfunded</i>
Pool Side Replacement							<i>Unfunded</i>
Site Utilities							<i>Unfunded</i>
Slide Tower Stair Replacement							<i>Unfunded</i>
Stormwater Pipe/Structures							<i>Unfunded</i>
Stormwater Pond Dredging							<i>Unfunded</i>
Utility Line Inside Buildings							<i>Unfunded</i>
Utility Lines to/in Buildings							<i>Unfunded</i>
Components Not Included - Total							
Total Asset Summary							\$4,109,921

**Beach Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1064	Cluster Mailboxes - North	46-47	5-9
1065	Cluster Mailboxes - South	46-47	5-9
1100	Concrete Pavers - Streets/entry/amenity	36-37	5-9
1114	Paint/Capital Repair - Beach Blvd Wall	28-29	5-10
1118	Paint/Capital Repair - East Perimeter Wall	36-37	5-10
1115	Paint/Capital Repair - Signs/Entry Features	24-25	5-11
1046	Wood Framing - Gazebo	46-47	5-11
Stormwater System			
1089	Stormwater System Evaluation Allowance	36-37	5-12
Street Resurfacing - Phase I			
1026	Aegean Drive	36-37	5-13
1019	Amenity Lot/Street	36-37	5-13
1029	Bari Court	36-37	5-13
1030	Bastia Court	36-37	5-13
1034	Brettungar Drive	36-37	5-14
1021	Caprera Circle	36-37	5-14
1033	Danube Court	36-37	5-14
1020	Danube Drive	36-37	5-14
1022	Izola Court	36-37	5-15
1023	Karatas Court	36-37	5-15
1039	Kaval Court	36-37	5-15
1037	Lamaca Court	36-37	5-15
1038	Marmaris Drive	36-37	5-16
1018	Meritage Blvd.	36-37	5-16
1024	Ostia Circle	36-37	5-16
1031	Pechora Court	36-37	5-16
1028	Pescara Drive	36-37	5-17
1027	Preveza Court	36-37	5-17
1036	Provati Court	36-37	5-17
1035	Savona Court	36-37	5-17
1025	Tartus Drive	36-37	5-18
1032	Trave Way	36-37	5-18
Street Resurfacing - Phase II			
1085	Cala CV Court	42-43	5-19

**Beach Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Street Resurfacing - Phase II Continued...</i>			
1087	Cassia Lane	42-43	5-19
1086	Costas Way	42-43	5-19
1088	Laurel Bay Drive	42-43	5-19
Fencing/Gates/ Access Control			
1119	Access Control System	46-47	5-20
1017	Aluminum Fence - Pool	41-42	5-20
1124	Bar Code Reader	28-29	5-21
1058	Chain Link Fence - Tennis Courts	41-42	5-21
1122	Vehicle Gates/Operators - Main Entry	46-47	5-22
Site Lighting			
1075	Building Exterior Lighting Allowance	41-42	5-23
1066	Double Head Light Poles - Amenity Lot	41-42	5-23
1098	Tennis Courts - Double Head Light Poles	46-47	5-24
1060	Tennis Courts - Single Head Light Poles	46-47	5-24
Misc. Building Components			
1072	Cabinets/Top/Sink - Palm Court Bar	46-47	5-26
1123	Carpet - Carido Room	26-27	5-26
1091	Flooring - Group Fitness Room	40-41	5-27
1043	Refurbish Allowance - Gate House Interior	40-41	5-27
1081	Refurbish Allowance - Pool Restrooms	36-37	5-27
1083	Refurbish Allowance - Tamaya Hall	36-37	5-28
1090	Refurbish Allowance - Tamaya Hall Kitchen	41-42	5-29
1082	Refurbish Allowance - Tamaya Hall Restrooms	36-37	5-29
1094	Windows/Ext. Door Allowance - Clubhouse	52-53	5-30
1095	Windows/Ext. Door Allowance - Gatehouse	52-53	5-30
1071	Wood Pergola - Breezeway	41-42	5-31
Roofing			
1001	Concrete Tile/Underlayment - Clubhouse	46-47	5-32
1040	Concrete Tile/Underlayment - Gate House	45-46	5-32
1045	Concrete Tile/Underlayment - Gazebo	46-47	5-33
1054	Concrete Tile/Underlayment - Maintenance Bld	49-50	5-33
1063	Concrete Tile/Underlayment - Slide Tower	46-47	5-33
1041	Membrane Roof - Gate House	36-37	5-34

**Beach Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Exterior Painting			
1101	Clubhouse Exterior/Trim	24-25	5-35
1042	Exterior/Trim - Gate House	24-25	5-35
1062	Pool Slide Tower/Slide Frame	24-25	5-36
Furniture Fixtures & Equipment			
1125	Fitness Equip. Allowance	31-32	5-37
1076	Furniture Allowance - Taymaya Hall	31-32	5-37
1127	Golf Cart	31-32	5-37
1004	Pool/Deck Furniture -Replacement Allow	31-32	5-38
HVAC			
1106	Heat Pump 1 - 5 Ton	28-29	5-39
1107	Heat Pump 2 - 5 Ton	28-29	5-39
1108	Heat Pump 3 - 4 Ton	28-29	5-39
1109	Heat Pump 4 - 5 Ton	28-29	5-39
1110	Heat Pump 5 - 5 Ton	28-29	5-40
1111	Heat Pump 6 - 4 Ton	28-29	5-40
1112	Heat Pump 7 - 5 Ton	28-29	5-40
Swimming Pool			
1002	Concrete Pavers - Pool Deck	48-49	5-41
1011	Pool Filtration Refurbishment Allowance	46-47	5-41
1009	Pool Resurfacing/Tile - Family Pool	28-29	5-42
1096	Pool Resurfacing/Tile - Lap Pool	28-29	5-42
1013	Pool Side Refurbishment Allowance	24-25	5-43
Tennis Courts			
1059	Tennis Court Rebuild Allowance	51-52	5-44
Playground			
1067	Play Equip. - Neos	31-32	5-45
1068	Play Equip. - Rope Climber	31-32	5-45
1069	Play Equip. - Swings	31-32	5-46
1061	Play Equip. Structure Allowance	31-32	5-46
Operating Expense			
1120	Barrier Gates	23-24	5-47

**Beach Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Operating Expense Continued...</i>			
1056	Doors/Louvers - Maintenance Bld	23-24	5-47
1113	Exhaust Fans	23-24	5-47
1105	Fire Alarm Panel	23-24	5-47
1121	Gate Operators	23-24	5-48
1103	Gazebo Painting	23-24	5-48
1044	Heat Pump - Gate House 2 Ton	23-24	5-49
1080	Light Bollards - Amenity	23-24	5-49
1057	Maintenance Bld Paint	23-24	5-49
1116	Misc. Fencing - Various Sites	23-24	5-50
1070	Misc. Site Furnishings/Benches/Etc.	23-24	5-50
1129	Misc. Kitchen Equip/Tableware	23-24	5-51
1126	Office Furniture/Equipment	23-24	5-51
1117	Pocket Park Components	23-24	5-51
1012	Pool Filtration Partial Replacement	23-24	5-52
1003	Pool Furniture - Partial Replacement	23-24	5-52
1015	Slide Tower Stair Refurbishment	23-24	5-53
1010	Splash Pad Surfacing	23-24	5-53
1097	Tennis Court Replenishment	23-24	5-54
1099	Tennis Nets/windcreens/benches	23-24	5-54
Components Not Included			
1049	Building Foundations/Frames	23-24	5-56
1005	Concrete Pavers - Amenity Sidewalks	23-24	5-56
1047	Concrete Pavers - Gazebo	23-24	5-56
1074	Concrete Pavers - Outdoor Seating	23-24	5-57
1073	Concrete Pavers - Palm Court Bar	23-24	5-57
1048	Concrete Sidewalks	23-24	5-58
1104	Fire Supression System	23-24	5-58
1077	Gas Fireplaces/Vents	23-24	5-58
1078	Metal Louvers	23-24	5-59
1014	Pool Side Replacement	23-24	5-59
1050	Site Utilities	23-24	5-60
1016	Slide Tower Stair Replacement	23-24	5-60
1053	Stormwater Pipe/Structures	23-24	5-60
1052	Stormwater Pond Dredging	23-24	5-61
1128	Utility Line Inside Buildings	23-24	5-61
1051	Utility Lines to/in Buildings	23-24	5-61
	Total Funded Assets	84	
	Total Unfunded Assets	<u>36</u>	
	Total Assets	120	

**Beach Community Development District
Component Detail**

Cluster Mailboxes - North - 2046

Asset ID	1064	27 Each	@ \$2,200.00
		Asset Actual Cost	\$59,400.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$120,667.63
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		

Cluster Mailboxes - South - 2046

Asset ID	1065	13 Each	@ \$2,200.00
		Asset Actual Cost	\$28,600.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$58,099.23
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		

Concrete Pavers - Streets/entry/amenity - 2036

Asset ID	1100	8,728 Square Feet	@ \$8.10
		Asset Actual Cost	\$70,696.80
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$106,864.11
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		



**Beach Community Development District
Component Detail**

Paint/Capital Repair - Beach Blvd Wall - 2028

Asset ID	1114	8,970 Square Feet	@ \$1.60
		Asset Actual Cost	\$14,352.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$17,125.64
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		



Paint/Capital Repair - East Perimeter Wall - 2036

Asset ID	1118	10,812 Square Feet	@ \$1.60
		Asset Actual Cost	\$17,299.20
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$26,149.18
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		



**Beach Community Development District
Component Detail**

Paint/Capital Repair - Signs/Entry Features - 2024

Asset ID	1115	1 Lump Sum	@ \$24,000.00
		Asset Actual Cost	\$24,000.00
		Percent Replacement	100%
		Future Cost	\$25,200.00
Misc. Site Components			
Placed in Service	January 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	1		



Wood Framing - Gazebo - 2046

Asset ID	1046	1,412 Square Feet	@ \$14.00
		Asset Actual Cost	\$19,768.00
		Percent Replacement	100%
		Future Cost	\$40,157.54
Misc. Site Components			
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



**Beach Community Development District
Component Detail**

Stormwater System Evaluation Allowance - 2036

Asset ID	1089	48 Acre	@ \$1,400.00
		Asset Actual Cost	\$67,200.00
		Percent Replacement	100%
		Future Cost	\$101,578.40
Placed in Service	Stormwater System January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Aegean Drive - 2036

Asset ID	1026	3,045 Square Yards	@ \$15.80
		Asset Actual Cost	\$48,111.00
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$72,723.79
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Amenity Lot/Street - 2036

Asset ID	1019	6,201 Square Yards	@ \$15.80
		Asset Actual Cost	\$97,975.80
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$148,098.59
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Bari Court - 2036

Asset ID	1029	1,477 Square Yards	@ \$15.80
		Asset Actual Cost	\$23,336.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$35,275.22
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Bastia Court - 2036

Asset ID	1030	1,807 Square Yards	@ \$15.80
		Asset Actual Cost	\$28,550.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$43,156.61
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Brettungar Drive - 2036		8,643 Square Yards	@ \$15.80
Asset ID	1034	Asset Actual Cost	\$136,559.40
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$206,420.92
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Caprera Circle - 2036		3,283 Square Yards	@ \$15.80
Asset ID	1021	Asset Actual Cost	\$51,871.40
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$78,407.95
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Danube Court - 2036		5,397 Square Yards	@ \$15.80
Asset ID	1033	Asset Actual Cost	\$85,272.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$128,896.64
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Danube Drive - 2036		1,958 Square Yards	@ \$15.80
Asset ID	1020	Asset Actual Cost	\$30,936.40
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$46,762.95
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Izola Court - 2036		1,183 Square Yards	@ \$15.80
Asset ID	1022	Asset Actual Cost	\$18,691.40
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$28,253.61
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Karatas Court - 2036		4,878 Square Yards	@ \$15.80
Asset ID	1023	Asset Actual Cost	\$77,072.40
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$116,501.36
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Kaval Court - 2036		769 Square Yards	@ \$15.80
Asset ID	1039	Asset Actual Cost	\$12,150.20
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$18,366.04
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Lamaca Court - 2036		1,062 Square Yards	@ \$15.80
Asset ID	1037	Asset Actual Cost	\$16,779.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$25,363.76
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Marmaris Drive - 2036		5,362 Square Yards	@ \$15.80
Asset ID	1038	Asset Actual Cost	\$84,719.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$128,060.74
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Meritage Blvd. - 2036		7,267 Square Yards	@ \$15.80
Asset ID	1018	Asset Actual Cost	\$114,818.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$173,557.89
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Ostia Circle - 2036		2,987 Square Yards	@ \$15.80
Asset ID	1024	Asset Actual Cost	\$47,194.60
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$71,338.57
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Pechora Court - 2036		1,201 Square Yards	@ \$15.80
Asset ID	1031	Asset Actual Cost	\$18,975.80
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$28,683.50
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Pescara Drive - 2036		10,316 Square Yards	@ \$15.80
Asset ID	1028	Asset Actual Cost	\$162,992.80
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$246,377.21
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Preveza Court - 2036		1,969 Square Yards	@ \$15.80
Asset ID	1027	Asset Actual Cost	\$31,110.20
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$47,025.66
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Provati Court - 2036		2,346 Square Yards	@ \$15.80
Asset ID	1036	Asset Actual Cost	\$37,066.80
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$56,029.56
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Savona Court - 2036		3,269 Square Yards	@ \$15.80
Asset ID	1035	Asset Actual Cost	\$51,650.20
		Percent Replacement	100%
Street Resurfacing - Phase I		Future Cost	\$78,073.58
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Tartus Drive - 2036

		6,637 Square Yards	@ \$15.80
Asset ID	1025	Asset Actual Cost	\$104,864.60
		Percent Replacement	100%
		Future Cost	\$158,511.59
Street Resurfacing - Phase I			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Trave Way - 2036

		928 Square Yards	@ \$15.80
Asset ID	1032	Asset Actual Cost	\$14,662.40
		Percent Replacement	100%
		Future Cost	\$22,163.44
Street Resurfacing - Phase I			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Cala CV Court - 2042

Asset ID	1085	1,026 Square Yards	@ \$15.80
		Asset Actual Cost	\$16,210.80
		Percent Replacement	100%
Street Resurfacing - Phase II		Future Cost	\$29,259.03
Placed in Service	September 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Cassia Lane - 2042

Asset ID	1087	12,567 Square Yards	@ \$15.80
		Asset Actual Cost	\$198,558.60
		Percent Replacement	100%
Street Resurfacing - Phase II		Future Cost	\$358,380.33
Placed in Service	September 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Costas Way - 2042

Asset ID	1086	4,753 Square Yards	@ \$15.80
		Asset Actual Cost	\$75,097.40
		Percent Replacement	100%
Street Resurfacing - Phase II		Future Cost	\$135,544.02
Placed in Service	September 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Laurel Bay Drive - 2042

Asset ID	1088	3,767 Square Yards	@ \$15.80
		Asset Actual Cost	\$59,518.60
		Percent Replacement	100%
Street Resurfacing - Phase II		Future Cost	\$107,425.69
Placed in Service	September 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

**Beach Community Development District
Component Detail**

Access Control System - 2046

Asset ID	1119	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Fencing/Gates/ Access Control		Future Cost	\$81,257.67
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



Aluminum Fence - Pool - 2041

Asset ID	1017	540 Linear Feet	@ \$42.00
		Asset Actual Cost	\$22,680.00
		Percent Replacement	100%
Fencing/Gates/ Access Control		Future Cost	\$39,743.06
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



**Beach Community Development District
Component Detail**

Bar Code Reader - 2028

		1 Each	@ \$9,200.00
Asset ID	1124	Asset Actual Cost	\$9,200.00
		Percent Replacement	100%
Fencing/Gates/ Access Control		Future Cost	\$10,977.97
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		



Chain Link Fence - Tennis Courts - 2041

		896 Linear Feet	@ \$32.00
Asset ID	1058	Asset Actual Cost	\$28,672.00
		Percent Replacement	100%
Fencing/Gates/ Access Control		Future Cost	\$50,243.08
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



**Beach Community Development District
Component Detail**

Vehicle Gates/Operators - Main Entry - 2046

Asset ID	1122	1 Lump Sum	@ \$36,000.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
Fencing/Gates/ Access Control		Future Cost	\$73,131.90
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



**Beach Community Development District
Component Detail**

Building Exterior Lighting Allowance - 2041

Asset ID	1075	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$26,285.09
Placed in Service	Site Lighting January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



Double Head Light Poles - Amenity Lot - 2041

Asset ID	1066	3 Each	@ \$4,200.00
		Asset Actual Cost	\$12,600.00
		Percent Replacement	100%
		Future Cost	\$22,079.48
Placed in Service	Site Lighting January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



**Beach Community Development District
Component Detail**

Tennis Courts - Double Head Light Poles - 2046

Asset ID	1098	6 Each	@ \$4,800.00
		Asset Actual Cost	\$28,800.00
		Percent Replacement	100%
		Future Cost	\$58,505.52
Placed in Service	Site Lighting January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



Tennis Courts - Single Head Light Poles - 2046

Asset ID	1060	12 Each	@ \$4,200.00
		Asset Actual Cost	\$50,400.00
		Percent Replacement	100%
		Future Cost	\$102,384.66
Placed in Service	Site Lighting January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		

**Beach Community Development District
Component Detail**

Tennis Courts - Single Head Light Poles continued...



**Beach Community Development District
Component Detail**

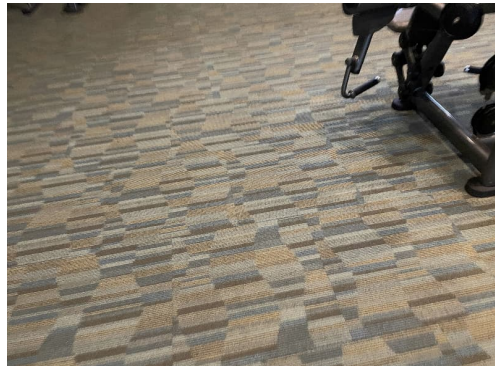
Cabinets/Top/Sink - Palm Court Bar - 2046

Asset ID	1072	18 Linear Feet	@ \$380.00
		Asset Actual Cost	\$6,840.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$13,895.06
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



Carpet - Carido Room - 2026

Asset ID	1123	249 Square Yards	@ \$48.00
		Asset Actual Cost	\$11,952.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$13,443.13
Placed in Service	January 2017		
Useful Life	8		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	3		



**Beach Community Development District
Component Detail**

Flooring - Group Fitness Room - 2040

Asset ID	1091	648 Square Feet	@ \$16.00
		Asset Actual Cost	\$10,368.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$17,639.08
Placed in Service	January 2017		
Useful Life	24		
Replacement Year	40-41		
Remaining Life	17		



Refurbish Allowance - Gate House Interior - 2040

Asset ID	1043	564 Square Feet	@ \$24.00
		Asset Actual Cost	\$13,536.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$23,028.80
Placed in Service	January 2016		
Useful Life	25		
Replacement Year	40-41		
Remaining Life	17		

Refurbish Allowance - Pool Restrooms - 2036

Asset ID	1081	970 Square Feet	@ \$84.00
		Asset Actual Cost	\$81,480.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$123,163.81
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

**Beach Community Development District
Component Detail**

Refurbish Allowance - Pool Restrooms continued...



Refurbish Allowance - Tamaya Hall - 2036

Asset ID	1083	2,240 Square Feet	@ \$28.00
		Asset Actual Cost	\$62,720.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$94,806.51
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		



**Beach Community Development District
Component Detail**

Refurbish Allowance - Tamaya Hall Kitchen - 2041

Asset ID	1090	210 Square Feet	@ \$86.00
		Asset Actual Cost	\$18,060.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$31,647.25
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



Refurbish Allowance - Tamaya Hall Restrooms - 2036

Asset ID	1082	514 Square Feet	@ \$86.00
		Asset Actual Cost	\$44,204.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$66,818.03
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		



**Beach Community Development District
Component Detail**

Windows/Ext. Door Allowance - Clubhouse - 2052

Asset ID	1094	1 Lump Sum	@ \$340,000.00
		Asset Actual Cost	\$340,000.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$824,720.18
Placed in Service	January 2017		
Useful Life	36		
Replacement Year	52-53		
Remaining Life	29		



Windows/Ext. Door Allowance - Gatehouse - 2052

Asset ID	1095	1 Lump Sum	@ \$38,000.00
		Asset Actual Cost	\$38,000.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$92,174.61
Placed in Service	January 2017		
Useful Life	36		
Replacement Year	52-53		
Remaining Life	29		



**Beach Community Development District
Component Detail**

Wood Pergola - Breezeway - 2041

Asset ID	1071	550 Square Feet	@ \$28.00
		Asset Actual Cost	\$15,400.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$26,986.03
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	18		



**Beach Community Development District
Component Detail**

Concrete Tile/Underlayment - Clubhouse - 2046

Asset ID	1001	26,720 Square Feet	@ \$12.80
		Asset Actual Cost	\$342,016.00
		Percent Replacement	100%
		Future Cost	\$694,785.55
	Roofing		
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



Concrete Tile/Underlayment - Gate House - 2045

Asset ID	1040	1,134 Square Feet	@ \$16.00
		Asset Actual Cost	\$18,144.00
		Percent Replacement	100%
		Future Cost	\$35,784.93
	Roofing		
Placed in Service	January 2016		
Useful Life	30		
Replacement Year	45-46		
Remaining Life	22		



**Beach Community Development District
Component Detail**

Concrete Tile/Underlayment - Gazebo - 2046

Asset ID	1045	390 Square Feet	@ \$15.00
		Asset Actual Cost	\$5,850.00
		Percent Replacement	100%
		Future Cost	\$11,883.93
	Roofing		
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



Concrete Tile/Underlayment - Maintenance Bld - 2049

Asset ID	1054	840 Square Feet	@ \$15.00
		Asset Actual Cost	\$12,600.00
		Percent Replacement	100%
		Future Cost	\$27,969.62
	Roofing		
Placed in Service	January 2020		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	26		

Concrete Tile/Underlayment - Slide Tower - 2046

Asset ID	1063	360 Square Feet	@ \$18.00
		Asset Actual Cost	\$6,480.00
		Percent Replacement	100%
		Future Cost	\$13,163.74
	Roofing		
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		

**Beach Community Development District
Component Detail**

Concrete Tile/Underlayment - Slide Tower continued...



Membrane Roof - Gate House - 2036

Asset ID	1041	320 Square Feet	@ \$15.80
		Asset Actual Cost	\$5,056.00
		Percent Replacement	100%
		Future Cost	\$7,642.56
Placed in Service	Roofing		
	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		



**Beach Community Development District
Component Detail**

Clubhouse Exterior/Trim - 2024

Asset ID	1101	12,800 Square Feet	@ \$2.90
		Asset Actual Cost	\$37,120.00
		Percent Replacement	100%
		Future Cost	\$38,976.00
Placed in Service	Exterior Painting		
	January 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	1		



Exterior/Trim - Gate House - 2024

Asset ID	1042	4,400 Square Feet	@ \$3.40
		Asset Actual Cost	\$14,960.00
		Percent Replacement	100%
		Future Cost	\$15,708.00
Placed in Service	Exterior Painting		
	January 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	1		



**Beach Community Development District
Component Detail**

Pool Slide Tower/Slide Frame - 2024

Asset ID	1062	1 Lump Sum	@ \$8,200.00
		Asset Actual Cost	\$8,200.00
		Percent Replacement	100%
		Future Cost	\$8,610.00
Placed in Service	Exterior Painting		
	January 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	1		



**Beach Community Development District
Component Detail**

Fitness Equip. Allowance - 2031

Asset ID	1125	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$52,156.20
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		

Furniture Allowance - Taymaya Hall - 2031

Asset ID	1076	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$32,597.63
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



Golf Cart - 2031

Asset ID	1127	1 Each	@ \$8,500.00
		Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$11,083.19
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		

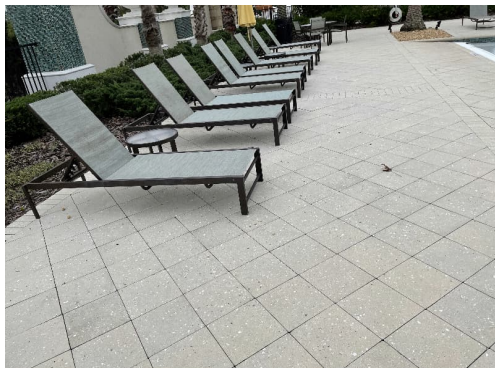
**Beach Community Development District
Component Detail**

Golf Cart continued...



