



***BEACH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
April 17, 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, April 17, 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, April 17, 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. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Presentation & Consideration of Landscape Maintenance Proposals

A. Presentation of Proposal Evaluation Criteria

[Exhibit 1](#)

B. Presentation of 3-Year Annual Amounts

[Exhibit 2](#)

C. Brightview

D. Down2Earth

E. Koehn Outdoor

F. Sun State

G. Tree Amigos

H. United Land Services

I. VerdeGo

J. Yellowstone Landscape

V. Consent Agenda

A. **Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held March 9, 2023**

[Exhibit 3](#)

B. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 20, 2023**

[Exhibit 4](#)

C. Consideration for Acceptance – The March 2023 Unaudited Financial Statements

[Exhibit 5](#)

VI. Business Items

A. **Consideration of Pool Lane Proposal Options**

[Exhibit 6](#)

B. Consideration of Southeast Fitness Room Equipment Repair Proposal

[Exhibit 7](#)

C. Consideration of Life Fitness Room Equipment Replacement Proposal

[Exhibit 8](#)

VII. Discussion Items

- A. Designating an Adult Pool & Options
- B. FY 2024 Budget – Continued – *To Be Distributed*
- C. Consideration of May Workshop on FY 2024 Budget – if needed
- D. Arbitrage Calculation Guidelines

[Exhibit 9](#)

VIII. Staff Reports

- A. Lifestyle & Field Management Report
- B. District Counsel
- C. District Manager
 - 1. Resident(s) Subject Disciplinary Action
 - 2. Incident Management Tracker
 - 3. Action Item Report
 - 4. Meeting Matrix
- D. District Engineer

[Exhibit 10](#)

[Exhibit 11](#)

[Exhibit 12](#)

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

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Meeting Quorum Check: May 15th, 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

XIII. Adjournment

NOTE: THE MEETING WILL BE CONDUCTED BY AT LEAST THREE MEMBERS OF THE BOARD OF SUPERVISORS. IT IS POSSIBLE THAT CERTAIN SUPERVISORS MAY NEED TO LEAVE PRIOR TO THE BOARD COMPLETING THE ENTIRE AGENDA, RESULTING IN FEWER THAN THREE BOARD MEMBERS BEING AVAILABLE TO ADDRESS THE REMAINING AGENDA. IN SUCH CASE, ANY AGENDA ITEM MAY BE DISCUSSED BY THE REMAINING BOARD MEMBERS IN A WORKSHOP TYPE MANNER, WHICH MEANS NO OFFICIAL ACTION WILL OCCUR ON THE AGENDA ITEM AND IT WILL ONLY BE SUBJECT TO DISCUSSION.

EXHIBIT 1

**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	16.77	15.90	20	19.78	18.46	18.64	13.30	17.22
TOTAL (100 points)								

Supervisor Signature _____

Date: _____

EXHIBIT 2

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 3

1 **MINUTES OF MEETING**

2 **BEACH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop of the Board of Supervisors of the Beach Community Development District was
5 held on Thursday, March 9, 2023 at 5:15 p.m., at 12788 Meritage Blvd., Jacksonville, Florida 32246, with
6 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:

10	Stephen Kounoupas	Board Supervisor, Chairman
11	Matt Calderaro <i>(via phone)</i>	Board Supervisor, Vice Chairman
12	David McInnes	District Manager, DPFM Management and Consulting
13	Greg Young	Resident
14	Ivan Carrico	Resident
15	Dave Putnam	Resident
16	Chow Pumouk	Resident
17	Subba Veal	Resident
18	Kalynne Cuza	Resident
19	Anne Cruz	Resident
20	Karen Young	Resident
21	Kate Kendig	Resident

22 *The following is a summary of the discussions at the March 9, 2023 Beach CDD Board of Supervisors*
23 *Workshop. Audio for this meeting is available upon public records request.*

24 **SECOND ORDER OF BUSINESS – Discussion Items**

25 A. Exhibit 1: Policy Task Force Proposed Changes to Amenity Facilities Policies

26
27 1. Proposed Changes to Amenities Facilities Policies as Discussed – By Page