Pool/Deck Furniture -Replacement Allow - 2031

Asset ID	1004	1 Lump Sum	@ \$55,000.00
		Asset Actual Cost	\$55,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$71,714.78
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



**Beach Community Development District
Component Detail**

Heat Pump 1 - 5 Ton - 2028		1 Each	@ \$8,000.00
Asset ID	1106	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
	HVAC	Future Cost	\$9,546.06
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

Heat Pump 2 - 5 Ton - 2028		1 Each	@ \$8,000.00
Asset ID	1107	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
	HVAC	Future Cost	\$9,546.06
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

Heat Pump 3 - 4 Ton - 2028		1 Each	@ \$6,400.00
Asset ID	1108	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
	HVAC	Future Cost	\$7,636.85
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

Heat Pump 4 - 5 Ton - 2028		1 Each	@ \$8,000.00
Asset ID	1109	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
	HVAC	Future Cost	\$9,546.06
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

**Beach Community Development District
Component Detail**

Heat Pump 5 - 5 Ton - 2028		1 Each	@ \$8,000.00
Asset ID	1110	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
	HVAC	Future Cost	\$9,546.06
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

Heat Pump 6 - 4 Ton - 2028		1 Each	@ \$6,400.00
Asset ID	1111	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
	HVAC	Future Cost	\$7,636.85
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

Heat Pump 7 - 5 Ton - 2028		1 Each	@ \$8,000.00
Asset ID	1112	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
	HVAC	Future Cost	\$9,546.06
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		

**Beach Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2048

Asset ID	1002	14,751 Square Feet	@ \$8.10
		Asset Actual Cost	\$119,483.10
		Percent Replacement	100%
		Future Cost	\$257,504.77
Placed in Service	Swimming Pool		
	January 2017		
Useful Life	32		
Replacement Year	48-49		
Remaining Life	25		



Pool Filtration Refurbishment Allowance - 2046

Asset ID	1011	8,280 Surface Ft	@ \$8.00
		Asset Actual Cost	\$66,240.00
		Percent Replacement	100%
		Future Cost	\$134,562.69
Placed in Service	Swimming Pool		
	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	23		



**Beach Community Development District
Component Detail**

Pool Resurfacing/Tile - Family Pool - 2028

Asset ID	1009	6,546 Square Feet	@ \$16.00
		Asset Actual Cost	\$104,736.00
		Percent Replacement	100%
		Future Cost	\$124,977.06
Placed in Service	Swimming Pool		
	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		



Pool Resurfacing/Tile - Lap Pool - 2028

Asset ID	1096	4,910 Square Feet	@ \$16.00
		Asset Actual Cost	\$78,560.00
		Percent Replacement	100%
		Future Cost	\$93,742.34
Placed in Service	Swimming Pool		
	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	5		



**Beach Community Development District
Component Detail**

Pool Side Refurbishment Allowance - 2024

Asset ID	1013	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$21,000.00
Placed in Service	Swimming Pool		
	January 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	1		



**Beach Community Development District
Component Detail**

Tennis Court Rebuild Allowance - 2051

			4 Courts @ \$36,000.00
Asset ID	1059	Asset Actual Cost	\$144,000.00
		Percent Replacement	100%
	Tennis Courts	Future Cost	\$339,119.66
Placed in Service	January 2017		
Useful Life	35		
Replacement Year	51-52		
Remaining Life	28		



**Beach Community Development District
Component Detail**

Play Equip. - Neos - 2031

Asset ID	1067	1 Lump Sum	@ \$55,000.00
		Asset Actual Cost	\$55,000.00
		Percent Replacement	100%
		Future Cost	\$71,714.78
Placed in Service	Playground January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



Play Equip. - Rope Climber - 2031

Asset ID	1068	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$15,646.86
Placed in Service	Playground January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



**Beach Community Development District
Component Detail**

Play Equip. - Swings - 2031

Asset ID	1069	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$8,084.21
Placed in Service	Playground January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



Play Equip. Structure Allowance - 2031

Asset ID	1061	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$52,156.20
Placed in Service	Playground January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		



**Beach Community Development District
Component Detail**

Barrier Gates

Asset ID	1120	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Doors/Louvers - Maintenance Bld

Asset ID	1056	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Exhaust Fans

Asset ID	1113	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Fire Alarm Panel

Asset ID	1105	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Beach Community Development District Component Detail

Fire Alarm Panel continued...



Gate Operators

	Asset ID	1121	Asset Actual Cost Percent Replacement Future Cost	100%
Placed in Service No Useful Life	Operating Expense January 2017			

Gazebo Painting

	Asset ID	1103	Asset Actual Cost Percent Replacement Future Cost	100%
Placed in Service No Useful Life	Operating Expense January 2017			



**Beach Community Development District
Component Detail**

Heat Pump - Gate House 2 Ton

Asset ID	1044	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Light Bollards - Amenity

Asset ID	1080	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		



Maintenance Bld Paint

Asset ID	1057	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

**Beach Community Development District
Component Detail**

Maintenance Bld Paint continued...



Misc. Fencing - Various Sites

Asset ID	1116	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		



Misc. Site Furnishings/Benches/Etc.

Asset ID	1070	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

**Beach Community Development District
Component Detail**

Misc. Site Furnishings/Benches/Etc. continued...



Misc.Kitchen Equip/Tableware

Asset ID	1129	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Office Furniture/Equipment

Asset ID	1126	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

Pocket Park Components

Asset ID	1117	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

**Beach Community Development District
Component Detail**

Pocket Park Components continued...



Pool Filtration Partial Replacement

Asset ID	1012	Asset Actual Cost	
Placed in Service	Operating Expense	Percent Replacement	100%
No Useful Life	January 2017	Future Cost	



Pool Furniture - Partial Replacement

Asset ID	1003	Asset Actual Cost	
Placed in Service	Operating Expense	Percent Replacement	100%
No Useful Life	January 2017	Future Cost	

**Beach Community Development District
Component Detail**

Pool Furniture - Partial Replacement continued...



Slide Tower Stair Refurbishment

Asset ID	1015	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		



Splash Pad Surfacing

Asset ID	1010	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2017		

**Beach Community Development District
Component Detail**

Splash Pad Surfacing continued...



Tennis Court Replenishment

Asset ID	1097	Asset Actual Cost	
Placed in Service	Operating Expense	Percent Replacement	100%
No Useful Life	January 2017	Future Cost	



Tennis Nets/windscreens/benches

Asset ID	1099	Asset Actual Cost	
Placed in Service	Operating Expense	Percent Replacement	100%
No Useful Life	January 2017	Future Cost	

**Beach Community Development District
Component Detail**

Tennis Nets/windcreens/benches continued...



**Beach Community Development District
Component Detail**

Building Foundations/Frames

Asset ID	1049	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Concrete Pavers - Amenity Sidewalks

Asset ID	1005	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



Concrete Pavers - Gazebo

Asset ID	1047	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

**Beach Community Development District
Component Detail**

Concrete Pavers - Outdoor Seating

Asset ID	1074	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



Concrete Pavers - Palm Court Bar

Asset ID	1073	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



**Beach Community Development District
Component Detail**

Concrete Sidewalks

Asset ID	1048	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Fire Supression System

Asset ID	1104	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Gas Fireplaces/Vents

Asset ID	1077	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



**Beach Community Development District
Component Detail**

Metal Louvers

Asset ID	1078	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



Pool Side Replacement

Asset ID	1014	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



**Beach Community Development District
Component Detail**

Site Utilities

Asset ID	1050	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Slide Tower Stair Replacement

Asset ID	1016	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



Stormwater Pipe/Structures

Asset ID	1053	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

**Beach Community Development District
Component Detail**

Stormwater Pond Dredging

Asset ID	1052	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Utility Line Inside Buildings

Asset ID	1128	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Utility Lines to/in Buildings

Asset ID	1051	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model** Projection is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. aa

EXHIBIT 2

**BEACH COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

	BRIGHTVIEW	DOWN2EARTH	KOEHN OUTDOOR	SUN STATE	TREE AMIGOS	UNTIED LAND SERVICES	VERDEGO	YELLOWSTONE LANDSCAPE
1. Personnel (25 points) (E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.).								
2. Experience (25 points) (E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.)								
3. Understanding of Scope of Work (20 points) (E.g., Does the proposal demonstrate an understanding of the District's needs for the services requested?)								
4. Price (30 total points) Points available for price will be allocated as follows: <u>20 points</u> will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid. <u>10 points</u> are allocated for the reasonableness of unit prices and quantities								
TOTAL (100 points)								

Supervisor Signature _____

Date: _____

EXHIBIT 3

BEACH CDD - LANDSCAPE ANNUAL AMOUNTS

Vendor	Annual Amount
Brightview	Year 1 - \$390,000; Year 2 - \$390,000; Year 3 - \$409,500
Down to Earth	Year 1 - \$399,192; Year 2 - \$411,168; Year 3 - \$423,504
Koehn Outdoor	Year 1 - \$331,308; Year 2 - \$341,244; Year 3 - \$351,480
Sun State Nursery	Year 1 - \$335,000; Year 2 - \$345,000; Year 3 - \$355,350
Tree Amigos	Year 1 - \$360,302.33; Year 2 - \$367,508.38; Year 3 - \$374,858.55
United Land Services	Year 1 - \$360,972; Year 2 - \$360,972; Year 3 - \$371,801.16
VerdeGo	Year 1 - \$442,235; Year 2 - \$455,502; Year 3 - \$469,167
Yellowstone	Year 1 - \$376,992; Year 2 - \$388,652; Year 3 - \$400,672

EXHIBIT 4

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, December 19, 2022 at 6:01 p.m., at 12788 Meritage Blvd., Jacksonville, Florida
6 32246, with Zoom Conference Call available.

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

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

9 Present and constituting a quorum were:

10	Stephen Kounoupas (<i>via phone</i>)	Board Supervisor, Chairman
11	Matt Calderaro	Board Supervisor, Vice Chairman
12	Robert Renn	Board Supervisor, Assistant Secretary
13	Sheila Papelbon	Board Supervisor, Assistant Secretary

14 Also present were:

15	David McInnes	District Manager, DPGF Management and Consulting
16	Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17	Dana Harden	Vesta Property Services
18	Elizabeth Myers	Vesta Property Services
19	Ron Zastrocky	Vesta Property Services
20	Kate Kending	Task Force Member
21	Cindy Rosenborough	Task Force Member
22	Karen Young	Task Force Member
23	Greg Young	Task Force Member
24	Michael Simon	Resident
25	Ramon Cruz	Resident
26	Anil Yarlagaadde	Resident
27	Matt Ray	Resident
28	Subba Vallepadi	Resident
29	Anne Cruz	Resident
30	Michael Simon	Resident
31	Viral Acharya	Resident

32 *The following is a summary of the discussions and actions taken at the December 19, 2022 Beach CDD*
33 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

35 The Pledge of Allegiance was recited.

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

38 Mr. Simon commented on the amenity center policies, particularly regarding the degree of liability
39 insurance for instructors that were not working full-time.

40 **FOURTH ORDER OF BUSINESS – Office of Elected Supervisors & Form 1**

41 A. Exhibit 1: Consideration & Adoption of **Resolution 2023-02**, Declaring Board Seat Vacancy from
42 General Election

43 Mr. McInnes stated that Supervisor Hagan had not filed for re-election, and that there had not been
44 a candidate running for election to Seat #2, resulting in a vacancy which needed to be declared.

45 On a MOTION by Ms. Papelbon, SECONDED by Mr. Kounoupas, WITH ALL IN FAVOR, the Board
46 adopted **Resolution 2023-02**, Declaring Board Seat Vacancy from General Election, for the Beach
47 Community Development District.

48 B. Selection of Candidate for Seat #2

- 49 1. Exhibit 2: Chance Wedderburn
- 50 2. Exhibit 3: Ivana Gavric
- 51 3. Exhibit 4: Michael Horrigan

52 Following discussion, Mr. Calderaro nominated Mr. Wedderburn to fill the vacancy of Seat
53 #2. Mr. Wedderburn was unanimously selected to fill the vacancy of Seat #2.

54 C. Seat 4 – Sheila Papelbon

55 D. Seat 5 – Matt Calderaro

56 E. Exhibit 5: Oath of Office

57 Ms. Papelbon and Mr. Calderaro gave their Oaths of Office. Mr. McInnes stated that the Oath of
58 Office would be administered to Mr. Wedderburn.

59 F. Acceptance or Waiver of Compensation

60 G. Exhibit 6: New Supervisor Information Sheet

61 H. Exhibit 7: Form 1

62 I. Exhibit 8: Review Sunshine Law & Supervisor Duties

63 Mr. Haber stated that he would reach out to provide an overview of Supervisor duties,
64 responsibilities, and Sunshine Law considerations to Mr. Wedderburn between meetings.

65 J. Consideration of Vote to Appoint Chair & Vice Chair

66 Mr. McInnes asked whether the Board had a nomination for a Supervisor to serve as Chair of the
67 new Board. Mr. Calderaro nominated Mr. Kounoupas to continue serving as Chair. Mr. Kounoupas
68 was unanimously voted as Chair.

69 Mr. McInnes then asked whether the Board had a nomination for a Supervisor to serve as Vice
70 Chair of the new Board. Ms. Papelbon nominated Mr. Calderaro to continue serving as Vice Chair.
71 Mr. Calderaro was unanimously voted as Vice Chair.

72 K. Exhibit 9: Consideration & Adoption of **Resolution 2023-03**, Designating Officers

73 Mr. McInnes stated that the Resolution would be amended to include Mr. Wedderburn following
74 his swearing in. Mr. McInnes added that Mr. McGaffney was no longer listed as a Secretary for the
75 CDD.

76 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
77 adopted **Resolution 2023-03**, Designating Officers, as amended, for the Beach Community Development
78 District.

79 **FIFTH ORDER OF BUSINESS – Task Force Report**

80 The Task Force stated that there was nothing to report.

81 **SIXTH ORDER OF BUSINESS – Consent Agenda**

- 82 A. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Special Meeting
83 Held September 19, 2022 – *previously presented*
- 84 Mr. McInnes stated that these minutes had been corrected following comments from the Vice Chair.
- 85 B. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular
86 Meeting Held November 7, 2022
- 87 C. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held
88 December 5, 2022
- 89 D. Exhibit 13: Consideration for Acceptance – The October 2022 Unaudited Financial Statements
- 90 E. Exhibit 14: Consideration for Acceptance – The November 2022 Unaudited Financial Statements

91 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board approved
92 all items of the Consent Agenda, for the Beach Community Development District.

93 **SEVENTH ORDER OF BUSINESS – Business Items**

- 94 A. Exhibit 15: Consideration of Fitness Center Repair & Paint Proposal Options
- 95 1. Pristine Painting & Restoration - \$10,500.00
- 96 2. All Weather Contractors - \$4,860.00
- 97 3. MicroTech Gym
- 98 a. Walls Only - \$23,072.00
- 99 b. Walls & Ceiling - \$25,872.00
- 100 4. ICI Painter
- 101 a. Walls & Trim - \$8,200.00
- 102 b. Ceiling - \$3,200.00

103 Following discussion of available funds, consideration of these proposals was postponed. Mr.
104 Zastrocky stated that he would return the next month with a set of revised quotes for painting.

- 105 B. Exhibit 16: Consideration of Release of Drainage Easement

106 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved
107 the Release of Drainage Easement, for the Beach Community Development District.

- 108 C. Exhibit 17: Consideration of District Engineer Work Authorization No. 35 - \$2,500.00 EST. Fee

109 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved
110 the District Engineer’s Work Authorization No. 35, in the amount of \$2,500.00, for the Beach Community
111 Development District.

- 112 D. Exhibit 18: Consideration of Oxi Fresh Carpet Cleaning Proposals
- 113 1. Grout Cleaning - \$1,221.70
- 114 2. Carpet Cleaning - \$1,133.55

115 On a MOTION by Dr. Renn, SECONDED by Mr. Kounoupas, WITH ALL IN FAVOR, the Board
116 approved the Oxi Fresh Carpet Cleaning Proposals for Grout and Carpet Cleaning, in the total amount of
117 \$2,355.25, for the Beach Community Development District.

118 E. Consideration of Audit Committee Recommendation for Auditor

119 On a MOTION by Ms. Papelbon, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board accepted
120 the Audit Committee’s recommendation for auditor, to proceed with DiBartolomeo, McBee, Hartley &
121 Barnes for auditing services, for the Beach Community Development District.

122 Prior to proceeding with the Eighth Order of Business, the Board made a motion to recess the
123 regular Board meeting.

124 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
125 recessed the regular Board meeting at 6:53 p.m., for the purpose of conducting the Parking & Towing Policy
126 Public Hearing, for the Beach Community Development District.

127 **EIGHTH ORDER OF BUSINESS – Parking & Towing Policy Public Hearing**

128 A. Open Public Hearing

129 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved
130 opening the Parking & Towing Policy Public Hearing at 6:54 p.m., for the Beach Community Development
131 District.

132 B. Exhibit 19: Presentation of Parking & Towing Policy

133 C. Public Comments – *Up to 3 mins. per resident*

134 There being none, the next item followed.

135 D. Close Public Hearing

136 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board approved
137 closing the Parking & Towing Policy Public Hearing at 6:58 p.m., for the Beach Community Development
138 District.

139 The regular Board meeting was reconvened.

140 E. Exhibit 20: Consideration & Adoption of **Resolution 2023-04**, Adopting Parking & Towing
141 Policy

142 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board adopted
143 **Resolution 2023-04**, Adopting Parking & Towing Policy, for the Beach Community Development District.

144 Following the motion, the Board requested for a notice regarding the adopted policy to be
145 distributed to the community.

146 **NINTH ORDER OF BUSINESS – Discussion Items**

147 A. Exhibit 21: Discussion of Proposed Amendment to Amenities Policies

148 The Board, led by Vice Chair Calderaro, and members of the Task Force discussed the proposed
149 changes to the amenities policies, particularly with guest policies and instructor/trainer organized
150 activities.

151 B. Discussion of Issue w/ PayPal

152 Ms. Myers noted that PayPal was requiring accounts to be registered under one individual's name,
153 which presented issues with the Board's desired model.

154 **TENTH ORDER OF BUSINESS – Staff Reports**

155 A. Exhibit 22: Lifestyle & Field Management Report

156 Ms. Myers and Mr. Zastrocky presented their report sections to the Board.

157 B. District Counsel

158 Mr. McInnes noted that, while the Board had previously opted to proceed with Kutak Rock LLP
159 for District Counsel services, no contract had been formally executed at the time. Mr. McInnes
160 stated that Mr. Haber had been requested to provide a contract consistent with the fees for services
161 being provided, and stated that the Chair could execute the contract on behalf of the Board. The
162 Board agreed to proceed with the contract as proposed.

163 C. District Manager

164 1. Resident(s) Subject Disciplinary Action

165 Mr. McInnes noted that the resident's suspension had been appealed, and that the letter had
166 been provided to the Board. Mr. McInnes explained differences between the CDD and
167 HOA bylaws, and the resident discussed the applicability of the standard vendor approval
168 process and necessary documentation for teaching with the Board.

169 Following discussion, the Board opted to uphold the 30-day suspension issued to Mr. Cruz.

170 2. Exhibit 23: Incident Management Tracker

171 3. Exhibit 24: Action Item Report

172 4. Exhibit 25: Meeting Matrix

173 D. District Engineer

174 The District Engineer did not provide a report.

175 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to**
176 *3 minutes per individual)*

177 Mr. Yarlagadde commented on CDD policies for instructors at sports courts for teaching children
178 and discussed compliance with the Board.

179 Mr. Ray asked about enforcement of HOA overnight parking guidelines. Following discussion,
180 District Counsel was requested to take the direction of the Board to start an initial draft of a
181 memorandum of understanding for the HOA to be allowed to enforce street parking rules through
182 their power, for the HOA Counsel's review and input.

183 An audience member inquired about the gates being broken, and Mr. McInnes noted that this was
184 from an incident that was actively being handled by law enforcement.

185 Mr. Simon suggested that the CDD consider hosting a New Year's event at the fitness center in
186 2023 as a safer alternative for residents from driving out to events outside of the community.

187 Mr. Acharya and Ms. Kendig made comments on the tennis instructor issue.

188 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

189 Dr. Renn proposed that the Board hold a workshop meeting to establish goals and priorities for the
190 next year, as well as discuss matters related to the budget and capital reserves, to be held sometime

191 after January 1. Dr. Renn noted that some of the workshop discussions may involve security
192 matters. Mr. Haber advised that members of the public attending a noticed workshop would be
193 asked to leave during specific discussions on security topics. Mr. McInnes additionally noted that
194 a workshop meeting would incur an additional cost under the budget and that the date would need
195 to be worked out.

196 **THIRTEENTH ORDER OF BUSINESS – Action Items Summary**

197 Mr. McInnes reviewed the Action Items Summary, which was as followed:

- 198 1. Mr. Zastrocky will provide new painting quotes with respect to the fitness center and Plexiglass,
199 for the Board’s consideration.
- 200 2. District Counsel will draft a memorandum of understanding for the HOA’s enforcement of street
201 parking.

202 **FOURTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 16th, 6:00 PM**

203 Mr. Kounoupas, Mr. Calderaro, and Dr. Renn confirmed that they would be present for the meeting,
204 which would establish a quorum. Ms. Papelbon indicated that she was unsure of her attendance.

205 **FIFTEENTH ORDER OF BUSINESS – Adjournment**

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

208 On a MOTION by Ms. Papelbon, SECONDED by Mr. Kounoupas, WITH ALL IN FAVOR, the Board
209 adjourned the meeting at 9:07 p.m. for the Beach Community Development District.

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

213 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
214 meeting held on March 20, 2023.**

215

216

Signature

Signature

Printed Name

Printed Name

217 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

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, January 16, 2023 at 6:01 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246,
6 with Zoom Conference Call available.

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

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

9 Present and constituting a quorum were:

10 Stephen Kounoupas (<i>via phone,</i>	
11 <i>joined in progress</i>)	Board Supervisor, Chairman
12 Matt Calderaro	Board Supervisor, Vice Chairman
13 Robert Renn	Board Supervisor, Assistant Secretary
14 Sheila Papelbon	Board Supervisor, Assistant Secretary

15 Also present were:

16 David McInnes	District Manager, DPFG Management and Consulting
17 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 Dana Harden	Vesta Property Services
19 Elizabeth Myers	Vesta Property Services
20 Jim Kendil	Resident
21 Elena Kousakova	Resident
22 Cindy Rosborough	Resident
23 Karen Young	Resident
24 Ramon Cruz	Resident
25 Greig Young	Resident

26 *The following is a summary of the discussions and actions taken at the January 16, 2023 Beach CDD Board*
27 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

29 Supervisor Calderaro led all present in reciting the Pledge of Allegiance.

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

32 Mr. Kendil thanked the Board for making the tennis courts playable again for residents.

33 **FOURTH ORDER OF BUSINESS – Office of Elected Supervisors & Form 1**

34 A. Seat 2 – Chance Wedderburn

35 B. Exhibit 1: Oath of Office

36 Mr. McInnes administered the oath of office to Mr. Wedderburn.

37 C. Acceptance or Waiver of Compensation

38 D. Exhibit 2: New Supervisor Information Sheet

39 E. Exhibit 3: Form 1

40 F. Exhibit 4: Review Sunshine Law & Supervisor Duties

41 Mr. Haber provided a summary of the Sunshine Law and Supervisor Duties.

42 **FIFTH ORDER OF BUSINESS – Task Force Report**

43 The Task Force was not present at the meeting, the next item followed.

44 **SIXTH ORDER OF BUSINESS – Consent Agenda**

45 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
46 Held December 19, 2022

47 The minutes were removed from the consent agenda to be considered at the March regular board
48 meeting.

49 B. Exhibit 6: Consideration for Acceptance – The December 2022 Unaudited Financial Statements

50 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
51 accepted the December 2022 unaudited financial statements, for the Beach Community Development
52 District.

53 **SEVENTH ORDER OF BUSINESS – Business Items**

54 A. Exhibit 7: Consideration of Fitness Center Wall Repairs & Painting Proposals

55 Discussion to bring back additional proposals to the March meeting ensued.

56 B. Exhibit 8: Consideration of Parking Agreement with Tamaya-Residential HOA

57 Discussion ensued regarding the parking and towing requirements between the HOA and the CDD.

58 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
59 approved the Parking Agreement with Tamaya-Residential HOA with the final approval of the Chair or the
60 Vice-Chair, giving them latitude to enforce action where the inserted language is needed, for the Beach
61 Community Development District.

62 Discussion ensued regarding the purpose of the Task Force and the Board of Supervisors with
63 regard to Amenity Facility policy changes and approval of said changes.

64 Discussion ensued regarding Supervisor Kounoupas' requests for procedures for resident
65 complaints.

66 C. Exhibit 9: Consideration of Changes and Approval to the Amenity Facility Policies – *To Be*
67 *Distributed*

68 Supervisor Calderaro gave a brief update on the status of the draft changes his desire to speak to
69 and reach out to additional residents within the Tamaya community.

70 *(The meeting recessed from 6:57 PM to 6:58 PM due to technical issues.)*

71 D. Exhibit 10: Consideration & Adoption of **Resolution 2023-04**, Setting PH for Adopting
72 Amenity Facilities Rates & Providing for Effective Date

73 Discussion to postpone until the March board meeting ensued.

74

75

76 E. Exhibit 11: Consideration of Release of Drainage Easement

77 On a MOTION by Mr. Calderaro, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board
78 accepted the Release of Drainage Easement, for the Beach Community Development District.

79 **EIGHTH ORDER OF BUSINESS – Staff Reports**

80 A. Exhibit 12: Lifestyle & Field Management Report

81 Ms. Harden and Ms. Myers presented the lifestyle and field management reports.

82 B. District Counsel

83 Mr. Haber provided an overview of the RFP process as it relates to the landscape maintenance bids.

84 C. District Manager

85 1. Resident(s) Subject Disciplinary Action

86 2. Exhibit 13: Incident Management Tracker

87 Mr. McInnes updated the Board on the incident reports for the month of December.

88 3. Exhibit 14: Action Item Report

89 Discussion to postpone the direction to have the District Engineer check the stormwater
90 sediment buildup ensued.

91
92 Discussion ensued regarding potentially engaging in an agreement with a debris removal
93 company for the removal of debris after major weather events.

94
95 4. Exhibit 15: Meeting Matrix

96 Mr. McInnes discussed the next agenda stating that for the February Board meeting only
97 critical issues and the following items would be discussed at that time:

98 a. Security

99 b. Priorities and Goals of Board

100 c. Budget

101 d. Capital Reserve Budget

102
103 D. District Engineer

104 The District Engineer did not attend.

105 **TENTH ORDER OF BUSINESS – Supervisors Requests**

106 **This item was presented out of order.**

107 Supervisor Papelbon noted that UPS and other delivery vehicles are unable to go through the
108 resident gate, and asked if it is possible for them to go through the construction gate. Supervisor
109 Calderaro stated that they would be looking into getting proposals to remove the height limit for
110 vehicles going through the resident gate.

111 Supervisor Renn requested that sanitation wipes for the fitness center be reconsidered.

112 Supervisor Calderaro asked about the hours that the construction gate is open, and noted that the
113 roving security can drive by the construction gate after their shift to take note of when it is closed
114 at night and when it is open. He also asked how to make sure that ICI is enforcing the hours for the
115 gate to be opened and closed.

116 Supervisor Calderaro requested information regarding the HOA sending residents to the CDD for
117 non-CDD related occurrences. Discussion ensued regarding how to assist residents in
118 differentiating between the HOA and the CDD.

119 Supervisor Calderaro requested information regarding residents fishing in the ponds.

120 Supervisor Calderaro made a recommendation regarding the facility rentals.

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

123 Ms. Kousakova made a requested for benches and other park amenities to be placed through the
124 community, for the music player button to be fixed, for the amenity rules from the CDD to be made
125 readily available to residents, and for the CDD to set up signs that notify residents of their speed
126 throughout the company.

127 Ms. Rosborough inquired as to why the TVs in the amenity center are not easily accessible to the
128 residents, and if ICI will be responsible for level the dirt mounds once development is complete.

129 Ms. Young discussed the amenity policies regarding the policies specifically for rentals of the
130 facilities, as well as the task force.

131 Mr. Cruz discussed the current gate and how to make it better.

132 Mr. Young requested follow up information regarding an incident that had occurred at the tennis
133 court the previous week that he had submitted a report for. He also discussed utilizing Jake versus
134 JSO for security purposes.

135 **ELEVENTH ORDER OF BUSINESS – Action Items Summary**

136 Mr. McInnes reviewed the Action Items Summary, which was as followed:

- 137 1. DPGF to make corrections on meeting minutes.
138 2. Mr. Zastrocky to procure additional proposals for painting.
139 3. District Manager to check on ICI gate hours.

140 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 20th, 6:00 PM**

141 All board members in attendance indicated that they would be able to attend the next meeting
142 scheduled for February 20, 2023, in person, constituting a quorum.

143 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

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

146 On a MOTION by Mr. Calderaro, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board
147 adjourned the meeting at 8:36 p.m. for the Beach Community Development District.

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

151 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
152 **meeting held on March 20, 2023.**

153
154

Signature

Signature

Printed Name

Printed Name

155 **Title:** **Secretary** **Assistant Secretary**

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

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, February 20, 2023 at 6:00 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246,
6 with Zoom Conference Call available.

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

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

9 Present and constituting a quorum were:

10	Stephen Kounoupas (<i>via phone</i>)	Board Supervisor, Chairman
11	Matt Calderaro	Board Supervisor, Vice Chairman
12	Robert Renn	Board Supervisor, Assistant Secretary
13	Sheila Papelbon	Board Supervisor, Assistant Secretary
14	Chance Wedderburn	Board Supervisor, Assistant Secretary

15 Also present were:

16	David McInnes	District Manager, DPFM Management and Consulting
17	Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18	Dana Harden	Regional General Manager, Vesta Property Services
19	Loucite Michel	Amenity Manager, Vesta Property Services
20	Ron Zastrocky	Field Operations Manager, Vesta Property Services
21	Jake Card	Advanced Security
22	Carole Repak	Resident
23	Kate Kendig	Resident
24	Don Rosborough	Resident
25	Greig Young	Resident
26	Karen Young	Resident
27	C. Dominik Guess	Resident
28	Michael Simon	Resident
29	Elena Korsakova	Resident
30	Ramon Cruz	Resident
31	JoAnny Sarante	Resident
32	Theresa Rost	Resident

33 *The following is a summary of the discussions and actions taken at the February 20, 2023 Beach CDD*
34 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

36 Supervisor Calderaro led all present in reciting the Pledge of Allegiance.

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

39 Ms. Repak commented on the height of the community entrance with regard to large trucks
40 entering, as well as the construction entrance with regard to potential misuse of said gate.

41 Ms. Kendig commented on the proposed changes to the amenity policies. She also commented on
42 landscape vendors presenting their proposals, as well as team sports within the community.

43 Mr. Rosborough commented on the team sports, specifically regarding the tennis courts and
44 overcrowding.

45 Mr. Young commented on the results of the complaint he filed on January 4th.

46 Ms. Young commented on the amenity policies that are currently in the process of being worked.

47 Mr. Guess commented on allowing his son to play tennis or other outdoor sports within the
48 community without his supervision.

49 Mr. Simon commented on allowing residents to give each other tennis lessons without the need for
50 liability insurance, and noted that kids are regularly climbing over the fence on Beach Blvd.

51 **FOURTH ORDER OF BUSINESS – Presentation & Consideration of Landscape Maintenance**
52 **Proposals**

53 A. Exhibit 1: Presentation of Proposal Evaluation Criteria

54 B. Exhibit 2: Presentation of 3-Year Annual Amounts

55 C. Brightview

56 D. Down2Earth

57 E. Koehn Outdoor

58 F. Sun State

59 G. Tree Amigos

60 H. United Land Services

61 I. VerdeGo

62 J. Yellowstone Landscape

63 Discussion led by Mr. Haber ensued regarding the RFP process. Based on the date that the contract
64 needs to be in place by, the Board deferred the Landscape RFP process to the March 20, 2023,
65 Board meeting for further review.

66 **FIFTH ORDER OF BUSINESS – Business Items**

67 A. Exhibit 3: Consideration & Approval of Proposal to Purchase Playground Mulch

68 Mr. Zastrocky briefly explained the proposal to the Board.

69 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
70 approved the proposal to purchase playground mulch, in the amount of \$3,575.00, for the Beach
71 Community Development District.

72 B. Exhibit 4: Consideration & Adoption of **Resolution 2023-05**, Amending Res. 2022-19
73 Regarding Signatories

74 Mr. McInnes briefly explained the resolution to the Board.

75 On a MOTION by Mr. Calderaro, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board
76 adopted **Resolution 2023-05**, Amending Res. 2022-19 regarding signatories, for the Beach Community
77 Development District.

78 C. Exhibit 5: Consideration & Approval of Proposed Change to Amenity Facility Policies by District
79 Manager

80 Mr. McInnes briefly explained the proposed changes, and noted his request was for the Board to
81 approve in substantial form. Discussion ensued.

82 On a MOTION by Mr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board approved
83 the proposed change to amenity facilities policies by District Manager, in substantial form, for the Beach
84 Community Development District.

85 **SIXTH ORDER OF BUSINESS – Discussion Items**

86 A. Exhibit 6: Priorities & Goals Of Board Members

87 Discussion ensued regarding the Board members priorities and goals for the district.

88 B. FY 2024 Budget

89 Mr. McInnes briefly explained the draft proposed FY 2024 Budget. Discussion ensued.

90 C. FY 2024 Capital Reserve Budget

91 Mr. McInnes expressed his desire for the Board to consider an SRF assessment apart from the O&M
92 assessment. Discussion ensued.

93 **SEVENTH ORDER OF BUSINESS – Staff Reports**

94 A. District Counsel

95 Mr. Haber did not have anything further to report.

96 B. District Manager

97 Mr. McInnes requested direction from the Board with respect to the word vendor in the amenity
98 policies as it applies to a Tamaya resident who provides instruction to another Tamaya resident at
99 their request, without compensation and without advertisement of their services. The Board came
100 to a consensus that in this case the resident is not a vendor.

101 The Board agreed to hold a workshop on Thursday, March 9, 2023, at 5:00 PM.

102 C. District Engineer

103 The District Engineer did not attend.

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

106 Ms. Korsakova commented on the safety hazards presented by the playground during the hotter
107 months of the year.

108 Mr. Cruz commented on people playing pickleball on the tennis courts. Discussion ensued.

109 Mr. Sarante asked about the times for the tennis courts and if they could be changed.

110 Ms. Rost commented on enforcement of rules until the amenity policies are implemented.
111 Discussion ensued.

112 *(The meeting recessed at 8:01 PM and restarted at 8:13 PM.)*

113 *(The closed session began at 8:15PM.)*

114 **NINTH ORDER OF BUSINESS – Closed Session – Security Discussion – In accordance with Sections**
115 **119.071(3)(a) and 281.301, Florida Statutes, the portion of the Board Meeting to discuss this agenda**
116 **item will be closed to the public, as it relates to the District’s security system plan. The closed session**
117 **is scheduled to begin at 8 p.m. but may begin at any time during the meeting and is expected to last**

118 **approximately 30 minutes but may end earlier than expected or may extend longer. When the**
119 **security system plan agenda item is discussed, the public will be asked to leave. The public will be**
120 **notified that they may return upon completion of the discussion regarding the security system plan.**

121 *(The closed session ended at 9:12PM.)*

122 **TENTH ORDER OF BUSINESS – Supervisors Requests**

123 There being none, the next item followed.

124 **ELEVENTH ORDER OF BUSINESS – Action Items Summary**

125 Mr. McInnes to find status of refunding of the 2013 and 2015 series bonds.

126 Mr. McInnes to provide a draft FY 2024 budget to the Board.

127 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 20th, 6:00 PM**

128 All board members in attendance indicated that they would be able to attend the next meeting
129 scheduled for March 20, 2023, in person, constituting a quorum.

130 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

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

133 On a MOTION by Ms. Papelbon, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board
134 adjourned the meeting at 10:12 p.m. for the Beach Community Development District.

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

138 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
139 **meeting held on March 20, 2023.**

140

141

Signature

Signature

Printed Name

Printed Name

142 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 7

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

January 31, 2023

Beach CDD
Balance Sheet
January 31, 2023

	<u>General Fund</u>	<u>Debt Service 2013A</u>	<u>Debt Service 2015A</u>	<u>Construction</u>	<u>Total</u>
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 1,221,968	\$ -	\$ -	\$ -	\$ 1,221,968
3 PAYPAL ACCOUNT BU	100	-	-	-	100
4 CHECKING ACCOUNT CS	41,335	-	-	-	41,335
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 PREPAYMENT FUND	-	329	3,239	-	3,568
10 REVENUE FUND	-	803,653	323,068	-	1,126,720
11 OP REDEMPTION FUND	-	-	-	-	-
12 ACQ & CONS 2013A	-	-	-	37	37
13 ACQ & CONS 2015A	-	-	-	149	149
14 ASSESSMENTS RECEIVABLE ON-ROLL	78,596	44,837	20,590	-	144,023
15 ASSESSMENTS RECEIVABLE OFF-ROLL	-	-	-	-	-
16 DUE FROM OTHER FUNDS	-	74,056	31,013	-	105,069
17 PREPAID	886	-	-	-	886
18 TOTAL ASSETS	\$ 1,343,778	\$ 922,875	\$ 377,910	\$ 187	\$ 2,644,750
19 LIABILITIES					
20 ACCOUNTS PAYABLE	\$ 8,520	\$ -	\$ -	\$ -	\$ 8,520
21 DEFERRED REVENUE ON-ROLL	78,596	44,837	20,590	-	144,023
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 DUE TO OTHER FUNDS	105,069	-	-	-	105,069
24 OUTSTANDING CHECKS	-	-	-	-	-
25 TOTAL LIABILITIES	192,185	44,837	20,590	-	257,612
26 FUND BALANCE					
27 NONSPENDABLE					
28 PREPAID & DEPOSITS	886	-	-	-	886
29 CAPITAL RESERVES	109,319	-	-	-	109,319
30 OPERATING CAPITAL	-	-	-	-	-
31 UNASSIGNED	1,041,388	878,038	357,320	187	2,276,932
32 TOTAL FUND BALANCE	1,151,593	878,038	357,320	187	2,387,138
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,343,778	\$ 922,875	\$ 377,910	\$ 187	\$ 2,644,750

Beach CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to January 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of January	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS ON-ROLL	\$ 1,402,321	\$ 112,808	\$ 1,323,725	\$ (78,596)	94%
3 ASSESSMENTS OFF-ROLL	216,924	54,231	108,462	(108,462)	50%
4 INTEREST REVENUE	-	3	6	6	
5 OTHER FINANCING SOURCES	5,000	3,042	9,635	4,635	193%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 170,084	\$ 1,441,828	\$ (182,417)	89%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ -	\$ 8,200	\$ 200	103%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	1,000	2,600	(7,400)	26%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	600	(1,400)	30%
13 DISTRICT MANAGEMENT	42,000	3,500	14,000	(28,000)	33%
14 ENGINEERING	2,500	1,073	1,073	(1,427)	43%
15 DISSEMINATION AGENT	2,500	-	2,500	-	100%
16 DISTRICT COUNSEL	7,500	1,898	7,549	49	101%
17 ASSESSMENT ADMINISTRATION	5,500	458	1,833	(3,667)	33%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	-	-	
20 AUDIT	6,000	-	-	(6,000)	0%
21 WEBSITE	1,515	50	1,764	249	116%
22 LEGAL ADVERTISING	1,750	-	3,035	1,285	173%
23 DUES, LICENSES & FEES	175	-	175	-	100%
24 GENERAL LIABILITY INSURANCE	4,057	-	-	(4,057)	0%
25 PUBLIC OFFICIAL INSURANCE	2,895	-	-	(2,895)	0%
26 OFFICE MISCELLANEOUS	2,000	4,903	5,793	3,793	290%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	12,882	49,122	(49,270)	50%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	-	596	(132,957)	0%
30 PROPERTY INSURANCE	89,054	-	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,767	6,324	(15,276)	29%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	28,880	115,327	(287,465)	29%
33 IRRIGATION (REPAIRS)	10,000	1,165	3,229	(6,771)	32%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	-	77,285	(111,190)	41%
35 RIGHT OF WAY / LAKE MOWING	2,500	-	-	(2,500)	0%
36 ENTRY WATER FEATURE	7,500	-	-	(7,500)	0%
37 CARRYFORWARD REPLENISH	-	-	-	-	
38 CONTINGENCY - HURRICANE / STORM CLEAN UP	8,000	-	-	(8,000)	0%
39 COMMUNITY MAINTENANCE	8,000	-	9,879	1,879	123%
40 CAPITAL IMPROVEMENTS	39,080	-	-	(39,080)	0%
41 TOTAL FIELD EXPENSES	910,554	31,811	300,737	(609,817)	33%

42	AMENITY EXPENSES					
43	AMENITY MANAGEMENT	154,556	-	40,645	(113,911)	26%
44	SWIMMING POOL CHEMICALS	-	-	4,646	4,646	
45	SWIMMING POOL INSPECTION	-	-	-	-	
46	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	473	1,831	(19,679)	9%
47	AMENITY CLEANING	-	-	-	-	
48	AMENITY ELECTRIC/WATER AND SEWER	60,000	-	-	(60,000)	0%
49	AMENITY GATES/CONTROL ACCESS	5,000	1,195	4,030	(970)	81%
50	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	-	590	(1,000)	37%
51	AMENITY INTERNET/CABLE	10,000	361	3,792	(6,208)	38%
52	AMENITY DUES & LICENSES	850	-	-	(850)	0%
53	AMENITY SECURITY	800	-	-	(800)	0%
54	FITNESS EQUIPMENT MAINTENANCE	10,000	-	-	(10,000)	0%
55	LIFESTYLES PROGRAMMING	25,000	1,250	7,163	(17,837)	29%
56	AMENITY GAS	600	-	170	(430)	28%
57	TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	-	882	(13,618)	6%
58	LANDSCAPING MAINTENANCE AMENITY CENTER	68,400	6,333	25,333	(43,067)	37%
59	LANDSCAPE IMPROVEMENT	2,500	-	-	(2,500)	0%
60	AMENITY IRRIGATION (REPAIRS)	1,500	-	-	(1,500)	0%
61	PEST CONTROL	1,200	115	429	(771)	36%
62	AMENITY FIRE SYSTEM MONITORING	1,500	750	1,059	(441)	71%
63	ALARM	500	-	-	(500)	0%
64	TRASH COLLECTION	2,292	-	518	(1,774)	23%
65	TOTAL AMENITY EXPENSES	382,298	10,478	91,089	(291,209)	24%
66	ACCESS CONTROL /GATE HOUSE					
67	GUARD SERVICE	222,400	21,360	82,860	(139,540)	37%
68	GUARD HOUSE SUPPLIES	800	-	-	(800)	0%
69	GUARD HOUSE UTILITIES	3,800	349	1,082	(2,718)	28%
70	GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	2,869	1,869	287%
71	BAR CODE EXPENSE	5,000	-	768	(4,232)	15%
72	TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,000	21,709	87,579	(145,421)	38%
73	TOTAL EXPENDITURES	1,624,245	76,880	528,527	(1,095,718)	33%
74	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	93,204	913,301	913,301	
75	OTHER FINANCING SOURCES & USES					
76	TRANSFER IN	-	-	-	-	
77	TRANSFER OUT	-	-	-	-	
78	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
79	FUND BALANCE - BEGINNING	239,612		238,292	(1,320)	
80	NET CHANGE IN FUND BALANCE	-	93,204	913,301	913,301	
81	FUND BALANCE - ENDING	\$ 239,612		\$ 1,151,593	\$ 911,981	
82	ANALYSIS OF FUND BALANCE					
83	NONSPENDABLE					
84	PREPAID & DEPOSITS	886		886		
85	CAPITAL RESERVES	109,319		109,319		
86	OPERATING CAPITAL	-		-		
87	UNASSIGNED	129,407		1,041,388		
88	TOTAL FUND BALANCE	\$ 239,612		\$ 1,151,593		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to January 31, 2023

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 800,640	\$ 753,471	\$ (47,169)
3 INTEREST REVENUE	-	2,405	2,405
4 MISC. REVENUE	-	-	-
5 TOTAL REVENUE	800,640	755,877	(44,763)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	313,908	313,908
9 May 1, 2023	313,920	-	(313,920)
10 November 1, 2023	308,058	-	(308,058)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	175,000	-	(175,000)
PRINCIPAL PREPAYMENT	-	70,000	70,000
13 TOTAL EXPENDITURES	796,978	383,908	413,070
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,663	371,969	368,307
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	496,223	506,069	9,846
20 NET CHANGE IN FUND BALANCE	3,663	371,969	368,307
21 FUND BALANCE - ENDING	\$ 499,886	\$ 878,038	\$ 378,152

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to January 31, 2023

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 366,911	\$ 346,321	\$ (20,590)
3 ASSESSMENTS OFF-ROLL	232,345	-	(232,345)
4 INTEREST REVENUE	-	15	15
5 MISC. REVENUE	-	134,655	134,655
6 TOTAL REVENUE	599,255	480,990	(118,265)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2022	-	221,988	221,988
10 May 1, 2023	221,988	-	(221,988)
11 November 1, 2023	217,268	-	(217,268)
12 PRINCIPAL RETIREMENT			
13 May 1, 2023	160,000	-	(160,000)
14 TOTAL EXPENDITURES	599,255	221,988	377,268
15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	259,002	259,002
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFER IN	-	-	-
18 TRANSFER OUT (USES)	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	96,818	98,317	1,500
21 NET CHANGE IN FUND BALANCE	-	259,002	259,002
22 FUND BALANCE - ENDING	\$ 96,818	\$ 357,320	\$ 260,502

Beach CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				295,536.89
10/01/2022	1114	Egis Insurance and Risk Advisors	FY Insurance Policy # 100122192 10/01/22-10/01/23		88,097.00	207,439.89
10/11/2022	1118	Kristin A. Robinson, MD	Refund of Deposit for rental of Pool Cabana		50.00	207,389.89
10/11/2022	100036	Advanced Security Specialist & Consulting	Invoice: T0092022A (Reference: Guard House Gate Access Management.)		8,370.00	199,019.89
10/11/2022	100037	Air Solutions Heating & Cooling Inc	Invoice: 0000094932 (Reference: Installed a new condenser fan motor, fan blade, and capacitor.)		2,038.39	196,981.50
10/11/2022	100038	Integrated Access Solutions	Invoice: 0001453 (Reference: Installation of Indoor Access Point.) Invoice: 0001472 (Referenc..		459.89	196,521.61
10/11/2022	100039	Life Fitness	Invoice: 7173030 (Reference: Clutch Kit.)		62.45	196,459.16
10/11/2022	100040	Southeast Fitness	Invoice: 100493 (Reference: Semi-annually scheduled preventative maintenance.)		640.00	195,819.16
10/11/2022	100041	Southeastern Paper Group	Invoice: 05717495 (Reference: Supplies.)		423.90	195,395.26
10/11/2022	100042	Staples	Invoice: 8067623768 (Reference: Office Supplies.)		48.07	195,347.19
10/11/2022	100043	Sun State Nursery & Landscaping, Inc	Invoice: 7821 (Reference: Irrigation Repairs.) Invoice: 7911 (Reference: Istallation of Clock...		2,236.49	193,110.70
10/11/2022	100044	Wayne Automatic Fire Sprinklers Inc.	Invoice: 952684 (Reference: Annual Extinguisher Certification Inspection.)		352.61	192,758.09
10/14/2022	100045	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 156365 (Reference: Aluminum Drag Broom.) Invoice: 156337 (Reference: 10-S Linesrn		437.61	192,320.48
10/14/2022	100046	Advanced Security Specialist & Consulting	Invoice: T0092022B (Reference: Guard House Gate Access Management.) Invoice: TA0092022		12,570.00	179,750.48
10/14/2022	100047	Innersync	Invoice: 20817 (Reference: Website Services.)		1,515.00	178,235.48
10/14/2022	100048	Sun State Nursery & Landscaping, Inc	Invoice: 7986 (Reference: October Landscape Maintenance.)		35,213.10	143,022.38
10/14/2022	100049	TEKWave Solutions LLC	Invoice: 5274 (Reference: Community Visitor Management Software-OCT 2022.)		295.00	142,727.38
10/14/2022	100050	The Lake Doctors, Inc.	Invoice: 36532B (Reference: Water Management Zone 1 & 2.)		1,395.00	141,332.38
10/14/2022	100051	Turner Pest Control	Invoice: 19160304 (Reference: Monthly pest control.)		104.74	141,227.64
10/14/2022	100052	Vesta Property Services	Invoice: 403326 (Reference: September Fees.)		19,605.00	121,622.64
10/14/2022	100053	VGlobal Tech	Invoice: 4366 (Reference: Email hosting.)		50.00	121,572.64
10/14/2022	101422ACH1	JEA	Service for the month of September		27,918.90	93,653.74
10/15/2022	101522ACH1	Comcast	12788 Meritace Blvd MINI MDTA 9/28/22 to 10/27/22		535.58	93,118.16
10/17/2022	1119	Dominik Guess	Refund for Rental Cancellation		200.00	92,918.16
10/17/2022	1120	Instant PhotoCube	80's Casino Night		475.00	92,443.16
10/17/2022	101722ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 9/30-10/29/22		212.20	92,230.96
10/18/2022	101822ACH1	TECO	12545 Beach Blvd - 8/19/22 - 9/20/22		37.07	92,193.89
10/20/2022			Deposit	1,749.54		93,943.43
10/21/2022	102122ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/22 - 9/18/22		17.79	93,925.64
10/22/2022	102222ACH1	Comcast	12788 Meritage Blvd. OFC 4 10/3-11/2/22		351.09	93,574.55
10/23/2022	ACH 102322	Credit Card transactions			693.49	92,881.06
10/24/2022	100054	Advanced Security Specialist & Consulting	Invoice: T0102022A (Reference: Guard House Gate Access Management.)		8,100.00	84,781.06
10/24/2022	100055	Integrated Access Solutions	Invoice: 0001945 (Reference: Service call.) Invoice: 0001950 (Reference: Service Call.) In...		900.00	83,881.06
10/24/2022	100056	Life Fitness	Invoice: 7195361 (Reference: Seat Pad.)		117.75	83,763.31
10/24/2022	100057	Southeastern Paper Group	Invoice: 05660098 (Reference: Paper Supplies.)		355.77	83,407.54
10/24/2022	100058	Staples	Invoice: 8067869974 (Reference: Office Supplies.)		400.17	83,007.37
10/26/2022	100059	Integrated Access Solutions	Invoice: 0001465 (Reference: Labor for installation, setup and testing.)		360.00	82,647.37
10/27/2022	102722ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 10/10 -11/9/22		194.35	82,453.02
10/31/2022			Service Charge		1.45	82,451.57
10/31/2022		EOM Balance		1,749.54	214,834.86	82,451.57
11/03/2022			Deposit	3,000.00		85,451.57
11/07/2022	100060	DPFG M&C	Invoice: 403568 (Reference: Dissemination Agent.) Invoice: 403505 (Reference: District Manag		6,458.33	78,993.24
11/07/2022	100061	Advanced Security Specialist & Consulting	Invoice: TA0102022 (Reference: Amenities security.) Invoice: T0102022B (Reference: Guard H		11,070.00	67,923.24
11/07/2022	100062	Big Z Pool Service, LLC	Invoice: 11382 (Reference: Comp Pool, VFD Drive.)		1,970.00	65,953.24
11/07/2022	100063	Custom Pump & Controls, Inc.	Invoice: 22-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	65,803.24
11/07/2022	100064	GFL Environmental	Invoice: UG0000080959 (Reference: Nov 01/22 - Nov 30/22.)		162.01	65,641.23
11/07/2022	100065	Integrated Access Solutions	Invoice: 0002027 (Reference: BAI Barcodes Black on Black.) Invoice: 0002035 (Reference: ped		1,740.01	63,901.22

11/07/2022	100066	Kutak Rock LLP	Invoice: 3126899 (Reference: General Counsel.)		1,320.00	62,581.22
11/07/2022	100067	Sun State Nursery & Landscaping, Inc	Invoice: 8275 (Reference: Irrigation Repairs.) Invoice: 8273 (Reference: Irrigation Repairs. ...		779.17	61,802.05
11/07/2022	100068	TEKWave Solutions LLC	Invoice: 102622- (Reference: VMS - November 2022.)		295.00	61,507.05
11/07/2022	100069	Turner Pest Control	Invoice: 19363970 (Reference: Commercial Pest Control.)		104.74	61,402.31
11/07/2022	100070	VGlobal Tech	Invoice: 4416 (Reference: Email hosting.)		50.00	61,352.31
11/07/2022	100071	Wayne Automatic Fire Sprinklers Inc.	Invoice: 998491 (Reference: Annual Sprinkler Inspection.)		309.38	61,042.93
11/14/2022	1121	Matthew Calderaro	BOS MTG 11/7/22		200.00	60,842.93
11/14/2022	1122	Robert Renn	BOS MTG 11/7/22		200.00	60,642.93
11/14/2022	1123	Shelia Papelbon	BOS MTG 11/7/22		200.00	60,442.93
11/14/2022	1124	Stephen Kounoupas	BOS MTG 11/7/22		200.00	60,242.93
11/16/2022	111622ACH1	JEA	Service for the month of October		23,682.22	36,560.71
11/17/2022			Deposit	187,055.02		223,615.73
11/17/2022	111722ACH1	TECO	12545 Beach Blvd - 09/21/2022 to 10/20/2022		37.08	223,578.65
11/18/2022	111822ACH1	Comcast	12788 Meritace Blvd MINI MDTA 10/28/22 to 11/27/22		534.81	223,043.84
11/21/2022	ACH11/21/22	Florida Natural Gas	Fuel and Inside FGT Z3 9/20/22 -10/20/22		15.19	223,028.65
11/21/2022	1125	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	222,853.65
11/21/2022	100072	Integrated Access Solutions	Invoice: 0002123 (Reference: Emergency Service Call.)		180.00	222,673.65
11/21/2022	100073	Game Time Game Truck, LLC	Invoice: 3014 (Reference: 2 Hour Game Truck.)		504.00	222,169.65
11/21/2022	100074	DPFG M&C	Invoice: 404412 (Reference: District Management Services.)		3,958.33	218,211.32
11/21/2022	100075	Sun State Nursery & Landscaping, Inc	Invoice: 8366 (Reference: November Landscape Maintenance.) Invoice: 8274 (Reference: Irrigat		35,533.06	182,678.26
11/21/2022	100076	The Lake Doctors, Inc.	Invoice: 45252B (Reference: Water Management Zone 1 & 2.)		1,395.00	181,283.26
11/21/2022	112122ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE10/30/22 to 11/29/22		211.88	181,071.38
11/22/2022			Deposit	54,231.04		235,302.42
11/23/2022			Deposit	192.36		235,494.78
11/23/2022	ACH 112322	Credit Card transactions			1,245.71	234,249.07
11/25/2022			Deposit	284,806.31		519,055.38
11/25/2022	112522ACH1	Comcast	12788 Meritage Blvd. OFC 4 11/3/22 - 12/2/22		351.09	518,704.29
11/30/2022	113022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 11/10/22 to 12/9/22		194.35	518,509.94
11/30/2022			Service Charge		1.70	518,508.24
11/30/2022		EOM Balance		529,284.73	93,228.06	518,508.24
12/02/2022	100077	Vesta Property Services	Invoice: 404248 (Reference: October Fees.)		20,846.14	497,662.10
12/05/2022			Deposit	1,346,682.83		1,844,344.93
12/06/2022			Deposit	1,950.00		1,846,294.93
12/06/2022			Deposit	215,761.07		2,062,056.00
12/12/2022	100078	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 157124 (Reference: Pro-Screen Open Mesh.)		882.34	2,061,173.66
12/12/2022	100079	Advanced Security Specialist & Consulting	Invoice: T0112022A (Reference: Guard House Gate Access Management.)		9,300.00	2,051,873.66
12/12/2022	100080	Bob's Backflow & Plumbing Services	Invoice: 87517 (Reference: Backflow Test.)		450.00	2,051,423.66
12/12/2022	100081	Integrated Access Solutions	Invoice: 0002199 (Reference: Wireless HDMI adapter.)		369.00	2,051,054.66
12/12/2022	100083	Kutak Rock LLP	Invoice: 113022-23-1 (Reference: General Counsel.)		4,558.50	2,046,496.16
12/12/2022	100084	Southeast Fitness	Invoice: 100363 (Reference: 9/6/2022 Diagnosis or Repair.)		150.00	2,046,346.16
12/12/2022	100085	Southeastern Paper Group	Invoice: 05773688 (Reference: ECO-AIR.)		53.32	2,046,292.84
12/12/2022	100086	Sun State Nursery & Landscaping, Inc	Invoice: 8551 (Reference: Fix Breaks on the back side of wall.) Invoice: 8550 (Reference: Irr...		36,036.41	2,010,256.43
12/12/2022	100087	TEKWave Solutions LLC	Invoice: 5414 (Reference: December 2022.)		295.00	2,009,961.43
12/12/2022	100088	The Lake Doctors, Inc.	Invoice: 670593 (Reference: Monthly Water Management Service.) Invoice: 57370b (Reference:		3,095.00	2,006,866.43
12/12/2022	100089	Turner Pest Control	Invoice: 19972952 (Reference: Pest Control.)		104.74	2,006,761.69
12/12/2022	100090	Vesta Property Services	Invoice: 405450 (Reference: November Fees.)		19,793.78	1,986,967.91
12/12/2022	100091	VGlobal Tech	Invoice: 4492 (Reference: Email hosting.)		50.00	1,986,917.91
12/12/2022	100092	The Perfect Pour	Invoice: 0000151A (Reference: Bar Service for Halloween Party 10/21/22.)		625.00	1,986,292.91
12/12/2022	100093	Daytona Beach News-Journal	Invoice: 0005017635 (Reference: Oct 1 - Oct 31, 2022.)		1,003.25	1,985,289.66
12/13/2022	1126	Matthew Calderaro	BOS MTG 12/5/22		200.00	1,985,089.66
12/13/2022	1127	Robert Renn	BOS MTG 12/5/22		200.00	1,984,889.66
12/13/2022	1128	Shelia Papelbon	BOS MTG 12/5/22		200.00	1,984,689.66

12/14/2022			Deposit	192.36		1,984,882.02
12/14/2022	121422ACH1	JEA	Service for the month of November		25,621.04	1,959,260.98
12/16/2022			Deposit	165,311.36		2,124,572.34
12/19/2022	121922ACH1	Comcast	12788 Meritace Blvd MINI MDTA 11/28/22 - 12/27/22		534.81	2,124,037.53
12/20/2022	122022ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE11/30/22 to 12/29/22		211.88	2,123,825.65
12/20/2022	122022ACH2	TECO	12545 Beach Blvd - 10/20/2022 -11/28/22		37.70	2,123,787.95
12/22/2022	122222ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/22 to 11/28/22		14.35	2,123,773.60
12/23/2022	100094	DPFG M&C	Invoice: 405570 (Reference: District Management Services.)		3,958.33	2,119,815.27
12/23/2022	100095	Advanced Security Specialist & Consulting	Invoice: TA0112022 (Reference: Amenities security.) Invoice: T0112022B (Reference: Guard H		11,460.00	2,108,355.27
12/23/2022	100096	Integrated Access Solutions	Invoice: 0002285 (Reference: Gate Repair.) Invoice: 0002291 (Reference: Guard House Gate Ac		3,192.16	2,105,163.11
12/23/2022	100097	Southeastern Paper Group	Invoice: 05765238 (Reference: Supplies.) Invoice: 05748187 (Reference: Supplies.)		824.54	2,104,338.57
12/23/2022	100098	Staples	Invoice: 8068566313 (Reference: Office Supplies.)		383.73	2,103,954.84
12/23/2022	100099	Vesta Property Services	Invoice: 403470 (Reference: Billable Expenses.)		3,170.38	2,100,784.46
12/23/2022	100100	Daytona Beach News-Journal	Invoice: 0005119397 (Reference: Advertising.)		1,324.92	2,099,459.54
12/23/2022	ACH 122322	Credit Card transactions			301.35	2,099,158.19
12/27/2022	1129	Matthew Calderaro	BOS MTG 12/19/22		200.00	2,098,958.19
12/27/2022	1130	Robert Renn	BOS MTG 12/19/22		200.00	2,098,758.19
12/27/2022	1131	Shelia Papelbon	BOS MTG 12/19/22		200.00	2,098,558.19
12/27/2022	1132	Stephen Kounoupas	BOS MTG 12/19/22		200.00	2,098,358.19
12/27/2022	122722ACH1	Comcast	12788 Meritage Blvd. OFC 4 12/3/22 - 1/2/23		351.09	2,098,007.10
12/28/2022	1133	DPFG M&C	August Billable Expenses		30.63	2,097,976.47
12/30/2022			Deposit	308.38		2,098,284.85
12/30/2022	123022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 12/10/22 to 1/9/23		194.35	2,098,090.50
12/31/2022			Service Charge		1.75	2,098,088.75
12/31/2023		EOM Balance		1,730,206.00	150,625.49	2,098,088.75
01/03/2023	1135	Magnetix DJ Services	Reference: Emcee & DJ Polar Plunge. https://dpfg.payableslockbox.com/DocView/InvoiceViewer		400.00	2,097,688.75
01/03/2023	1136	Shannon Brooke Thomas	Reference: Halloween Paint and Sip Event. https://dpfg.payableslockbox.com/DocView/InvoiceVi		150.00	2,097,538.75
01/03/2023	1137	Art-Z-Faces, Inc.	Reference: Santa Appearance. <a "="" href="https://dpfg.payableslockbox.com/DocView/InvoiceViewer.aspx?i=">https://dpfg.payableslockbox.com/DocView/InvoiceViewer.aspx?i=		300.00	2,097,238.75
01/03/2023	100101	Advanced Security Specialist & Consulting	Invoice: T0122022A (Reference: Guard House Gate Access Management.)		9,000.00	2,088,238.75
01/03/2023	100102	Southeastern Paper Group	Invoice: 05783796 (Reference: Supplies.)		258.71	2,087,980.04
01/03/2023	100103	Vesta Property Services	Invoice: 404351 (Reference: Billable Expenses.)		2,894.83	2,085,085.21
01/03/2023	100104	Daytona Beach News-Journal	Invoice: 0005097697 (Reference: Advertising.)		14.83	2,085,070.38
01/04/2023			Deposit	875.00		2,085,945.38
01/05/2023	1140	BNY Mellon Tax Distributions	Tax Distributions 2013A		689,260.69	1,396,684.69
01/05/2023	1141	BNY Mellon Tax Distributions	Tax Distributions 2015A		316,807.18	1,079,877.51
01/06/2023			Deposit	79,101.86		1,158,979.37
01/09/2023			Deposit	54,231.04		1,213,210.41
01/09/2023	100105	Advanced Security Specialist & Consulting	Invoice: TA0122022 (Reference: Amenities security.) Invoice: T0122022B (Reference: Guard H		12,060.00	1,201,150.41
01/09/2023	100106	Bob's Backflow & Plumbing Services	Invoice: 88072 (Reference: Backflow Test.)		227.49	1,200,922.92
01/09/2023	100107	Integrated Access Solutions	Invoice: 0002350 (Reference: Service Call.) Invoice: 0001921 (Reference: Comcast modem bad		272.00	1,200,650.92
01/09/2023	100108	Kutak Rock LLP	Invoice: 3158252 (Reference: General Counsel.)		1,092.50	1,199,558.42
01/09/2023	100109	Sun State Nursery & Landscaping, Inc	Invoice: 8943 (Reference: January Landscape Maintenance.)		35,213.10	1,164,345.32
01/09/2023	100110	TEKWave Solutions LLC	Invoice: 5467 (Reference: Community Visitor Management Software.)		295.00	1,164,050.32
01/09/2023	100111	The Lake Doctors, Inc.	Invoice: 63731B (Reference: Water Management.)		1,767.00	1,162,283.32
01/09/2023	100112	Turner Pest Control	Invoice: 20497453 (Reference: Commercial Pest Control.)		104.74	1,162,178.58
01/09/2023	100113	VGlobal Tech	Invoice: 4623 (Reference: Email hosting.)		50.00	1,162,128.58
01/09/2023	100114	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1014988 (Reference: WayneNet Fire Alarm Monitoring.)		750.00	1,161,378.58
01/09/2023	100115	Oxi Fresh Carpet Cleaning	Invoice: 1050 (Reference: Tile and Grout & Carpet Cleaning.) Invoice: 1051 (Reference: Tile a..		2,355.25	1,159,023.33
01/09/2023	100116	Bouncers, Slides, and More Inc.	Invoice: 12152022.03 (Reference: Movie Night.) Invoice: 10082022.16 (Reference: Obstacle Cc		1,330.00	1,157,693.33
01/15/2023	11523ACH1	Comcast	12788 Meritace Blvd MINI MDTA 12/28/22 - 1/27/23		547.90	1,157,145.43
01/17/2023	11723ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE12/30/22 to 1/29/23		215.97	1,156,929.46
01/17/2023	100117	DPFG M&C	Invoice: 404329 (Reference: October Billable Expenses.)		48.95	1,156,880.51

01/18/2023	11823ACH1	TECO	12545 Beach Blvd - 11/28/22 - 12/19/22		40.25	1,156,840.26
01/18/2023			Deposit	192.36		1,157,032.62
01/19/2023	11922ACH1	JEA	Service for the month of December		27,981.75	1,129,050.87
01/20/2023	100118	DPFG M&C	Invoice: 406418 (Reference: December Billable Expenses.) Invoice: 406478 (Reference: District		4,104.61	1,124,946.26
01/20/2023	100119	Integrated Access Solutions	Invoice: 0002427 (Reference: Labor for installation, setup and testing.)		899.63	1,124,046.63
01/20/2023	100120	Jacksonville Daily Record	Invoice: 010523- (Reference: Advertising.)		99.88	1,123,946.75
01/20/2023	100121	Sun State Nursery & Landscaping, Inc	Invoice: 8548 (Reference: Irrigation Repairs made during Inspection.)		142.18	1,123,804.57
01/20/2023	100122	Coastal Maintenance M.E. LLC	Invoice: 4165 (Reference: Holiday Lights.)		5,578.00	1,118,226.57
01/22/2023	12223ACH1	Comcast	12788 Meritage Blvd. OFC 4 1/3/23 - 2/2/23		361.28	1,117,865.29
01/23/2023	ACH012323	Florida Natural Gas	Fuel and Inside FGT Z3 11/28/22 to 12/19/22		23.99	1,117,841.30
01/23/2023	1142	Chance Wedderburn	BOS MTG 1/16/23		200.00	1,117,641.30
01/23/2023	1143	Matthew Calderaro	BOS MTG 1/16/23		200.00	1,117,441.30
01/23/2023	1144	Robert Renn	BOS MTG 1/16/23		200.00	1,117,241.30
01/23/2023	1145	Shelia Papelbon	BOS MTG 1/16/23		200.00	1,117,041.30
01/23/2023	1151	Stephen Kounoupas	BOS MTG 1/16/23		200.00	1,116,841.30
01/23/2023	ACH 012323	Credit Card transactions			908.87	1,115,932.43
01/24/2023	1152	Brian T. Shirley	Stand-Up Comedy Show for Valentine's Day Cocktail Party		400.00	1,115,532.43
01/24/2023	1153	Ebony Lunsford	Cocktail Service		500.00	1,115,032.43
01/24/2023			Deposit	127,429.74		1,242,462.17
01/25/2023	100123	Advanced Security Specialist & Consulting	Invoice: T0012023A (Reference: Guard House Gate Access Management.)		9,300.00	1,233,162.17
01/25/2023	100124	Custom Pump & Controls, Inc.	Invoice: 23-314-01 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	1,233,012.17
01/25/2023	100125	E.T.M.	Invoice: 0206237 (Reference: Engineering Services.)		1,073.25	1,231,938.92
01/25/2023	100126	GFL Environmental	Invoice: UG0000087355 (Reference: Trash Service.)		193.73	1,231,745.19
01/25/2023	100127	Southeastern Paper Group	Invoice: 05806313 (Reference: PURELL HAND SANITIZING.)		175.71	1,231,569.48
01/25/2023	100128	Sun State Nursery & Landscaping, Inc	Invoice: 9019 (Reference: Irrigation Repairs Made During Monthly Inspection.)		151.79	1,231,417.69
01/25/2023	100129	Vesta Property Services	Invoice: 406387 (Reference: Billable Expenses.)		2,193.93	1,229,223.76
01/25/2023	100130	Daytona Beach News-Journal	Invoice: 0005202822 (Reference: Advertising.)		578.28	1,228,645.48
01/27/2023	1154	BNY Mellon Payment/Trustee Fees	Trustee Fees 2013A: November 01, 2022 to October 31, 2023		4,100.00	1,224,545.48
01/27/2023	1155	BNY Mellon Payment/Trustee Fees	Trustee Fees 2015A: November 01, 2022 to October 31, 2023		4,100.00	1,220,445.48
01/27/2023			Deposit	1,975.00		1,222,420.48
01/30/2023	1156	Magnetix DJ Services	Reference: Emcee & DJ Member Music Bingo Night		350.00	1,222,070.48
01/30/2023	13023ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2023 to Feb 09, 2023		199.35	1,221,871.13
01/31/2023			Service Charge		2.55	1,221,868.58
01/31/2023	EOM Balance			263,805.00	1,140,025.17	1,221,868.58

EXHIBIT 8

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

February 28, 2023

Beach CDD
Balance Sheet
February 28, 2023

	<u>General Fund</u>	<u>Debt Service 2013A</u>	<u>Debt Service 2015A</u>	<u>Construction</u>	<u>Total</u>
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 1,093,229	\$ -	\$ -	\$ -	\$ 1,093,229
3 PAYPAL ACCOUNT BU	100	-	-	-	100
4 CHECKING ACCOUNT CS	41,338	-	-	-	41,338
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 PREPAYMENT FUND	-	329	3,239	-	3,568
10 REVENUE FUND	-	803,653	323,068	-	1,126,720
11 OP REDEMPTION FUND	-	-	-	-	-
12 ACQ & CONS 2013A	-	-	-	37	37
13 ACQ & CONS 2015A	-	-	-	149	149
14 ASSESSMENTS RECEIVABLE ON-ROLL	71,380	40,730	18,702	-	130,813
15 ASSESSMENTS RECEIVABLE OFF-ROLL	-	-	-	-	-
16 DUE FROM OTHER FUNDS	-	78,163	32,901	-	111,064
17 PREPAID	886	-	-	-	886
18 TOTAL ASSETS	\$ 1,207,826	\$ 922,875	\$ 377,910	\$ 187	\$ 2,508,797
19 LIABILITIES					
20 ACCOUNTS PAYABLE	\$ 18,876	\$ -	\$ -	\$ -	\$ 18,876
21 DEFERRED REVENUE ON-ROLL	71,380	40,730	18,702	-	130,813
22 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
23 DUE TO OTHER FUNDS	111,064	-	-	-	111,064
24 OUTSTANDING CHECKS	-	-	-	-	-
25 TOTAL LIABILITIES	201,321	40,730	18,702	-	260,753
26 FUND BALANCE					
27 NONSPENDABLE					
28 PREPAID & DEPOSITS	886	-	-	-	886
29 CAPITAL RESERVES	109,319	-	-	-	109,319
30 OPERATING CAPITAL	-	-	-	-	-
31 UNASSIGNED	896,300	882,145	359,208	187	2,137,839
32 TOTAL FUND BALANCE	1,006,505	882,145	359,208	187	2,248,044
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,207,826	\$ 922,875	\$ 377,910	\$ 187	\$ 2,508,797

Beach CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to February 28, 2023

	FY 2023 Adopted Budget	FY 2023 Month of February	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 ASSESSMENTS ON-ROLL	\$ 1,402,321	\$ 7,215	\$ 1,330,940	\$ (71,380)	95%
3 ASSESSMENTS OFF-ROLL	216,924	-	108,462	(108,462)	50%
4 INTEREST REVENUE	-	3	9	9	
5 OTHER FINANCING SOURCES	5,000	1,567	11,202	6,202	224%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 8,785	\$ 1,450,613	\$ (173,631)	89%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ -	\$ 8,200	\$ 200	103%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	1,000	3,600	(6,400)	36%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	600	(1,400)	30%
13 DISTRICT MANAGEMENT	42,000	3,500	17,500	(24,500)	42%
14 ENGINEERING	2,500	-	1,073	(1,427)	43%
15 DISSEMINATION AGENT	2,500	-	2,500	-	100%
16 DISTRICT COUNSEL	7,500	1,902	9,450	1,950	126%
17 ASSESSMENT ADMINISTRATION	5,500	458	2,292	(3,208)	42%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	-	-	
20 AUDIT	6,000	-	-	(6,000)	0%
21 WEBSITE	1,515	50	2,064	549	136%
22 LEGAL ADVERTISING	1,750	-	3,043	1,293	174%
23 DUES, LICENSES & FEES	175	-	175	-	100%
24 GENERAL LIABILITY INSURANCE	4,057	-	-	(4,057)	0%
25 PUBLIC OFFICIAL INSURANCE	2,895	-	-	(2,895)	0%
26 OFFICE MISCELLANEOUS	2,000	1	6,163	4,163	308%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	6,911	56,659	(41,733)	58%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	-	38,636	(94,917)	29%
30 PROPERTY INSURANCE	89,054	-	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,767	8,091	(13,509)	37%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	35,213	150,540	(252,252)	37%
33 IRRIGATION (REPAIRS)	10,000	493	3,723	(6,278)	37%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	18,352	115,746	(72,729)	61%
35 RIGHT OF WAY / LAKE MOWING	2,500	-	-	(2,500)	0%
36 ENTRY WATER FEATURE	7,500	-	-	(7,500)	0%
37 CARRYFORWARD REPLENISH	-	-	-	-	
38 CONTINGENCY - HURRICANE / STORM CLEAN UP	8,000	-	-	(8,000)	0%
39 COMMUNITY MAINTENANCE	8,000	225	10,104	2,104	126%
40 CAPITAL IMPROVEMENTS	39,080	3,575	3,575	(35,505)	9%
41 TOTAL FIELD EXPENSES	910,554	59,625	418,512	(492,043)	46%

42	AMENITY EXPENSES					
43	AMENITY MANAGEMENT	154,556	-	40,527	(114,029)	26%
45	LIFEGUARD	-	-	114	114	
44	SWIMMING POOL CHEMICALS	-	-	6,512	6,512	
46	SWIMMING POOL INSPECTION	-	-	-	-	
47	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	-	2,571	(18,939)	12%
48	AMENITY CLEANING	-	-	5,861	5,861	
49	AMENITY ELECTRIC/WATER AND SEWER	60,000	-	-	(60,000)	0%
50	AMENITY GATES/CONTROL ACCESS	5,000	295	4,325	(675)	86%
51	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	-	840	(750)	53%
52	AMENITY INTERNET/CABLE	10,000	1,126	5,682	(4,318)	57%
53	AMENITY DUES & LICENSES	850	-	459	(391)	54%
54	AMENITY SECURITY	800	-	-	(800)	0%
55	FITNESS EQUIPMENT MAINTENANCE	10,000	-	-	(10,000)	0%
56	LIFESTYLES PROGRAMMING	25,000	-	7,500	(17,500)	30%
57	AMENITY GAS	600	41	309	(291)	51%
58	TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	-	939	(13,561)	6%
59	LANDSCAPING MAINTENANCE AMENITY CENTER	68,400	-	25,333	(43,067)	37%
60	LANDSCAPE IMPROVEMENT	2,500	-	-	(2,500)	0%
61	AMENITY IRRIGATION (REPAIRS)	1,500	-	-	(1,500)	0%
62	PEST CONTROL	1,200	115	545	(655)	45%
63	AMENITY FIRE SYSTEM MONITORING	1,500	-	1,059	(441)	71%
64	ALARM	500	-	-	(500)	0%
65	TRASH COLLECTION	2,292	178	874	(1,418)	38%
66	TOTAL AMENITY EXPENSES	382,298	1,755	103,450	(278,848)	27%
67	ACCESS CONTROL /GATE HOUSE					
68	GUARD SERVICE	222,400	20,580	103,440	(118,960)	47%
69	GUARD HOUSE SUPPLIES	800	-	-	(800)	0%
70	GUARD HOUSE UTILITIES	3,800	199	1,282	(2,518)	34%
71	GUARD HOUSE REPAIR & MAINTENANCE	1,000	264	3,133	2,133	313%
72	BAR CODE EXPENSE	5,000	384	1,696	(3,304)	34%
73	TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,000	21,427	109,551	(123,449)	47%
74	TOTAL EXPENDITURES	1,624,245	89,719	688,172	(936,073)	42%
75	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(80,933)	762,441	762,441	
76	OTHER FINANCING SOURCES & USES					
77	TRANSFER IN	-	-	-	-	
78	TRANSFER OUT	-	-	-	-	
79	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
80	FUND BALANCE - BEGINNING	239,612		238,292	(1,320)	
81	NET CHANGE IN FUND BALANCE	-	(80,933)	762,441	762,441	
82	FUND BALANCE - ENDING	\$ 239,612		\$ 1,000,733	\$ 761,121	
83	ANALYSIS OF FUND BALANCE					
84	NONSPENDABLE					
85	PREPAID & DEPOSITS	886		886		
86	CAPITAL RESERVES	109,319		109,319		
87	OPERATING CAPITAL	-		-		
88	UNASSIGNED	129,407		896,300		
89	TOTAL FUND BALANCE	\$ 239,612		\$ 1,006,505		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to February 28, 2023

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 800,640	\$ 757,578	\$ (43,062)
3 INTEREST REVENUE	-	2,405	2,405
4 MISC. REVENUE	-	-	-
5 TOTAL REVENUE	800,640	759,984	(40,656)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	313,908	313,908
9 May 1, 2023	313,920	-	(313,920)
10 November 1, 2023	308,058	-	(308,058)
11 PRINCIPAL RETIREMENT			
12 May 1, 2023	175,000	-	(175,000)
PRINCIPAL PREPAYMENT	-	70,000	70,000
13 TOTAL EXPENDITURES	796,978	383,908	413,070
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,663	376,076	372,414
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	-	-
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	496,223	506,069	9,846
20 NET CHANGE IN FUND BALANCE	3,663	376,076	372,414
21 FUND BALANCE - ENDING	\$ 499,886	\$ 882,145	\$ 382,259

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to February 28, 2023

	FY 2023 Adopted Budget	FY 2023 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 ASSESSMENTS ON-ROLL	\$ 366,911	\$ 348,208	\$ (18,702)
3 ASSESSMENTS OFF-ROLL	232,345	-	(232,345)
4 INTEREST REVENUE	-	15	15
5 MISC. REVENUE	-	134,655	134,655
6 TOTAL REVENUE	599,255	482,878	(116,377)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2022	-	221,988	221,988
10 May 1, 2023	221,988	-	(221,988)
11 November 1, 2023	217,268	-	(217,268)
12 PRINCIPAL RETIREMENT			
13 May 1, 2023	160,000	-	(160,000)
14 TOTAL EXPENDITURES	599,255	221,988	377,268
15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	260,890	260,890
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFER IN	-	-	-
18 TRANSFER OUT (USES)	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
20 FUND BALANCE - BEGINNING	96,818	98,317	1,500
21 NET CHANGE IN FUND BALANCE	-	260,890	260,890
22 FUND BALANCE - ENDING	\$ 96,818	\$ 359,208	\$ 262,390

Beach CDD Check Register - FY2023

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2022		EOY Balance				295,536.89
10/01/2022	1114	Egis Insurance and Risk Advisors	FY Insurance Policy # 100122192 10/01/22-10/01/23		88,097.00	207,439.89
10/11/2022	1118	Kristin A. Robinson, MD	Refund of Deposit for rental of Pool Cabana		50.00	207,389.89
10/11/2022	100036	Advanced Security Specialist & Consulting	Invoice: T0092022A (Reference: Guard House Gate Access Management.)		8,370.00	199,019.89
10/11/2022	100037	Air Solutions Heating & Cooling Inc	Invoice: 0000094932 (Reference: Installed a new condenser fan motor, fan blade, and capacitor.)		2,038.39	196,981.50
10/11/2022	100038	Integrated Access Solutions	Invoice: 0001453 (Reference: Installation of Indoor Access Point.) Invoice: 0001472 (Referenc..		459.89	196,521.61
10/11/2022	100039	Life Fitness	Invoice: 7173030 (Reference: Clutch Kit.)		62.45	196,459.16
10/11/2022	100040	Southeast Fitness	Invoice: 100493 (Reference: Semi-annually scheduled preventative maintenance.)		640.00	195,819.16
10/11/2022	100041	Southeastern Paper Group	Invoice: 05717495 (Reference: Supplies.)		423.90	195,395.26
10/11/2022	100042	Staples	Invoice: 8067623768 (Reference: Office Supplies.)		48.07	195,347.19
10/11/2022	100043	Sun State Nursery & Landscaping, Inc	Invoice: 7821 (Reference: Irrigation Repairs.) Invoice: 7911 (Reference: Installation of Clock...		2,236.49	193,110.70
10/11/2022	100044	Wayne Automatic Fire Sprinklers Inc.	Invoice: 952684 (Reference: Annual Extinguisher Certification Inspection.)		352.61	192,758.09
10/14/2022	100045	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 156365 (Reference: Aluminum Drag Broom.) Invoice: 156337 (Reference: 10-S Linesr		437.61	192,320.48
10/14/2022	100046	Advanced Security Specialist & Consulting	Invoice: T0092022B (Reference: Guard House Gate Access Management.) Invoice: TA0092022		12,570.00	179,750.48
10/14/2022	100047	Innersync	Invoice: 20817 (Reference: Website Services.)		1,515.00	178,235.48
10/14/2022	100048	Sun State Nursery & Landscaping, Inc	Invoice: 7986 (Reference: October Landscape Maintenance.)		35,213.10	143,022.38
10/14/2022	100049	TEKWave Solutions LLC	Invoice: 5274 (Reference: Community Visitor Management Software-OCT 2022.)		295.00	142,727.38
10/14/2022	100050	The Lake Doctors, Inc.	Invoice: 36532B (Reference: Water Management Zone 1 & 2.)		1,395.00	141,332.38
10/14/2022	100051	Turner Pest Control	Invoice: 19160304 (Reference: Monthly pest control.)		104.74	141,227.64
10/14/2022	100052	Vesta Property Services	Invoice: 403326 (Reference: September Fees.)		19,605.00	121,622.64
10/14/2022	100053	VGlobal Tech	Invoice: 4366 (Reference: Email hosting.)		50.00	121,572.64
10/14/2022	101422ACH1	JEA	Service for the month of September		27,918.90	93,653.74
10/15/2022	101522ACH1	Comcast	12788 Meritace Blvd MINI MDTA 9/28/22 to 10/27/22		535.58	93,118.16
10/17/2022	1119	Dominik Guess	Refund for Rental Cancellation		200.00	92,918.16
10/17/2022	1120	Instant PhotoCube	80's Casino Night		475.00	92,443.16
10/17/2022	101722ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 9/30-10/29/22		212.20	92,230.96
10/18/2022	101822ACH1	TECO	12545 Beach Blvd - 8/19/22 - 9/20/22		37.07	92,193.89
10/20/2022			Deposit	1,749.54		93,943.43
10/21/2022	102122ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/22 - 9/18/22		17.79	93,925.64
10/22/2022	102222ACH1	Comcast	12788 Meritage Blvd. OFC 4 10/3-11/2/22		351.09	93,574.55
10/23/2022	ACH 102322	Credit Card transactions			693.49	92,881.06
10/24/2022	100054	Advanced Security Specialist & Consulting	Invoice: T0102022A (Reference: Guard House Gate Access Management.)		8,100.00	84,781.06
10/24/2022	100055	Integrated Access Solutions	Invoice: 0001945 (Reference: Service call.) Invoice: 0001950 (Reference: Service Call.) In...		900.00	83,881.06
10/24/2022	100056	Life Fitness	Invoice: 7195361 (Reference: Seat Pad.)		117.75	83,763.31
10/24/2022	100057	Southeastern Paper Group	Invoice: 05660098 (Reference: Paper Supplies.)		355.77	83,407.54
10/24/2022	100058	Staples	Invoice: 8067869974 (Reference: Office Supplies.)		400.17	83,007.37
10/26/2022	100059	Integrated Access Solutions	Invoice: 0001465 (Reference: Labor for installation, setup and testing.)		360.00	82,647.37
10/27/2022	102722ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 10/10 -11/9/22		194.35	82,453.02
10/31/2022			Service Charge		1.45	82,451.57
10/31/2022		EOM Balance		1,749.54	214,834.86	82,451.57
11/03/2022			Deposit	3,000.00		85,451.57
11/07/2022	100060	DPFG M&C	Invoice: 403568 (Reference: Dissemination Agent.) Invoice: 403505 (Reference: District Manag		6,458.33	78,993.24
11/07/2022	100061	Advanced Security Specialist & Consulting	Invoice: TA0102022 (Reference: Amenities security.) Invoice: T0102022B (Reference: Guard H		11,070.00	67,923.24
11/07/2022	100062	Big Z Pool Service, LLC	Invoice: 11382 (Reference: Comp Pool, VFD Drive.)		1,970.00	65,953.24
11/07/2022	100063	Custom Pump & Controls, Inc.	Invoice: 22-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	65,803.24
11/07/2022	100064	GFL Environmental	Invoice: UG0000080959 (Reference: Nov 01/22 - Nov 30/22.)		162.01	65,641.23
11/07/2022	100065	Integrated Access Solutions	Invoice: 0002027 (Reference: BAI Barcodes Black on Black.) Invoice: 0002035 (Reference: ped		1,740.01	63,901.22

11/07/2022	100066	Kutak Rock LLP	Invoice: 3126899 (Reference: General Counsel.)	1,320.00	62,581.22
11/07/2022	100067	Sun State Nursery & Landscaping, Inc	Invoice: 8275 (Reference: Irrigation Repairs.) Invoice: 8273 (Reference: Irrigation Repairs. ...	779.17	61,802.05
11/07/2022	100068	TEKWave Solutions LLC	Invoice: 102622- (Reference: VMS - November 2022.)	295.00	61,507.05
11/07/2022	100069	Turner Pest Control	Invoice: 19363970 (Reference: Commercial Pest Control.)	104.74	61,402.31
11/07/2022	100070	VGlobal Tech	Invoice: 4416 (Reference: Email hosting.)	50.00	61,352.31
11/07/2022	100071	Wayne Automatic Fire Sprinklers Inc.	Invoice: 998491 (Reference: Annual Sprinkler Inspection.)	309.38	61,042.93
11/14/2022	1121	Matthew Calderaro	BOS MTG 11/7/22	200.00	60,842.93
11/14/2022	1122	Robert Renn	BOS MTG 11/7/22	200.00	60,642.93
11/14/2022	1123	Shelia Papelbon	BOS MTG 11/7/22	200.00	60,442.93
11/14/2022	1124	Stephen Kounoupas	BOS MTG 11/7/22	200.00	60,242.93
11/16/2022	111622ACH1	JEA	Service for the month of October	23,682.22	36,560.71
11/17/2022			Deposit	187,055.02	223,615.73
11/17/2022	111722ACH1	TECO	12545 Beach Blvd - 09/21/2022 to 10/20/2022	37.08	223,578.65
11/18/2022	111822ACH1	Comcast	12788 Meritace Blvd MINI MDTA 10/28/22 to 11/27/22	534.81	223,043.84
11/21/2022	ACH11/21/22	Florida Natural Gas	Fuel and Inside FGT Z3 9/20/22 -10/20/22	15.19	223,028.65
11/21/2022	1125	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2022/2023 Special District Fee Invoice/Update Form	175.00	222,853.65
11/21/2022	100072	Integrated Access Solutions	Invoice: 0002123 (Reference: Emergency Service Call.)	180.00	222,673.65
11/21/2022	100073	Game Time Game Truck, LLC	Invoice: 3014 (Reference: 2 Hour Game Truck.)	504.00	222,169.65
11/21/2022	100074	DPFG M&C	Invoice: 404412 (Reference: District Management Services.)	3,958.33	218,211.32
11/21/2022	100075	Sun State Nursery & Landscaping, Inc	Invoice: 8366 (Reference: November Landscape Maintenance.) Invoice: 8274 (Reference: Irrigat	35,533.06	182,678.26
11/21/2022	100076	The Lake Doctors, Inc.	Invoice: 45252B (Reference: Water Management Zone 1 & 2.)	1,395.00	181,283.26
11/21/2022	112122ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE10/30/22 to 11/29/22	211.88	181,071.38
11/22/2022			Deposit	54,231.04	235,302.42
11/23/2022			Deposit	192.36	235,494.78
11/23/2022	ACH 112322	Credit Card transactions		1,245.71	234,249.07
11/25/2022			Deposit	284,806.31	519,055.38
11/25/2022	112522ACH1	Comcast	12788 Meritage Blvd. OFC 4 11/3/22 - 12/2/22	351.09	518,704.29
11/30/2022	113022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 11/10/22 to 12/9/22	194.35	518,509.94
11/30/2022			Service Charge	1.70	518,508.24
11/30/2022		EOM Balance		529,284.73	93,228.06
12/02/2022	100077	Vesta Property Services	Invoice: 404248 (Reference: October Fees.)	20,846.14	497,662.10
12/05/2022			Deposit	1,346,682.83	1,844,344.93
12/06/2022			Deposit	1,950.00	1,846,294.93
12/06/2022			Deposit	215,761.07	2,062,056.00
12/12/2022	100078	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 157124 (Reference: Pro-Screen Open Mesh.)	882.34	2,061,173.66
12/12/2022	100079	Advanced Security Specialist & Consulting	Invoice: T0112022A (Reference: Guard House Gate Access Management.)	9,300.00	2,051,873.66
12/12/2022	100080	Bob's Backflow & Plumbiong Services	Invoice: 87517 (Reference: Backflow Test.)	450.00	2,051,423.66
12/12/2022	100081	Integrated Access Solutions	Invoice: 0002199 (Reference: Wireless HDMI adapter.)	369.00	2,051,054.66
12/12/2022	100083	Kutak Rock LLP	Invoice: 113022-23-1 (Reference: General Counsel.)	4,558.50	2,046,496.16
12/12/2022	100084	Southeast Fitness	Invoice: 100363 (Reference: 9/6/2022 Diagnosis or Repair.)	150.00	2,046,346.16
12/12/2022	100085	Southeastern Paper Group	Invoice: 05773688 (Reference: ECO-AIR.)	53.32	2,046,292.84
12/12/2022	100086	Sun State Nursery & Landscaping, Inc	Invoice: 8551 (Reference: Fix Breaks on the back side of wall.) Invoice: 8550 (Reference: Irr...	36,036.41	2,010,256.43
12/12/2022	100087	TEKWave Solutions LLC	Invoice: 5414 (Reference: December 2022.)	295.00	2,009,961.43
12/12/2022	100088	The Lake Doctors, Inc.	Invoice: 670593 (Reference: Monthly Water Management Service.) Invoice: 57370b (Reference:	3,095.00	2,006,866.43
12/12/2022	100089	Turner Pest Control	Invoice: 19972952 (Reference: Pest Control.)	104.74	2,006,761.69
12/12/2022	100090	Vesta Property Services	Invoice: 405450 (Reference: November Fees.)	19,793.78	1,986,967.91
12/12/2022	100091	VGlobal Tech	Invoice: 4492 (Reference: Email hosting.)	50.00	1,986,917.91
12/12/2022	100092	The Perfect Pour	Invoice: 0000151A (Reference: Bar Service for Halloween Party 10/21/22.)	625.00	1,986,292.91
12/12/2022	100093	Daytona Beach News-Journal	Invoice: 0005017635 (Reference: Oct 1 - Oct 31, 2022.)	1,003.25	1,985,289.66
12/13/2022	1126	Matthew Calderaro	BOS MTG 12/5/22	200.00	1,985,089.66
12/13/2022	1127	Robert Renn	BOS MTG 12/5/22	200.00	1,984,889.66
12/13/2022	1128	Shelia Papelbon	BOS MTG 12/5/22	200.00	1,984,689.66

12/14/2022			Deposit	192.36		1,984,882.02
12/14/2022	121422ACH1	JEA	Service for the month of November		25,621.04	1,959,260.98
12/16/2022			Deposit	165,311.36		2,124,572.34
12/19/2022	121922ACH1	Comcast	12788 Meritace Blvd MINI MDTA 11/28/22 - 12/27/22		534.81	2,124,037.53
12/20/2022	122022ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE11/30/22 to 12/29/22		211.88	2,123,825.65
12/20/2022	122022ACH2	TECO	12545 Beach Blvd - 10/20/2022 -11/28/22		37.70	2,123,787.95
12/22/2022	122222ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/22 to 11/28/22		14.35	2,123,773.60
12/23/2022	100094	DPFG M&C	Invoice: 405570 (Reference: District Management Services.)		3,958.33	2,119,815.27
12/23/2022	100095	Advanced Security Specialist & Consulting	Invoice: TA0112022 (Reference: Amenities security.) Invoice: T0112022B (Reference: Guard H		11,460.00	2,108,355.27
12/23/2022	100096	Integrated Access Solutions	Invoice: 0002285 (Reference: Gate Repair.) Invoice: 0002291 (Reference: Guard House Gate Ac		3,192.16	2,105,163.11
12/23/2022	100097	Southeastern Paper Group	Invoice: 05765238 (Reference: Supplies.) Invoice: 05748187 (Reference: Supplies.)		824.54	2,104,338.57
12/23/2022	100098	Staples	Invoice: 8068566313 (Reference: Office Supplies.)		383.73	2,103,954.84
12/23/2022	100099	Vesta Property Services	Invoice: 403470 (Reference: Billable Expenses.)		3,170.38	2,100,784.46
12/23/2022	100100	Daytona Beach News-Journal	Invoice: 0005119397 (Reference: Advertising.)		1,324.92	2,099,459.54
12/23/2022	ACH 122322	Credit Card transactions			301.35	2,099,158.19
12/27/2022	1129	Matthew Calderaro	BOS MTG 12/19/22		200.00	2,098,958.19
12/27/2022	1130	Robert Renn	BOS MTG 12/19/22		200.00	2,098,758.19
12/27/2022	1131	Shelia Papelbon	BOS MTG 12/19/22		200.00	2,098,558.19
12/27/2022	1132	Stephen Kounoupas	BOS MTG 12/19/22		200.00	2,098,358.19
12/27/2022	122722ACH1	Comcast	12788 Meritage Blvd. OFC 4 12/3/22 - 1/2/23		351.09	2,098,007.10
12/28/2022	1133	DPFG M&C	August Billable Expenses		30.63	2,097,976.47
12/30/2022			Deposit	308.38		2,098,284.85
12/30/2022	123022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 12/10/22 to 1/9/23		194.35	2,098,090.50
12/31/2022			Service Charge		1.75	2,098,088.75
12/31/2023		EOM Balance		1,730,206.00	150,625.49	2,098,088.75
01/03/2023	1135	Magnetix DJ Services	Reference: Emcee & DJ Polar Plunge. https://dpfg.payableslockbox.com/DocView/InvoiceViewer		400.00	2,097,688.75
01/03/2023	1136	Shannon Brooke Thomas	Reference: Halloween Paint and Sip Event. https://dpfg.payableslockbox.com/DocView/InvoiceVi		150.00	2,097,538.75
01/03/2023	1137	Art-Z-Faces, Inc.	Reference: Santa Appearance. <a "="" href="https://dpfg.payableslockbox.com/DocView/InvoiceViewer.aspx?i=">https://dpfg.payableslockbox.com/DocView/InvoiceViewer.aspx?i=		300.00	2,097,238.75
01/03/2023	100101	Advanced Security Specialist & Consulting	Invoice: T0122022A (Reference: Guard House Gate Access Management.)		9,000.00	2,088,238.75
01/03/2023	100102	Southeastern Paper Group	Invoice: 05783796 (Reference: Supplies.)		258.71	2,087,980.04
01/03/2023	100103	Vesta Property Services	Invoice: 404351 (Reference: Billable Expenses.)		2,894.83	2,085,085.21
01/03/2023	100104	Daytona Beach News-Journal	Invoice: 0005097697 (Reference: Advertising.)		14.83	2,085,070.38
01/04/2023			Deposit	875.00		2,085,945.38
01/05/2023	1140	BNY Mellon Tax Distributions	Tax Distributions 2013A		689,260.69	1,396,684.69
01/05/2023	1141	BNY Mellon Tax Distributions	Tax Distributions 2015A		316,807.18	1,079,877.51
01/06/2023			Deposit	79,101.86		1,158,979.37
01/09/2023			Deposit	54,231.04		1,213,210.41
01/09/2023	100105	Advanced Security Specialist & Consulting	Invoice: TA0122022 (Reference: Amenities security.) Invoice: T0122022B (Reference: Guard H		12,060.00	1,201,150.41
01/09/2023	100106	Bob's Backflow & Plumbing Services	Invoice: 88072 (Reference: Backflow Test.)		227.49	1,200,922.92
01/09/2023	100107	Integrated Access Solutions	Invoice: 0002350 (Reference: Service Call.) Invoice: 0001921 (Reference: Comcast modem bad		272.00	1,200,650.92
01/09/2023	100108	Kutak Rock LLP	Invoice: 3158252 (Reference: General Counsel.)		1,092.50	1,199,558.42
01/09/2023	100109	Sun State Nursery & Landscaping, Inc	Invoice: 8943 (Reference: January Landscape Maintenance.)		35,213.10	1,164,345.32
01/09/2023	100110	TEKWave Solutions LLC	Invoice: 5467 (Reference: Community Visitor Management Software.)		295.00	1,164,050.32
01/09/2023	100111	The Lake Doctors, Inc.	Invoice: 63731B (Reference: Water Management.)		1,767.00	1,162,283.32
01/09/2023	100112	Turner Pest Control	Invoice: 20497453 (Reference: Commercial Pest Control.)		104.74	1,162,178.58
01/09/2023	100113	VGlobal Tech	Invoice: 4623 (Reference: Email hosting.)		50.00	1,162,128.58
01/09/2023	100114	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1014988 (Reference: WayneNet Fire Alarm Monitoring.)		750.00	1,161,378.58
01/09/2023	100115	Oxi Fresh Carpet Cleaning	Invoice: 1050 (Reference: Tile and Grout & Carpet Cleaning.) Invoice: 1051 (Reference: Tile a..		2,355.25	1,159,023.33
01/09/2023	100116	Bouncers, Slides, and More Inc.	Invoice: 12152022.03 (Reference: Movie Night.) Invoice: 10082022.16 (Reference: Obstacle Cc		1,330.00	1,157,693.33
01/15/2023	11523ACH1	Comcast	12788 Meritace Blvd MINI MDTA 12/28/22 - 1/27/23		547.90	1,157,145.43
01/17/2023	11723ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE12/30/22 to 1/29/23		215.97	1,156,929.46
01/17/2023	100117	DPFG M&C	Invoice: 404329 (Reference: October Billable Expenses.)		48.95	1,156,880.51

01/18/2023	11823ACH1	TECO	12545 Beach Blvd - 11/28/22 - 12/19/22		40.25	1,156,840.26
01/18/2023			Deposit	192.36		1,157,032.62
01/19/2023	11922ACH1	JEA	Service for the month of December		27,981.75	1,129,050.87
01/20/2023	100118	DPFG M&C	Invoice: 406418 (Reference: December Billable Expenses.) Invoice: 406478 (Reference: District		4,104.61	1,124,946.26
01/20/2023	100119	Integrated Access Solutions	Invoice: 0002427 (Reference: Labor for installation, setup and testing.)		899.63	1,124,046.63
01/20/2023	100121	Sun State Nursery & Landscaping, Inc	Invoice: 8548 (Reference: Irrigation Repairs made during Inspection.)		142.18	1,123,904.45
01/20/2023	100122	Coastal Maintenance M.E. LLC	Invoice: 4165 (Reference: Holiday Lights.)		5,578.00	1,118,326.45
01/22/2023	12223ACH1	Comcast	12788 Meritage Blvd. OFC 4 1/3/23 - 2/2/23		361.28	1,117,965.17
01/23/2023	ACH012323	Florida Natural Gas	Fuel and Inside FGT Z3 11/28/22 to 12/19/22		23.99	1,117,941.18
01/23/2023	1142	Chance Wedderburn	BOS MTG 1/16/23		200.00	1,117,741.18
01/23/2023	1143	Matthew Calderaro	BOS MTG 1/16/23		200.00	1,117,541.18
01/23/2023	1144	Robert Renn	BOS MTG 1/16/23		200.00	1,117,341.18
01/23/2023	1145	Shelia Papelbon	BOS MTG 1/16/23		200.00	1,117,141.18
01/23/2023	1151	Stephen Kounoupas	BOS MTG 1/16/23		200.00	1,116,941.18
01/23/2023	ACH 012323	Credit Card transactions			908.87	1,116,032.31
01/24/2023	1152	Brian T. Shirley	Stand-Up Comedy Show for Valentine's Day Cocktail Party		400.00	1,115,632.31
01/24/2023	1153	Ebony Lunsford	Cocktail Service		500.00	1,115,132.31
01/24/2023			Deposit	127,429.74		1,242,562.05
01/25/2023	100123	Advanced Security Specialist & Consulting	Invoice: T0012023A (Reference: Guard House Gate Access Management.)		9,300.00	1,233,262.05
01/25/2023	100124	Custom Pump & Controls, Inc.	Invoice: 23-314-01 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	1,233,112.05
01/25/2023	100125	E.T.M.	Invoice: 0206237 (Reference: Engineering Services.)		1,073.25	1,232,038.80
01/25/2023	100126	GFL Environmental	Invoice: UG0000087355 (Reference: Trash Service.)		193.73	1,231,845.07
01/25/2023	100127	Southeastern Paper Group	Invoice: 05806313 (Reference: PURELL HAND SANITIZING.)		175.71	1,231,669.36
01/25/2023	100128	Sun State Nursery & Landscaping, Inc	Invoice: 9019 (Reference: Irrigation Repairs Made During Monthly Inspection.)		151.79	1,231,517.57
01/25/2023	100129	Vesta Property Services	Invoice: 406387 (Reference: Billable Expenses.)		2,193.93	1,229,323.64
01/25/2023	100130	Daytona Beach News-Journal	Invoice: 0005202822 (Reference: Advertising.)		578.28	1,228,745.36
01/27/2023	1154	BNY Mellon Payment/Trustee Fees	Trustee Fees 2013A: November 01, 2022 to October 31, 2023		4,100.00	1,224,645.36
01/27/2023	1155	BNY Mellon Payment/Trustee Fees	Trustee Fees 2015A: November 01, 2022 to October 31, 2023		4,100.00	1,220,545.36
01/27/2023			Deposit	1,975.00		1,222,520.36
01/30/2023	1156	Magnetix DJ Services	Reference: Emcee & DJ Member Music Bingo Night		350.00	1,222,170.36
01/30/2023	13023ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2023 to Feb 09, 2023		199.35	1,221,971.01
01/31/2023			Service Charge		2.55	1,221,968.46
01/31/2023	EOM Balance			263,805.00	1,139,925.29	1,221,968.46
02/09/2023			Deposit	192.36		1,222,160.82
02/09/2023	100131	Advanced Security Specialist & Consulting	Invoice: T0012023B (Reference: Guard House Gate Access Management.)		9,600.00	1,212,560.82
02/09/2023	100132	Kutak Rock LLP	Invoice: 3170780 (Reference: General Counsel.)		1,897.50	1,210,663.32
02/09/2023	100133	Southeastern Paper Group	Invoice: 05817499 (Reference: Paper Supplies.)		297.63	1,210,365.69
02/09/2023	100134	Sun State Nursery & Landscaping, Inc	Invoice: 9158 (Reference: Valve Replacement.) Invoice: 9159 (Reference: Repair of break.) ...		36,225.90	1,174,139.79
02/09/2023	100135	TEKWave Solutions LLC	Invoice: 5523 (Reference: Visitor Management Software-JAN.)		295.00	1,173,844.79
02/09/2023	100136	The Lake Doctors, Inc.	Invoice: 72574B (Reference: Water Management.)		1,767.00	1,172,077.79
02/09/2023	100137	Turner Pest Control	Invoice: 20597624 (Reference: Pest Control.)		115.21	1,171,962.58
02/09/2023	100138	VGlobal Tech	Invoice: 4735 (Reference: Email:Email hosting.)		50.00	1,171,912.58
02/09/2023	100139	Community Advisors, LLC	Invoice: 1537 (Reference: Reserve Analysis.)		4,900.00	1,167,012.58
02/13/2023	100140	GFL Environmental	Invoice: UG000090424 (Reference: Trash Service.)		177.88	1,166,834.70
02/15/2023	21523ACH1	JEA	Service for the month of January		20,109.16	1,146,725.54
02/17/2023			Deposit	9,913.18		1,156,638.72
02/21/2023	22123ACH1	Comcast	12788 Meritace Blvd MINI MDTA 1/28/22 - 2/27/23		548.46	1,156,090.26
02/21/2023	22123ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE1/30/23 to 2/28/23		216.20	1,155,874.06
02/21/2023	22123ACH3	TECO	12545 Beach Blvd - 12/20/22 - 1/23/23		56.44	1,155,817.62
02/23/2023	100141	Integrated Access Solutions	Invoice: 0002621 (Reference: Service Call.)		264.00	1,155,553.62
02/23/2023	100142	Southeastern Paper Group	Invoice: 05802879 (Reference: Paper Supplies.)		386.21	1,155,167.41
02/23/2023	100143	Vesta Property Services	Invoice: 406329 (Reference: December Fees.) Invoice: 405487 (Reference: Billable Expenses.)		46,194.31	1,108,973.10

02/23/2023	22323ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/19/22 - 1/23/23		42.56	1,108,930.54
02/23/2023	ACH 022323	Credit Card transactions			1,977.35	1,106,953.19
02/27/2023	100144	DPFG M&C	Invoice: 407496 (Reference: January Billable Expenses.) Invoice: 407582 (Reference: District ...		4,066.06	1,102,887.13
02/27/2023	100145	Advanced Security Specialist & Consulting	Invoice: T0022023A (Reference: Guard House Gate Access Management.) Invoice: TA0012023		10,980.00	1,091,907.13
02/27/2023	100146	Bob's Backflow & Plumbiong Services	Invoice: 89479 (Reference: Backflow Test.)		225.00	1,091,682.13
02/27/2023	100147	GFL Environmental	Invoice: UG0000093668 (Reference: Trash Service.)		177.88	1,091,504.25
02/27/2023	100148	Integrated Access Solutions	Invoice: 0002655 (Reference: BAI Barcodes Black on Black.)		383.78	1,091,120.47
02/27/2023	100149	Sun State Nursery & Landscaping, Inc	Invoice: 9472 (Reference: Irrigation Repairs made during Inspection.)		493.19	1,090,627.28
02/27/2023	100150	Turner Pest Control	Invoice: 20704326 (Reference: Pest Control.)		115.21	1,090,512.07
02/27/2023	100151	Vesta Property Services	Invoice: 407489 (Reference: Billable Expenses.)		592.85	1,089,919.22
02/27/2023	1157	Chance Wedderburn	BOS MTG 2/20/23		200.00	1,089,719.22
02/27/2023	1158	Matthew Calderaro	BOS MTG 2/20/23		200.00	1,089,519.22
02/27/2023	1159	Robert Renn	BOS MTG 2/20/23		200.00	1,089,319.22
02/27/2023	1160	Shelia Papelbon	BOS MTG 2/20/23		200.00	1,089,119.22
02/27/2023	1161	Stephen Kounoupas	BOS MTG 2/20/23		200.00	1,088,919.22
02/27/2023			Deposit	1,375.00		1,090,294.22
02/27/2023	22723ACH1	Comcast	12788 Meritage Blvd. OFC 4 2/3/23 - 3/2/23		361.29	1,089,932.93
02/27/2023			Deposit	3,297.16		1,093,230.09
02/28/2023			Service Charge		1.40	1,093,228.69
02/28/2023		EOM Balance		407,987.44	1,308,220.22	1,093,228.69

EXHIBIT 9

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

Phone # 904-268-8009 Fax # 904-292-4403

www.bobsbackflow.com

FL Plumbing License
RF0053877
Fire License
20271900012010

Proposal

Date 2/15/2023 Proposal # 21442

Name / Address		Job Location		
Beach CDD 12788 Meritage Blvd. Jacksonville, FL 32246		Beach Community Development 12988 Meritage Blvd Jacksonville, FL 32246		
Customer Phone	Customer Fax	P.O. No.	Work Order #	
904-577-3075			N/A	
Description		Qty	Cost	Total
Bob's Backflow & Plumbing Services, Inc. proposes to replace the following backflow due to a failing annual backflow certification test.				
1-1/2" Apollo DC4A S#: 959041 - Potable				
Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify.		1.5	180.00	270.00
1.5" Wilkins 975XL2		1	767.00	767.00
Piping & Materials		1	50.00	50.00
Insulation to protect the device against future freeze damage.		1	50.00	50.00
Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider		1	0.00	0.00
Device Subtotal				1,137.00
NOTE: The following backflow preventer passed the annual testing, but the tech on site noted that the galvanized piping attached to this device is badly rusted and actively leaking. This proposal is to replace this piping with non-corrosive schedule 80 PVC piping and insulate the backflow preventer and exposed piping.				
2" Wilkins 975XL S#: 4270448 - Potable				
Labor 2 Men to replace the galvanized risers and re-insulate.		2	180.00	360.00
Piping & Materials		1	50.00	50.00
Insulation to protect the device against future freeze damage.		1	50.00	50.00
Device Subtotal				460.00
Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.				

Total \$1,597.00

This Proposal may be withdrawn after (30) days if not signed and returned.

All work is to be done during normal business hours unless indicated or additional charges will be incurred.

Bob's Backflow & Plumbing Services, Inc. is not responsible for any work done or materials used by other contractors prior to our arrival on site. We are not responsible for any damages to buildings or their contents, fixtures, concrete or asphalt, landscaping, wires, piping, unmarked private utilities, etc. that is not directly caused by the work we have completed.

Signature if Accepted

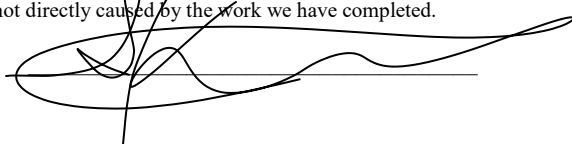


EXHIBIT 10



Integrated Access Solutions
 INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions
 (904)894-8114
 2227 Crystal Cove Dr
 Green Cove Springs, Florida
 32043
 United States

Prepared For
 Beach CDD
 Tamaya

Estimate Date
 02/23/2023

Estimate Number
 0001235

Description	Rate	Qty	Line Total
Note Guard shack needs: 1x CAT6 drop through attic access to NVR 1x 4' or comparable length Amcrest IP dome camera mount down rod from ceiling Labor for configuration Gym: Labor to remove existing dome camera and install owned PTZ camera in its place Configure camera to existing NVR system Exit Camera: Trenching from guard house to exit driveway, installing customer owned device pole and camera.	\$0.00	1	\$0.00
cat 6 Drop Cat 6 Drop to each camera (Direct Burial)	\$175.00	2	\$350.00
Down rod for camera	\$73.00	1	\$73.00
Misc. Misc. Materials needed for installation (Conduit, Flex, Connectors, Boxes, Wire, Etc.)	\$300.00	1	\$300.00
Labor for installation, setup and testing	\$132.00	5	\$660.00
		Subtotal	1,383.00
		Tax	0.00
		Estimate Total (USD)	\$1,383.00

Terms

Workmanship warranty is one year from install date.

Manufacturer warranty is per manufacturer.

Payment terms will be 50% down and 50% upon completion.

EXHIBIT 11

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RATES REGARDING DISTRICT AMENITY FACILITIES AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

Section 1. The Board intends to adopt fees related to the use of the District’s amenity facilities and services, a proposed copy of which is attached hereto as **Exhibit A**, and will hold a public hearing on May 15, 2023, at 6:00 p.m. at 12788 Meritage Blvd., Jacksonville, Florida 32246.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of March, 2023.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Policies and Fees

EXHIBIT A

EXHIBIT 12

Invoice

BILL TO

Ron Zastrocky
Tamaya
12788 Meritage Blvd.
Jacksonville, FL 32246

DATE	INVOICE #
1/20/2023	196

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Painting	All walls, trim and ceiling inside of cardio fitness room. 2570 sq ft. Not to include office, bathroom or closets.	2,570	2.20	5,654.00
Drywall patch work	Small holes, cracklines, and imperfections on areas scoped to paint.	2,570		0.00
Material	All materials for scoped work. Shewrin williams or Benjamin Moore Brand Paint.	2,570		0.00

Total	5,654.00
Balance Due	5,654.00

JT's Home Solutions LLC
(3860 334-0413
Justin Rodriguez
jtshomesolutionsllc@gmail.com

Invoice

BILL TO

Ron Zastrocky
Tamaya
12788 Meritage Blvd.
Jacksonville, FL 32246

DATE

INVOICE #

1/20/2023

197

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Painting	Interior walls and trim that need touch up paint limited to cardio fitness room. Not to include office, bathroom or closets.	1		750.00
Drywall patch work	Small holes and craclines thru-out cardio fitness room.	1		0.00
Material	All materials for scoped work. Shewrin williams or Benjamin Moore Brand Paint.	1		0.00

Total 750.00

Balance Due 750.00

JT's Home Solutions LLC
(3860 334-0413
Justin Rodriguez
jtshomesolutionsllc@gmail.com

EXHIBIT 13



Delivery process



Leo Lite

Specifications

Dimensions

74.62mmx61.32mmx22.15mm (not including the antenna).

Power

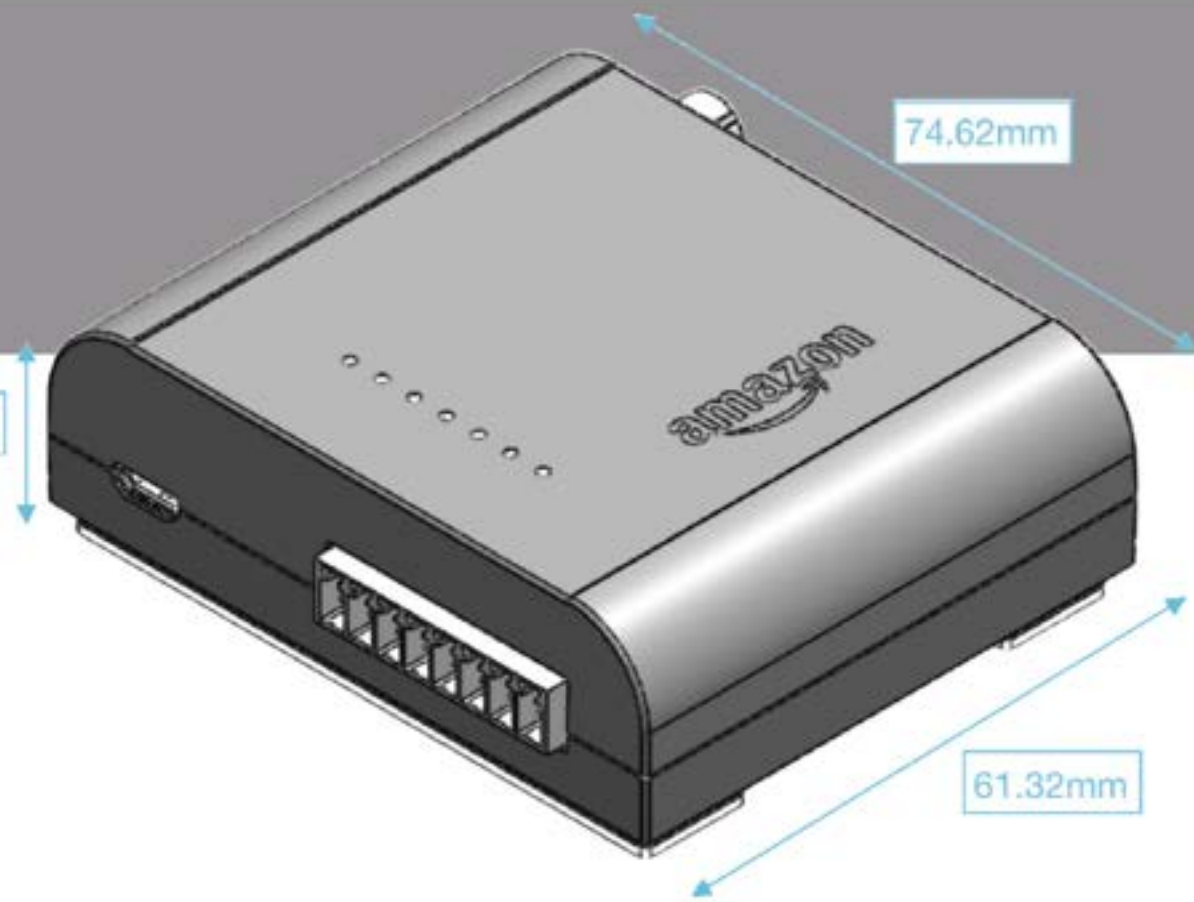
The device can be powered by using Amazon's 9 Watt usb power adapter or via the 8-pin terminal which accepts any 8-24VAC or 8-24VDC

Connectivity

Cellular: LTE CAT-M1 with GPRS/2G fallback capability or ethernet. Please note the two modes will never be used simultaneously.

Relay Rating

32V/2Amp. It's under UL508 (under 1500V) so it doesn't have a letter rating.



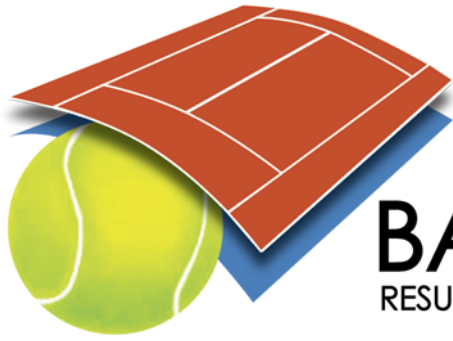
Operating Humidity

It is not weatherproof (designed for indoor usage)
5% to 90% humidity range

Operating Temperature

0C to 65C operational temp range -55C to 85C
non-operational temp range (storage, transportation, handling)

EXHIBIT 14



BAB Tennis Courts

RESURFACING CONSTRUCTION MAINTENANCE

Tamaya Tennis Center Resurfacing Project

Name: Tamaya Tennis Center	From: Brian Bullock
Address: Jacksonville, Fl	Date: 2.20.23
Contact: Ron Rzastrocky@vestapropertyservices.com	Phone Number: 352-572-0179

Estimate

Here is the estimate that we spoke about for the resurfacing of your 4 existing clay courts.

* Resurfacing to include removal of existing dead material, removal of existing lines and nails, laser grade of existing surface and installation of **6 tons** of new material per court. Installation of new lines and nails and sanding and repainting of existing net posts. Re-installation of existing net. Rolling of courts until appropriate compaction.

Owner is responsible for rolling courts for firmness after completion.

B.A.B has a strict quality control program and we are extremely careful when administering services and we supply our customers with a 12 month warranty on work performed, however we are not responsible for any patios, pavers, concrete, asphalt or landscape damage while working in the area .

Customer must provide a properly functioning irrigation system (with a minimum of 40 psi) and water and power within 50ft.

Cost per court \$5,950.00 (2)

Total Cost- \$11,900.00

Complimentary Services:

Sanding and repainting net posts for each court we resurface.

We thank you, as always, for the opportunity to serve you.

**Best,
Brian Bullock
B.A.B Tennis Courts**

P.O. Box 5212 Ocala, FL 34478 352-572-0179 www.babtennis.com

EXHIBIT 15

BEACH COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITY POLICIES

(March, 2017)
(Updated July 20, 2017)
(Updated June 28, 2021)
(December 6, 2021)
(New Policy Change Date when approved)

District Manager
~~PFM Group Consulting LLC~~
~~3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817~~
DPFG Management and Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

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DEFINITIONS

“Amenity Facility” – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically be limited to, the pools, tennis and basketball courts, playground, fitness center, group fitness room, banquet event hall and large event lawn, together with its appurtenant facilities and areas.

“Amenity Facility Policies” or **“Policies”** – shall mean these Amenity Facility Policies of Beach Community Development District, as amended from time to time.

“Basketball Facilities” – shall mean those basketball courts that are a part of the District’s Amenity Facility.

“Board of Supervisors” or **“Board”** – shall mean the Beach Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Beach Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Amenity Manager / Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

“Guest” – shall mean any individual who is invited to use the Amenity Facility. Guests must be accompanied to use the Amenity Facility by a Resident, Non-Resident Member, or Renter. Refer to the maximum number of guests allowed per Amenity for maximum number of guests allowed on any given day.

“Homeowners Association” – shall mean ~~any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants~~ the Tamaya-Residential Homeowners’ Association, Inc..

“Instructor” and “Trainer” – shall mean any person providing instruction⁴or training to non-family members, ~~or more than one household,~~ regardless of whether they are being paid for their services or not.

“Non-Resident” – shall mean any person or persons who do not own or rent property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

“Patron” or **“Patrons”** – shall mean Residents, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Beach Community Development District

“Swimming Pools and Waterslide” – shall mean the swimming pools and the waterslide.

“Tennis Facilities” – shall mean those tennis courts that are a part of the District’s Amenity Facility.

“Identification” – shall mean ~~a valid government issued identification such as a Driver’s License, State ID Card that has a Photo and Address proving residency status. For children under 18, this could also be a valid school identification card.~~ an acceptable photo identification card, which indicates a birthdate and an address. A valid student identification card may be used for a person under 18 years of age. These ID’s card may be on an electronic device, such as a picture on phone, but must be available upon request by the Amenity Manager / Facility Manager-

IDENTIFICATION and ACCESS CARDS

1. ~~Two~~ (2) Access cards will be issued to each household. There is a charge to replace lost or stolen cards.
2. Patrons will be required to sign a waiver of liability before using the District amenities and will be held responsible for any loss or damage if the waiver is not signed before use of the amenities. Each Patron assumes sole responsibility for his or her property.
3. Patrons ~~shall~~ may be required to present Identification and Access~~D~~ cards upon request by staff at the Amenity Facility.

Commented [DCM1]: Should this be moved to a more appropriate place or should it state that a waiver needs to be signed to obtain an access card?

NON-RESIDENT ANNUAL USER FEE

The Non- Resident Annual User Fee for any person not owning or renting real property within the District is \$ 3,500, and this fee shall include privileges for up to 2 adults and anyone under the age of ~~minor children under the age of~~ 18 residing in the household. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

Commented [DCM2]: Note indicates to return to this section for further discussion by the Board

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association within the Beach CDD may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club must fill out a form for approval to be considered as a club before they can use the Amenity Facility. Once approved, the Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facility shall be responsible for the cost of cleaning and/or repairing any damage to the Amenity Facility occurring during the Community Club's events.
- ~~2.~~ ~~3.~~ The ~~District Board~~ may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

5. ~~4.~~ Residents, Non-Resident Members, and Renters are responsible for all actions taken by ~~such~~their Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter. Guests using amenities must be accompanied by Patron at all times.

5. ~~2.~~ ~~No~~ Residents, Non-Resident Members, or Renters under the age of 16 may not invite guests.

5. ~~3.~~ Guests are not allowed to receive instruction for any Amenities at Tamaya,

RENTER'S PRIVILEGES

5. ~~4.~~ Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.

5. ~~2.~~ A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident. Renter's privileges shall only be in effect for the duration of the Rental Agreement for the Tamaya residential unit.

5. ~~3.~~ During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.

5. ~~4.~~ Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the department of their respective Renter.

5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

INSTRUCTOR / TRAINER POLICIES

- Instructors / Trainers must be approved by Amenity Manager. A list of approved Instructors will be kept in the Amenity Manager's office and will be posted on the Tamaya Lifestyles website.

- The following forms must be ~~filled out~~ completed or provided by an Instructor/Trainer applicant prior to approval:
 - Liability Insurance Certificate of Insurance (COI)
 - Hold Harmless Waiver of Liability (e.g. Hold Harmless Agreement) signed by each per-student receiving for to instruction. A parent or legal guardian must sign a Waiver of Liability for each student under 18 years of age, as planned instruction occurs
 - Successfully ~~P~~pass a criminal ~~B~~background ~~C~~check which will be paid for by the applicant.
- Instructors / Trainers are not allowed to invite Non-Resident / Guests to receive Instruction / Training.
- Instructors / Trainers will provide a weekly list of trainees and their addresses that were trained during the week prior, to the Facility Manager.
- Instructors / Trainers shall ~~are expected to~~ abide by the District's Amenity Facility General and Amenity Policies while using ~~the an~~ Amenity.
- Instructors / Trainers not following these policies may have their access to the Amenity privileges suspended.
- Instructors / Trainers must keep compliance up to date ~~/renewed on an annual basis~~

Commented [DCM3]: Review Dana's criminal background language for possible use here.

Commented [MC4]: New. This is a fundamental change to Policies in order for allow enforcement of policies by Instructors, or provide for their removal.

GENERAL AMENITY FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly noticed Board meeting, However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. Each Amenity has different minimum age requirements, please refer to specific Amenity sections to determine minimum age allowed.
3. All hours of operation, including holiday schedules, of the Amenity Facility will be established by the ~~Board upon consultation with the District and~~ Facility Manager.

Commented [DCM5]: Original suggestion was to only state "the Board". Upon further thought, changed to include "upon consultation with"

- Tamaya Hall: ~~Determined by Facility Manager;~~ Closed on Mondays; Tuesdays-Saturdays: 12:00 pm-6:00 p.m.; Sundays: 1:00 pm.m-5:00 p.m.
- Tennis Court Hours: ~~7am-9pm WEEK~~ Mondays-Thursdays: 7:00 a.m.-9:00 p.m.; ~~7am-10pm WEEKENDS~~ (Fridays-Sundays): 7:00 a.m.-10:00 p.m.
- Fitness Center: 4:00 a.m.-10:00 p.m.
- Pools: 30 minutes after sunrise until 30 minutes before sunset. (Swim at your own risk)
- Waterslide: (Seasonal Hours) Seasonal hours determined by the Facility Manager Tuesdays -Saturday: 12:00 p.m.-6:00 p.m.; Sundays: 1:00 p.m.-5:00 p.m.; Open on the Monday of Memorial Day and Labor Day: 12:00 p.m.-6:00 p.m.; If July 4th is on a Monday: 12:00 p.m.-6:00 p.m.

• ~~Basketball: Sunrise -Sunset~~

4. ~~Dogs and all other pets (with the exception of service animals are not permitted in the Amenity Facility. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.~~
5. Vehicles and golf carts operated by a resident, non-resident member or a renter, must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. ~~The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.~~
6. Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees, District contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these polices at any time he or she sees fit.
10. All lost or stolen Access cards must be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein. Any damage to Tamaya property as a result of a stolen or lost card may be the responsibility of the Resident, if not reported to the Facility Manager's office within 24 hours of the loss being as soon as the loss is discovered, or / in a timely manner.
11. Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Facility Manager, if any.
12. Disregard for rules or policies or failure to follow instruction by Amenity Manager or Facility Manager may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
12. No climbing over or swinging on ladders, fences, or railings is allowed.

Commented [DCM6]: This can be deleted due to section on Service Animals

Commented [DCM7]: Additional language added to clarify that staff and certain vendors may be able to park elsewhere when necessary.

13. ~~Pool rules that are posted in the appropriate area must be observed.~~
14. Residents and Guests of all ages shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
17. Skateboarding is not allowed on the Amenity Facility property at any time.
18. ~~All Instructors and Trainers must complete the Instructor Form and be approved by the Facility Manager. The list of preferred Instructors and Trainers will be in the Facility Manager's office. Any person teaching more than one household is considered an Instructor or Trainer and must comply with the Instructor/Trainer Policies section.~~
19. Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved in writing by the Facility Manager.
21. The Amenity Facility shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.
23. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.

25. All Patrons and their guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility and shall ensure that any minor for whom they are responsible also complies with the same.

26. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.

Commented [DCM8]: For Wes: Is this too broad?

27. Any person using any District amenity shall have a District acceptable photo identification card, which indicates their birthday, with them at all times. A valid student identification card may be used for a person under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.

2. Patrons and their guest shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron’s family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron’s family member(s).

3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility’s premises, shall do so at his or her own risk, and shall hold the Amenity Facility’s owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any family member of such Patron.

Commented [DCM9]: For Wes: Off the Amenity Facility's?????

Commented [DCM10]: Wes: What does this even mean?

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including,

but not limited to, the Amenity Facility. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Optional language to use:

Dogs and all other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Owners are responsible for picking up after all pets as a courtesy to residents. All such animals must be in compliance with the Chapter _____ of the City of Jacksonville. It is the owners' responsibility to ensure that all dogs, including Service Animals, are healthy, vaccinated and collared with identification.

1. The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.

2. A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.

3. The District may exclude or remove from its premises a Service Animal if the Service Animal is out of control and its handler does not take effective action to control it, the Service Animal is not housebroken, or the Service Animal's behavior poses a direct threat to the

health and safety of others. Allergies and fear of animals are not valid reasons for denying access or refusing service to an individual with a Service Animal. If a Service Animal is excluded or removed for being a direct threat to others, the District shall provide the Individual with a Disability the option of continuing access to the District's premises without having the Service Animal on the premises.

4. A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a Service Animal and being qualified to use a Service Animal or as a trainer of a Service Animal commits a misdemeanor of the second degree, punishable as provided in sections 775.082 or 775.083, Florida Statutes, and may be subject to expulsion from the District's premises and/or suspension or termination of Amenities privileges as described herein.

GENERAL BEACH CDD AMENITY FACILITY USAGE POLICY

All Patrons and their guest using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. *Hours:* The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. *Emergencies:* After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Facility Manager and to the office of the District Manager.
3. *District Equipment:* Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron or their guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the facilities at the Amenity Facility are often unsupervised facilities. Persons using the Amenity Facility do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

A. General Swimming Pool Rules

1. All users of amenities must present their Identification and Access cards upon request by staff at any Amenity Facility. At any given time, a Patron may allow up to four (4) Guests to the swimming pool per household (unless a greater number of guests has been approved by the Facility Manager).
2. Children under fifteen (15) years of age must be accompanied at all times by a Patron during usage of the pool facility.
3. No pushing, running, throwing any item or other horseplay is allowed in the pool, slide or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics or group fitness classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Everyone must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear ~~rubber lined~~ swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pools/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The Facility ~~F~~Manager reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.

Commented [DCM11]: Full Board needs to weigh in here

Commented [DCM12]: What is proper swim attire?

18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool or the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. The District is not responsible for lost or stolen items.
26. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
27. The deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

B. Additional Rules for Lap Pool

1. Swimmers have priority on the use of the Lap Pool, for the purpose of swimming laps.
~~2.~~ If swimmers are present, you must clear the lane to avoid interference.
~~2-3.~~ **Adult pool? Adult swim time?**

Commented [DCM13]: Board needs to decide this issue.

C. Waterslide Rules

1. Any person who uses the waterslide does so solely at his or her own risk.
2. Children less than forty-eight (48) inches tall are not permitted to ride the waterslide.
3. Lifeguards will supervise waterslide activity when the waterslide is open, and any person who uses the waterslide must abide by the supervising lifeguard's instructions and directions regarding use of the waterslide.
4. The waterslide may only be used during hours when it is attended at the top and bottom of the waterslide when a lifeguard is on duty.
5. Only one person may ride the waterslide at a time.
6. No shorts with snaps or rivets will be allowed on the slide.
7. Arms and hands must be kept inside the waterslide at times. Users must slide feet first.
8. No jewelry, flotation devices or casts may be worn while using the waterslide.
9. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.

SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

~~All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Beach Community Development District governing the Amenity Facility. Disregard or violation of the District's Policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.~~

Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Amenity Facility Staff are not present to provide personal training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

1. *Eligible Users:* Children under sixteen (16) years of age must be accompanied at all times by a Patron during usage of the Fitness Center. No one under the age of twelve (12) is allowed in the fitness center at any time. **Fitness Center is for Patron use only.** Guests are not allowed to use the Fitness Center, with the following exception: House Guests staying at a residence for an extended period of time (7 days) are permitted to use the Fitness Center with prior approval by the Amenity Manager.
2. *Food and Beverage:* Food, including chewing gum, is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
3. *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.
4. *Hours:* The Fitness Center is available for use by Patrons and guests during the hours of 4:00am to 10:00pm.
5. *General Policies*
 - Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits but no swimsuits are allowed.
 - Each individual is responsible for wiping off fitness equipment after each use using provided disinfectants.
 - Only approved Instructor / Trainers are permitted in the District Fitness Center. The approved Instructor / Trainer list will be in the Facility Manager's office.
 - Hand chalk is not permitted to be used in the Fitness Center.
 - Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.
 - No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks or lockers provided by the Amenity Facility.

Commented [DCM14]: Board needs to weigh in on this.

- Fitness equipment may not be removed from the Fitness Center. Weights must remain in the designated free weights area. Weights are not to be taken into the Group Fitness Room unless approved by the Facility Manager.
- ~~Please~~ limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
- ~~Please replace~~ Return weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
- Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
- ~~Pets (with the exception of "Service Animals") are prohibited from the Fitness Center.~~

TENNIS FACILITY POLICIES

Please note the Tennis Facility is an unsupervised facility and persons using the facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

- (1) *Eligible Users.* Children under fourteen (14) years of age must be accompanied at all times by a Patron, during use of the Tennis Facility. The limit is 4 players per court, one must be a Patron. One court per Household. Parents are not allowed to drop off of their underage children under 14 years of age without specific supervision by a Patron.
- (2) *Hours.* The Tennis Facility shall be available from 7:00am until 9:00pm during the weekdays and 7:00am until 10:00pm on weekends.
- (3) *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.
- (4) *Proper Attire:* Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. No black-soled or open-toe shoes are permitted.

Commented [DCM15]: Some residents wanted to drop off their children as instructors are there.

(5) *Availability:* The tennis courts are available on a “first come, first served” basis for Patrons. Each Patron and the Patron’s guests are limited to the use of one (1) tennis court for one (1) hour when others are waiting. Courts are not available to Instructors / Trainers to reserve or hold. Instructors can only instruct on one court at a time. If you find it necessary to “bump” other players when it is your turn to play:

- a) Never attempt to enter someone else’s court before your turn.
- b) Never enter the court or distract players while others are in the middle of a point or game.
- c) Wait outside the entrance gate and politely inform the players that it is your turn.
- d) Allow players to finish out one more point, and then begin the player changeover for the court.
- e) When others are waiting, only Patrons may “hold” a court, and only for no more than ten minutes and those ten minutes are included in the one-hour time limit to use the court (i.e., usage is limited to 50 minutes if the court is held for ten minutes).
- g) Each instructor / trainer may only give lessons to up to 3-4 people per court during each of their one-hour sessions.
- h) No Tournaments or Camps are allowed.

Commented [DCM16]: Some residents would like this. Board to work on this issue further.

(6) *General Policies:*

- Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Tennis Courts are to be used for Tennis only.
- Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).
- The Tennis Facility is for the play of tennis only. Pets (with the exception of “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
- Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis courts.
- No chairs other than those provided by the District are permitted on the tennis courts.
- No jumping over nets.
- Players must clean up after play. This includes “dead” balls, Styrofoam trash, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager for repair.
- Brush court after use is required

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager, when present, will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion. Otherwise, play is at your own risk.

BASKETBALL FACILITY POLICIES

~~All Patrons and guests using the Basketball Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Beach Community Development District governing the Amenity Facility. Disregard or violation of the District's policies and rules and misuse or destruction of equipment of the Basketball Facilities may result in the suspension or termination of privileges of the Basketball Facilities. Guests may use the Basketball Facilities if accompanied by an adult Patron.~~

Please note the Basketball Facilities are unsupervised facilities and persons using the facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

(1) *Eligible Users.* Children under twelve (12) years of age must be accompanied at all times by a Patron, during use of the Basketball Facility. The maximum number of people on the Basketball Court is 10. There is a limit of 4 Guests per Household at any time.

~~(6)~~ ~~(2)~~ *Hours.* The Basketball Facilities are available for use from sunrise until sunset. The facilities may not be used after dark.

~~(6)~~ ~~(3)~~ *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff.

(4) *Proper Attire:* Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.

(5) The basketball courts are available on a “first come, first served” basis. Players are limited to the use of one (1) basketball half-court when others are waiting.

(6) *General Policies:*

- The use of profanity ~~or~~ disruptive behavior is prohibited.
- Persons using the Basketball Facilities must supply their own basketballs. Basketball, if available, may be obtained from the office.
- The Basketball Facilities is for the play of basketball only. Pets (with the exception of “Service Animals”), roller blades, bikes, skates, skateboards, golf carts, vehicles, and scooters are prohibited from the basketball facility.
- Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.
- No chairs other than those provided by the District are permitted on the courts.

- The courts must be left clean after use. Pick up all trash, cups, plastic bottles, etc.

EVENT LAWN POLICIES

Please note the Event Lawn is unattended facility and persons using the facility do so at their own risk.

The District offers an Event Lawn. The following policies apply:

1. *First Come Basis.* The lawn is available for use by Patrons only on a “first come, first served” basis.
2. *Vehicles.* No bicycles, scooters, skateboards, hover boards golf carts (without prior approval by the Amenity Facility Manager), or other equipment or vehicles with wheels are permitted.
3. *Chalking.* Chalking or marking the lawn must be approved in advance, if at all, and proper marking materials must be used.
4. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the lawn.
5. *Pets.* Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. *Equipment.* Patrons are responsible for bringing their own equipment.
7. *Golfing.* Golfing is not permitted on the lawn.
8. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
8. The lawn must be left clean after use. Pick up all trash, cups, plastic bottles, etc

PLAYGROUND POLICIES

Please note the Playground is an unattended facility and persons using the facility do so at their own risk.

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

1. Adult supervision (eighteen years and older) is required for children under the age of twelve (12) years old. All children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
2. ~~Proper~~ Footwear is required. Loose clothing, especially with strings, is prohibited.
3. Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted ~~at~~ on the playground.
5. No pets of any kind are permitted at the playground.
6. No glass containers are permitted at the playground.

Commented [DCM17]: Age? How about minors that are babysitters that bring children to the playground.

- 7. No jumping off from any climbing bar or platform.
- 8. Profanity, rough-housing, and disruptive behavior are prohibited.
- 9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
- ~~9-10.~~ The playground must be left clean after use. Pick up all trash, cups, plastic bottles, etc

NO FISHING POLICY

Patrons may not fish from any District owned lake/retention pond within the Beach Community Development District. No watercrafts of any kind are allowed in these bodies of water except for small remote-controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

GENERAL FACILITY RENTAL POLICY

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Reservations may not be made more than four (4) months prior to the event or made less than two (2) weeks prior to the event. A wedding and reception may be booked more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year. Persons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington’s Birthday, Columbus Day and Veterans day) as well as the following holidays/weekends:

Easter Sunday	Memorial Day	4 th of July
Labor Day	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

Commented [DCM18]: Dana is to work on this further

- 1. *Rentals:* Certain portions of the Amenity Facility may be rented by the following individuals/groups:
 - A. Residents (includes both events held by the Resident and events sponsored by the Resident)
 - B. Renters
 - C. Non-Resident Members
 - D. Homeowners Associations
 - E. Community Clubs
- 2. *Available Facilities:* The following portions of the Amenity Facility are available for rental for functions for up to eight (8) hours (including set-up and post-event cleanup). The rental time is inclusive of set-up and clean-up time. For Community Use, rental fees may be waived; however, a refundable damage security deposit shall be required. For private events, the following rental fees shall apply:

Event Facility Rentals

	<u>Rental Rate</u>	<u>Security Deposit</u>	
<ul style="list-style-type: none"> Boardroom (Up to 4 Hours, Limit of 12 people): 	\$150.00	\$150.00	Commented [MC19]: New rate proposed: \$75
		Additional \$25.00 p/hour	
<ul style="list-style-type: none"> Pool Cabana (Up to 4 Hours, Limit of 25 people): 	\$150.00	\$150	Commented [MC20]: New rate proposed: \$75
		Additional \$25.00 p/hour	
<ul style="list-style-type: none"> Palm Court & Bar (Up to 4 Hours, Limit of 50 people, includes use of Pool): 	\$200.00	\$200.00	Commented [MC21]: New rate proposed: \$100
		Additional \$25 p/hour	
<ul style="list-style-type: none"> Tamaya Hall (Up to 6 Hours, Limit of 80 people): 	\$700.00	\$750.00	Commented [MC22]: New rate proposed: \$450. Includes 1 Staff in price.
		Additional \$25.00 p/hour	Commented [DCM23R22]: Dana to verify cost
<ul style="list-style-type: none"> Tamaya Hall, Palm Court & Bar (Up to 8 Hours, does not include use of Pool): 	\$1,500.00	\$750.00	Commented [MC24]: New rate proposed: \$600. Includes 1 Staff in price.
			Commented [DCM25R24]: Dana to verify cost
<ul style="list-style-type: none"> Group Fitness Room (Up to 4 Hours, Limit of 25 people): 	\$200.00	\$350.00	Commented [MC26]: New rate proposed: \$100
<ul style="list-style-type: none"> : The Large Event Lawn may be used by a Patron and no more than four guests without a rental contract. Usage of the Large Event Lawn by a patron with more than four guests requires a rental contract and is subject to the following policies. The Large Event Lawn may be rented for no longer than eight hours. Patrons using 	No Charge	\$350.00	

the Large Event Lawn shall be responsible for the costs of cleaning and/or repairing any adverse impacts to the lawn. Any failure to clean and/or repair the Large Event Lawn will result in the security deposit being used to pay for such cleaning and/or repair, and Patron shall be responsible for all amounts, if any, in excess of the security deposit. Patrons are encouraged to photograph the Large Event Lawn prior to and after rental to document any damages. Patrons shall be responsible for any damage caused by their guests and, if a rental company is being used for the rental period, Patrons are encouraged to use a rental company that provides insurance for the District's property, including the Large Event Lawn. Any use of the Large Event Lawn by more than 100 guests shall require the District's written approval.

The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the Amenity Facility shall be responsible for any and all damages and expenses arising from the event.

3. *Reservations:* Staff will take reservations in advance for the Amenity Facility. Reservations are on a "first come, first served" basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least two (2) weeks in advance to the Amenity Manager Staff. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application. Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy. If the renter

wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two (2) weeks prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than two (2) weeks prior to the event, only the rental fee, but none of the security deposit, will be returned.

4. *Deposit and Payment:* At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check, money order, and made payable to **Beach Community Development District**. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Facility Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
5. *Deposit:* Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:
 - Ensure that all garbage is removed and placed in the dumpster.
 - Remove all displays, favors or remnants of the event.
 - Restore the furniture and other items to their original position.
 - Wipe off counters, table tops and sink area.
 - Replace garbage liner.
 - Clean out and wipe down the refrigerator, and all cabinets and appliances used.
 - Clean any windows and doors in the rented area.
 - Ensure that no damage has occurred to the Amenity Facility.
 - Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.
 - Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental. If additional damages have occurred to the property, the renter will be responsible for any additional cost to return property to original condition it was rented. The deposit will be returned within 10 days of rental if no costs to repair have occurred.

6. *Staffing:* During the Amenity Facility's operating hours in which Amenity Facility Staff is present, private events with twenty-five (25) people or less are not required to pay for additional staff unless otherwise required by the District. For events with more than twenty-five (25) people during operating hours, or for events after operating hours, additional staff will be required at a rate determined by the Facility Manager per event.

7. *Alcohol Policies:* Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds. Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, *Florida Statutes*. Patrons must hire a certified bartender to dispense alcohol.
8. *Additional Policies:* The following additional policies apply to any rental of an Amenity Facility or space:
 - a. The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.
 - b. The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
 - c. The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 11:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
 - d. No decorations may be affixed to the walls, doors or any fixtures.
 - e. Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.
 - f. Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
 - g. No glass, breakable items or alcohol are permitted in the Pool Area.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses the suspension and termination of privileges to use the Beach Community Development District's ("District") recreational facilities ("Amenities").
2. **Violations.** The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a) Submits false information on any application for use of the Amenities.
 - b) Permits the unauthorized use of an amenity pass.

- c) Exhibits unsatisfactory behavior, deportment or appearance.
- d) Fails to pay fees owed to the District in a proper and timely manner.
- e) Fails to abide by any policies or rules established for the use of the Amenities.
- f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
- g) Does not follow instructions of Facility Manager or staff or provides false answers to Facility Manager or staff upon questioning.
- h) Damages or destroys District property.
- i) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

3. **Reporting of Violations.** For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.

4. **Suspension by the District Manager or District's Facility Manager / Appeal of Suspension.** The District Manager, or the District's facility manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or facility manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Suspension or Termination by the Board.** The District Manager, or the District's facility manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to

the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

6. **Trespass.** If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

EXHIBIT 16

**BEACH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 DRAFT PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	10/01/2022- 12/31/2022	10/01/2022- 3/31/2022	FY 2024 PROPOSED
REVENUES				
ASSESSMENTS (on roll and off roll)	\$ 1,619,245	\$ 1,265,148		
OTHER ASSESSMENTS	\$ -	\$ -		
OTHER INCOME & OTHER FINANCING SOURCES	\$ 5,000	\$ 6,592		
CARRYFORWARD	\$ -			
INTEREST INCOME	\$ -	\$ 4		
NET REVENUES	\$ 1,624,245	\$ 1,271,744		
GENERAL & ADMINISTRATIVE EXPENSES				
TRUSTEE FEES	\$ 8,000	\$ -		\$ 9,500
SUPERVISOR FEES-REGULAR MEETINGS	\$ 10,000	\$ 1,600		\$ 12,000
SUPERVISOR FEES-WORKSHOPS	\$ 2,000	\$ 600		\$ 2,000
DISTRICT MANAGEMENT	\$ 42,000	\$ 10,500		\$ 43,680
ENGINEERING	\$ 2,500			\$ 5,000
DISSEMINATION AGENT	\$ 2,500	\$ 2,500		\$ 2,600
DISTRICT COUNSEL	\$ 7,500	\$ 5,879		\$ 18,000
ASSESSMENT ADMINISTRATION	\$ 5,500	\$ 1,375		\$ 5,720
REAMORTIZATION SCHEDULE	\$ -	\$ -		\$ -
ARBITRAGE REBATE CALCULATION	\$ -	\$ -		
AUDIT	\$ 6,000	\$ -		\$ 3,450
WEBSITE	\$ 1,515	\$ 1,665		\$ 1,515
LEGAL ADVERTISING	\$ 1,750	\$ 2,343		\$ 2,500
DUES, LICENSES & FEES	\$ 175	\$ 175		\$ 175
GENERAL LIABILITY INSURANCE	\$ 4,057	\$ -		\$ -
PUBLIC OFFICIAL INSURANCE	\$ 2,895	\$ -		\$ -
PROPERTY INSURANCE	\$ 89,054	\$ 88,097		\$ 101,312
OFFICE MISCELLANEOUS	\$ 2,000	\$ 858		\$ 3,500
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	\$ 187,446	\$ 115,592		\$ 210,952
FIELD EXPENSES				
FIELD MANAGEMENT	\$ 133,553			\$ 139,333
LAKE MAINTENANCE	\$ 21,600	\$ 4,557		\$ 23,500
LANDSCAPING (INCLUDING MATERIALS)	\$ 402,792	\$ 105,447		

MULCH AND PINE STRAW	\$ -	\$ -	\$ 68,400
IRRIGATION (REPAIRS)	\$ 10,000	\$ 1,923	\$ 10,000
ELECTRIC - STREET LIGHTS/IRRIGATION-JEA/AMENITY ELECTRIC/WATER AND SEWER/PROPANE GAS/GUARD HOUSE	\$ 188,475	\$ 77,285	\$ 291,000
RIGHT OF WAY / LAKE MOWING	\$ 2,500	\$ -	\$ -
ENTRY WATER FEATURE	\$ 7,500	\$ -	\$ -
CARRYFORWARD REPLENISH	\$ -	\$ -	\$ -
CONTINGENCY - HURRICANE EXPENSES/STORM CLEAN UP	\$ 8,000	\$ -	\$ 10,000
COMMUNITY MAINTENANCE	\$ 8,000	\$ 1,630	\$ 8,000
CAPITAL IMPROVEMENTS	\$ 39,080	\$ -	\$ -
TOTAL FIELD EXPENSES	\$ 821,500	\$ 190,842	\$ 550,233
AMENITY EXPENSES			
AMENITY MANAGEMENT	\$ 154,556	\$ 40,645	\$ 128,551
LIFEGUARD--NEW LINE	\$ -	\$ -	\$ 23,305
AMENITY/FITNESS CENTER STAFFING--NEW LINE	\$ -	\$ -	\$ 53,040
SWIMMING POOL CHEMICALS	\$ -	\$ 3,048	\$ 28,600
SWIMMING POOL/ENTRY WATER FEATURE REPAIR--NEW LINE	\$ -	\$ -	\$ 25,529
SWIMMING POOL INSPECTION/PERMIT	\$ -	\$ -	\$ 850
AMENITY GENERAL MAINTENANCE & REPAIRS	\$ 21,510	\$ 1,254	\$ 30,000
HOLIDAY DECORATIONS--NEW LINE	\$ -	\$ -	\$ 10,000
AMENITY CLEANING	\$ -	\$ -	\$ 25,000
AMENITY ELECTRIC/WATER AND SEWER	\$ 60,000	\$ -	\$ -
AMENITY GATES/CONTROL ACCESS	\$ 5,000	\$ 2,388	\$ 12,000
AMENITY GATE REPAIRS--NEW LINE			\$ 4,000
AMENITY WEBSITE/COMPUTER EQUIPMENT	\$ 1,590	\$ 590	
AMENITY INTERNET/CABLE	\$ 10,000	\$ 3,311	\$ 15,000
AMENITY DUES & LICENSES	\$ 850	\$ -	\$ -
AMENITY SECURITY	\$ 800	\$ -	\$ 30,000
FITNESS EQUIPMENT MAINTENANCE	\$ 10,000	\$ -	\$ 2,000
LIFESTYLES PROGRAMMING	\$ 25,000	\$ 3,865	\$ 30,000
AMENITY GAS	\$ 600	\$ 146	\$ -
TENNIS COURT MAINTENANCE - 4 CLAY COURTS	\$ 14,500	\$ 882	\$ 5,500
LANDSCAPING MAINTENANCE OF AMENITY CENTER	\$ 68,400	\$ -	\$ -
LANDSCAPE IMPROVEMENT	\$ 2,500	\$ -	\$ 3,000
AMENITY IRRIGATION (REPAIRS)	\$ 1,500	\$ -	\$ -
PEST CONTROL	\$ 1,200	\$ 209	\$ 1,600
AMENITY FIRE SYSTEM MONITORING	\$ 1,500	\$ 309	\$ 1,425
ALARM	\$ 500	\$ -	\$ -
TRASH COLLECTION	\$ 2,292	\$ 324	\$ 2,300
TOTAL AMENITY EXPENSES	\$ 382,298	\$ 56,971	\$ 431,700
ACCESS CONTROL /GATE HOUSE			
GUARD SERVICE	\$ 222,400	\$ 61,500	\$ 232,000

GUARD HOUSE SUPPLIES	\$ 800	\$ -	\$ -
GUARD HOUSE UTILITIES	\$ 3,800	\$ 733	\$ -
GUARD HOUSE REPAIR & MAINTENANCE	\$ 1,000	\$ 2,869	\$ -
BAR CODE EXPENSE	\$ 5,000	\$ 768	\$ -
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	\$ 233,000	\$ 65,870	\$ 232,000
TOTAL EXPENSES	\$ 1,624,244	\$ 429,275	\$ 1,424,885

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS, DESCRIPTION, SCOPE OF WORK
GENERAL & ADMINISTRATIVE EXPENSES			
TRUSTEE FEES	NYMellon	9,500	\$4k/bond series plus additional expenses
SUPERVISOR FEES-REGULAR MEETINGS		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 regular meetings and 2 workshops
SUPERVISOR FEES-WORKSHOPS		2,000	Estimated 2 workshops
DISTRICT MANAGEMENT	DPFG Management and Consulting LLC	43,680	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on May 1, 2022 which remains in effect until such a time as either party terminates the agreement.
ENGINEERING	England-Thims & Miller, Inc. (yearly)	5,000	District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
DISSEMINATION AGENT	DPFG Management and Consulting LLC	2,600	Based on DPFG-Vesta's proposal + 4% increase
DISTRICT COUNSEL	Kutak Rock, LLP	18,000	
ASSESSMENT ADMINISTRATION	DPFG Management and Consulting LLC	5,720	Based on DPFG-Vesta's proposal + 4% increase
REAMORTIZATION SCHEDULE		-	Included with assessment administration
ARBITRAGE REBATE CALCULATION			Required Arbitrage Rebate Calculation
AUDIT	DMHB (expires FY 2024)	3,450	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
WEBSITE	Campus Suite	1,515	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida
LEGAL ADVERTISING		2,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
DUES, LICENSES & FEES		175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
GENERAL LIABILITY/PUBLIC OFFICIAL/PROPPERTY INSURANCE	Egis--Florida Insurance Alliance	101,312	The District obtains general liability/public officials/property insurance Based on 15% increase on budgetary amount
OFFICE MISCELLANEOUS		3,500	For checks, postage, etc
TOTAL GENERAL & ADMINISTRATIVE EXPENSES		210,952	
FIELD EXPENSES			
FIELD MANAGEMENT	Vesta Property Services, Inc.	139,333	\$110909 + \$28424 (part time maintenance)
LAKE MAINTENANCE	Lake Doctors (expires 9/30/2023)	23,500	FY 2023 contract price + 10%
LANDSCAPING (INCLUDING MATERIALS)			The District has a contract with Sunstate Nursery to provide landscape maintenance services throughout the community.
MULCH & PINE STRAW		68,400	
IRRIGATION (REPAIRS)		10,000	The District will incur expenses for irrigation repairs and replacements
ELECTRIC - STREET LIGHTS/IRRIGATION-JEA/AMENITY ELECTRIC/WATER & SEWER/PROPANE GAS/GUARD HOUSE	JEA	291,000	
RIGHT OF WAY / LAKE MOWING		-	
ENTRY WATER FEATURE		-	Ron maintains this feature (combine with swimming pool repair
CARRYFORWARD REPLENISH		-	
CONTINGENCY - HURRICANE EXPENSES/STORM CLEAN UP		10,000	
COMMUNITY MAINTENANCE		8,000	The District will incur expenses for community maintenance
CAPITAL IMPROVEMENTS		-	
TOTAL FIELD EXPENSES		550,233	

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS, DESCRIPTION, SCOPE OF WORK
AMENITY EXPENSES			
AMENITY MANAGEMENT	Vesta Property Services, Inc.	128,551	Vesta contract price: \$92013 (Clubhouse manager) + \$36538 (clubhouse attendants)
LIFEGUARD-- NEW LINE	Vesta Property Services, Inc.	23,305	Vesta contract price (\$19421) + 20% for additional hours
AMENITY/FITNESS CENTER STAFFING-- NEW LINE	Vesta Property Services, Inc.	53,040	1 New Full Time Employee
SWIMMING POOL CHEMICALS		28,600	New line for FY 2024--has been used in past
SWIMMING POOL/ENTRY WATER FEATURE REPAIR-- NEW LINE		25,529	Combines Entry Water Feature with some monies from Swimming Pool Chemicals in Past Years
SWIMMING POOL INSPECTION		850	Department of Health Permit
AMENITY GENERAL MAINTENANCE & REPAIRS		30,000	
HOLIDAY DECORATIONS-- NEW LINE		10,000	
AMENITY CLEANING	Vesta Property Services, Inc.	25,000	
AMENITY ELECTRIC/WATER AND SEWER		-	Moved and combined above
AMENITY GATES/CONTROL ACCESS		12,000	Includes entry gate plus other entry points
AMENITY GATE REPAIRS-- NEW LINE		4,000	Based on past experience with repairs.
AMENITY WEBSITE/COMPUTER EQUIPMENT	Vesta Property Services, Inc.		Vesta's website
AMENITY INTERNET/CABLE	Comcast	15,000	
AMENITY DUES & LICENSES		-	
AMENITY SECURITY	Advanced Security Specialist & Consulting LLC	30,000	New line for FY 2024--has been used in past
FITNESS EQUIPMENT MAINTENANCE		2,000	Semi Annual Inspection at \$640/inspection. \$700 for possible repairs.
LIFESTYLES PROGRAMMING		30,000	
AMENITY GAS		-	Moved and combined above
TENNIS COURT MAINTENANCE - 4 CLAY COURTS		5,500	
LANDSCAPING MAINTENANCE OF AMENITY CENTER		-	Moved and combined above
LANDSCAPE IMPROVEMENT		3,000	
AMENITY IRRIGATION (REPAIRS)		-	Part of Landscape Maintenance RFP
PEST CONTROL	Turner Pest Control	1,600	
AMENITY FIRE SYSTEM MONITORING	Wayne Automatic Fire Sprinklers, Inc. (renews yearly until 10/1/2025)	1,425	
ALARM		-	
TRASH COLLECTION		2,300	
TOTAL AMENITY EXPENSES		431,700	
ACCESS CONTROL /GATE HOUSE			
GUARD SERVICE	Advanced Security Specialist & Consulting LLC	232,000	The District pays for staffing of guards at the gates within the community
GUARD HOUSE SUPPLIES		-	
GUARD HOUSE UTILITIES		-	Moved and combined above
GUARD HOUSE REPAIR & MAINTENANCE		-	The District will incur expenses for the on-going maintenance of the guardhouses
BAR CODE EXPENSE		-	Barcode and keyscan access
TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES		232,000	
TOTAL EXPENSES		1,424,885	

EXHIBIT 17

Amenity Manager Report
Beach CDD Meeting, February 20, 2023

Date of report: February 10, 2023

Submitted by: Loucite Michel & Ron Zastrocky

CONCLUDED EVENTS:

- National Gumball Day – 2/3/23
- Cocktails & Comedian- 2/4/23

PROGRAMS:

- Yoga with Larissa
- Yoga with Emma
- Zumba with Tangie B.

SOCIAL CLUBS:

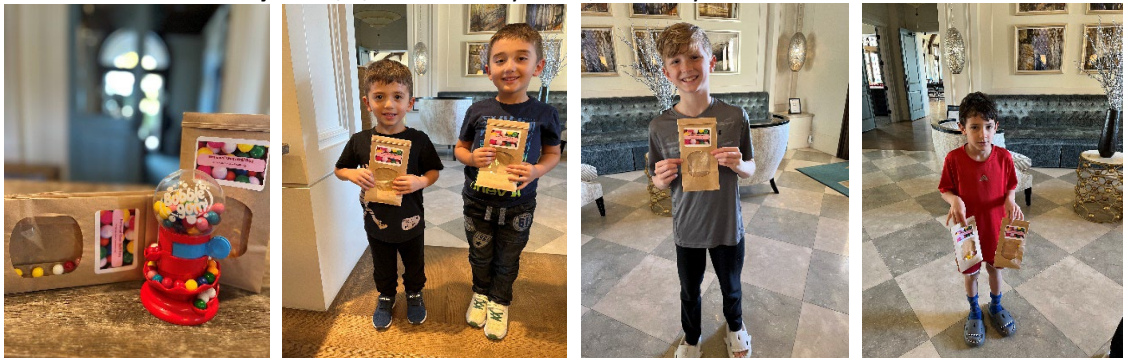
- Current clubs: Lunch bunch, Bridge, Bunco

AMENITY CENTER:

- Released February Calendar of events
- New staff members Pat and Loucite

EVENT HIGHLIGHTS:

National Gumball Day on 2/3/23 @ Tamaya Hall, Amenity Center



Time: 1:00 pm – 5:00 pm

Attendance: a couple handful of kids

Total Cost: \$ 12.44

- For National Gumball Day we made about 10 goodie bags with gumballs and handed them to the kids when they arrived. We also had a mini gumball machine they played with for extra gumballs.



Cocktails & Comedian on 2/4/23 @ Tamaya Hall, Amenity Center



Time: 7:00 pm – 9:00 pm

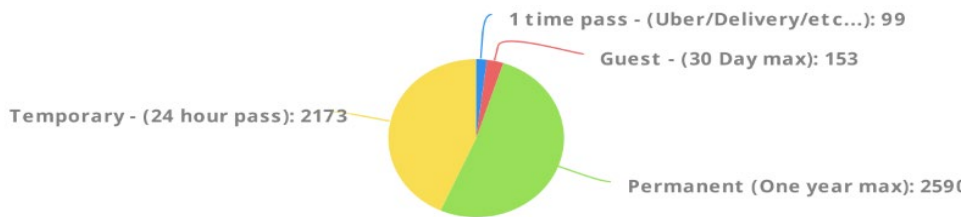
Attendance: 100+

Total Cost: \$ 1128.35

Participating Vendors:

- Comedian –Brian T. Shirley Cost: \$400.00
- Bartender – Ebony Lunsford, DBA The Cocktail Waitress – Cost: \$500.00
- Supplies/additional Refreshments – \$228.35
- Feedback – The cocktail hour started at 7PM and everyone loved the Chocolate Martini. Received great feedback from residents about how good the drinks were. The comedian was brought up at 8pm and there was a lot of participation from audience. Great feedback on how funny the comedian was, and the comedian also said the crowd was really great/ had a lot of energy.

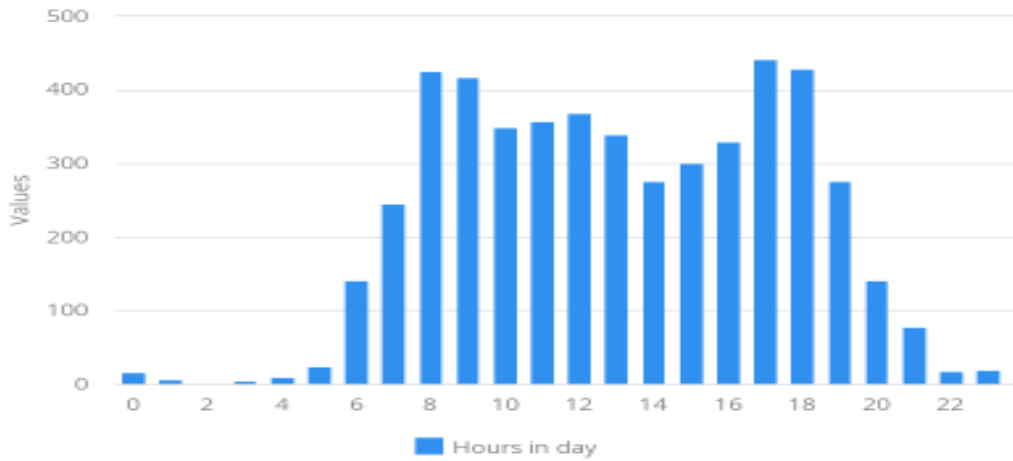
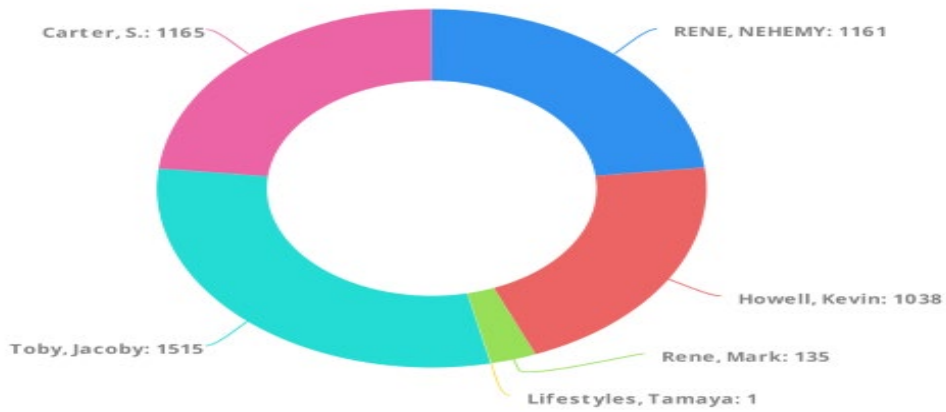
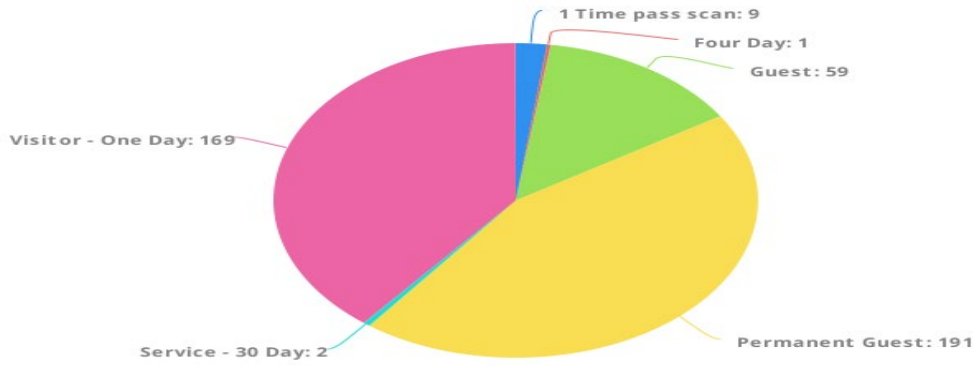
TEK Control:





TAMAYA

BETWEEN THE CITY AND THE SEA



VISITOR ARRIVAL STATISTICS

!ε

Last 30 Days

161.77

Average Per Day

Field Operations Report

Landscape update

- RFP Sealed Proposals opened 2/1/23 at 11:00am
- Met and gave tour of Tamaya with 8 landscape companies that did a proposal.
- New sod installed on both sides of slide and area by group fitness room.

General Maintenance update

- Installed new barrier arm with LED light. Barrier arm was purchased by the person that hit it trying to tailgate in.



- Raked, rolled, brushed and tamped down lines on tennis courts.

- Replaced irrigation clock at pocket park on Marmaris. Quote from Sunstate was \$708.94. Purchased off Amazon for \$184.94 and installed myself.



- Moved all furniture in Tamaya Hall for comedy show and put all furniture back.
- Wired in 4 mics to control 4 system. Now sound will now come out of ceiling speakers.
- Removed everything from storage closet and organized closet.



Amenity Manager Report Beach CDD Meeting, March 20, 2023

Date of report: March 10, 2023

Submitted by: Loucite Michel & Ron Zastrocky

UPCOMING EVENTS (photos will be on next report):

- St. Patrick's Day Scavenger Hunt – 3/11/23
- Staff Meet & Greet w. St. Patrick's Day theme Trivia Night – 3/16/23

PROGRAMS:

- Yoga with Larissa
- Yoga with Emma
- Zumba with Tangie B.

SOCIAL CLUBS:

- Current clubs: Lunch bunch, Bible study, Bunco

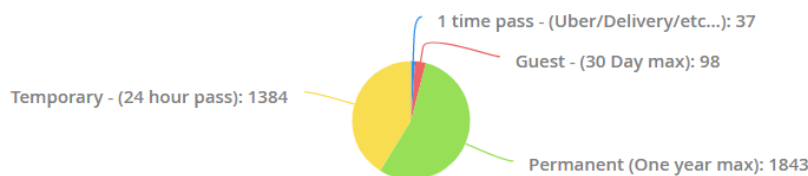
AMENITY CENTER:

- Released March Calendar of events
- Handful of Lifeguards/pool monitors have been hired for opening of water slide

TEK Control:

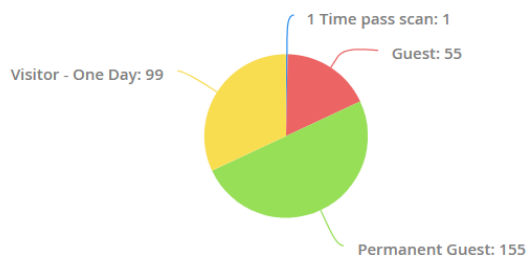
VISITOR ARRIVALS BY TYPE

Custom Date



VISITOR PASSES BY PASS TYPE

Custom Date

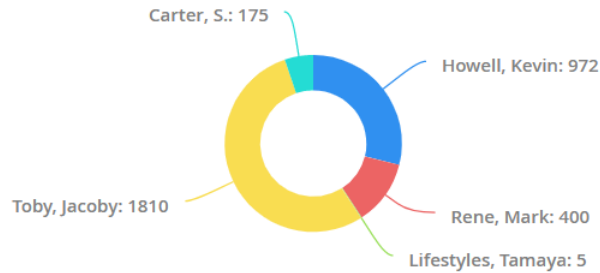


VISITORS ADMITTED BY OFFICER

Custom Date ▾

02/20/2023 :

03/08/2023 :



Field Operations Report

Landscape update

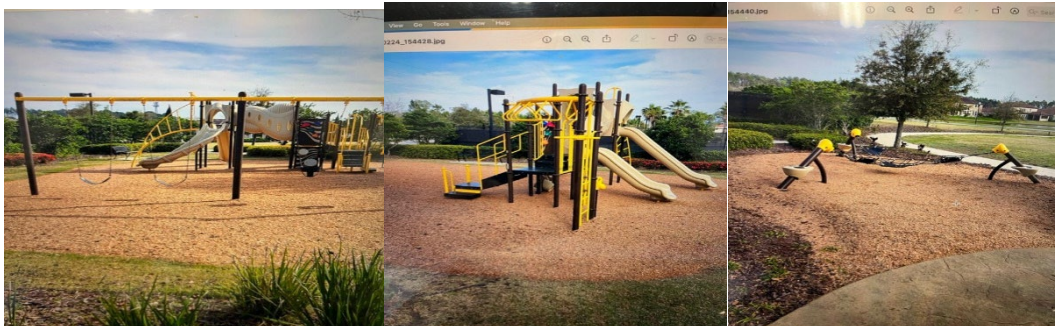
- New account manager started for Sunstate.
- The new account manager for Sunstate no longer works for Sunstate.
- Water times have been adjusted on irrigation.

General Maintenance update

- Pressure washed pool furniture.
- Pressure washed columns at splash pad.



- 65 yards of playground mulch installed.



- New fence and wall installed at Beach Blvd between fountain and old Tamaya entrance



EXHIBIT 18

MEMORANDUM

TO: BEACH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

FROM: WESLEY S. HABER

DATE: MARCH 13, 2023

RE: PUBLIC RECORDS RETENTION

The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

OPTION 1

RESOLUTION 2023-[]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason.

Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____ 2023.

ATTEST:

BEACH DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

OPTION 2

RESOLUTION 2023-[]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason.

Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District's development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____ 2023.

ATTEST:

BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: General Records Schedules, GS1-SL and GS3

Composite Exhibit A

General Records Schedules Established by the Division (GS1-SL and GS3)

[attach, if Option 2 adopted]

EXHIBIT 19

Date of Action Item	Action Item	Status
7/18/2022	The outdoor library will be set up with Task Force guidance with the Amenity Manager, at no cost to the District.	12/8: Amenity Manager has found two residents that have expressed interest in this and is to meet with them during the next several weeks.
7/18/2022	The District Manager will speak with Vesta regarding the safety checklist, lifeguard duties, and observations made on the lifeguards by the Task Force.	11/14/2022: Amenity staff will consult Vesta for more lifeguard training and will make changes next season.
9/19/2022	The District Manager will arrange for an on-site meeting with JSO to discuss speeding issues.	Done
12/19/2022	Ron to provide revised paint quotes for 3/20/2023 meeting	Done
1/16/2023	DC to get back with Board on approximate cost associated with FEMA reimbursement paperwork	
1/16/2023	DM to reach out to resident who requested District Engineer check storm water drains for sediment build up	Done
1/16/2023	Supervisors to provide DM a list of their top 2 or 3 goals for current board by COB on 1/31/2023.	Done
1/16/2023	Staff to check on ICI construction gate hours and report to Board	Done
2/20/2023	DM to Find Status of Refunding 2013 and 2015 Bonds	Done
2/20/2023	DM to provide Board with Draft FY 2024 Budget	Done

EXHIBIT 20

BEACH CDD MEETING AGENDA MATRIX

		<ul style="list-style-type: none">• Consideration of Proposal for Amazon Delivery Process• Consideration of Proposal for Tennis Court Resurfacing• Consideration of Proposal for Security Camera from Integrated Access Solutions	
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BEACH CDD MEETING AGENDA MATRIX

<p><i>April, 2023</i></p>	<p><i>Regular Meeting: 4/17</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Meeting Minutes<ul style="list-style-type: none">○ 2/20/2023 Regular Meeting○ 3/9/2023 Workshop○ 3/20/2023 Regular Meeting• Unaudited Financials (March 2023) <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none">• FY 2024 Budget Discussion--Continued• Consideration of May Workshop on FY 2024 Budget—if needed <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager• Resident(s) Subject to Disciplinary Action• Incident Report Tracker• Action Item Report• Meeting Matrix• District Counsel• District Engineer	
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BEACH CDD MEETING AGENDA MATRIX

<p><i>May, 2023</i></p>	<p><i>Regular Meeting: 5/15</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Meeting Minutes• 4/17/2023 Regular Meeting• Unaudited Financials (April, 2023) <p><i>Business Items</i></p> <ul style="list-style-type: none">• Public Hearing on Amenity Policies Revisions• Approve Proposed FY 2024 Budget <p><i>Discussions</i></p> <ul style="list-style-type: none">• Consideration of June Workshop on FY 2024 Budget—if needed <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager• Resident(s) Subject to Disciplinary Action• Incident Report Tracker• Action Item Report• Meeting Matrix• District Counsel• District Engineer	
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BEACH CDD MEETING AGENDA MATRIX

<p><i>June, 2023</i></p>	<p><i>Regular Meeting: 6/19</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Meeting Minutes<ul style="list-style-type: none">▪ 5/15/2023 Regular Meeting• Unaudited Financials (May 2023) <p><i>Business Items</i></p> <ul style="list-style-type: none">• Adopt FY 2024 Budget <p><i>Discussions</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">○ Resident(s) Subject to Disciplinary Action○ Incident Report Tracker○ Action Item Report○ Meeting Matrix• District Counsel• District Engineer	
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BEACH CDD MEETING AGENDA MATRIX

<p><i>July, 2023</i></p>	<p><i>Regular Meeting: 7/17</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">• Meeting Minutes<ul style="list-style-type: none">▪ 6/19/2023 Regular Meeting• Unaudited Financials (June 2023) <p><i>Business Items</i></p> <ul style="list-style-type: none">• Adopt FY 2024 Budget—if not done during 6/19 Meeting <p><i>Discussions</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none">• District Manager<ul style="list-style-type: none">○ Resident(s) Subject to Disciplinary Action○ Incident Report Tracker○ Action Item Report○ Meeting Matrix• District Counsel• District Engineer	
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BEACH CDD MEETING AGENDA MATRIX

<i>Unscheduled Items</i>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none">• CDD Agreement to allow HOA to enforce no parking on CDD owned streets <p><i>Staff Reports</i></p> <p><i>Public Hearing</i></p>	<ul style="list-style-type: none">• 2/7: Reply from HOA
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BEACH CDD MEETING AGENDA MATRIX

SUBJECT	NOTES
Safety and Security	<ul style="list-style-type: none">• Speeding in Community• Single Point of Entry/Sign-In Point for Amenities• Point of Entry for Sidewalks
Expanding Amenities	<ul style="list-style-type: none">• Facilitators
Pocket Parks	<ul style="list-style-type: none">• Beautification