28 A. Pg. 1 – Definitions

29 I. Homeowners Association – Provide name of HOA.

30 II. Instructor and Trainer – Work on suggested alternative language.

31 B. Pg. 2 – Definitions

32 I. Identification – Keep it consistent with what was adopted at the meeting.

33 C. Pg. 2 – Identification Cards

34 I. Policy 1 – Change “**2** Access cards...” to “**Two** access cards...”.

35 II. Policy 3 – Edit to say, “present ID cards or access cards...”.

36 D. Pg. 3 – Non-Resident Annual User Fee

37 I. Omit “children under the age of 18”, to be further discussed.

38 E. Pg. 3 – Community Club Use of Facilities

39 I. Policy 3 – Change “The **District...**” to “The **Board...**”.

40 F. Pg. 4 – Guest Policies

41 I. Policy 1 – Change “...**such** Guest” to “...**their** Guest”.

42 II. Policy 2 – Remove “**No**” from the beginning of the sentence.

43 G. Pg. 4 – Renter’s Privileges: Instructor/Trainer Policies

44 I. 1st Bullet Point – Add “...**and the Amenity Lifestyle website**”.

45 II. Under 2nd Bullet Point – Work on this for minor, and add Dana’s language.

46 H. Pg. 5 – General Amenity Facility Provisions

- 47 I. Policy 3 – Remove “**and Facility Manager**”.
- 48 II. Policy 3 – Add Basketball as the last bullet point.
- 49 III. Policy 4 – add “**city ordinance**” to end of second sentence.
- 50 IV. Policy 5 – add “**...golf carts**” after “vehicles...”.
- 51 I. Pg. 6 – General Amenity Facility Provisions
- 52 I. Policy 7 – Add “... **District** contractors.”
- 53 II. Policy 10 – Replace “... in a timely manner” with “... **24 hours of loss being**
- 54 **discovered**”.
- 55 III. Policy 12 – Replace “...loss” with “...**suspension**”.
- 56 IV. Omit Policy 13.
- 57 V. Move Policy 18 to Instructor/Trainer section.
- 58 J. Pg. 7 – General Amenity Facility Provisions
- 59 I. Policy 24 – Replace “...offense” with “...**act**”, and Wes to work on verbiage.
- 60 II. Policy 25 – Add “...**and guests**” after “All Patrons...”.
- 61 III. Policy 26 – Wes to work on.
- 62 K. Pg. 7 – Loss or Destruction of Property or Instances of Person Injury
- 63 I. Policy 1 – Add “...**and guest**” after “Each Patron...”.
- 64 II. Policy 2 – Add “...**and guest**” after “Patrons...”.
- 65 L. Pg. 8 – Loss or Destruction of Property or Instances of Person Injury
- 66 I. Policy 3 – Wes to work on.
- 67 M. Pg. 8 – Service Animal Policy: Use Grand Haven’s policy as an example.
- 68 N. Pg. 8 – General Beach CDD Amenity Facility Usage Policy: Add “...**and guests**” after
- 69 “All Patrons...”
- 70 O. Pg. 9 – General Beach CDD Amenity Facility Usage Policy
- 71 I. Policy 3 – Add “...**and guests**” after “Any Patrons...”. And, add “...**and**
- 72 **guest**” after “...that Patron...”.
- 73 P. Pg. 9 – Swimming Pool Rules: Whole Board to decide upon this.
- 74 Q. Pg. 10 – Swimming Pool Rules
- 75 I. Policy 10 – Add “...**manager**” after “facility...”.
- 76 II. Policy 15 – To be worked on.
- 77 III. Additional Rules for Lap Pool – Whole Board to weigh in.
- 78 R. Pg. 11 – Fitness Center Policies: Check that it’s a general rule before removing first
- 79 paragraph.
- 80 I. Policy 5 – Remove “**Please**” from both bullet points 8 and 9, and replace the
- 81 word “Replace...” with “**Return**...”.
- 82 S. Pg. 13 – Tennis Facility Policies
- 83 I. Policy 1 – Edit sentence to say, “Parents are not allowed to drop off children
- 84 under 14 years of age without specific supervision by a Patron or an
- 85 instructor.” To be discussed further.
- 86 II. Board to work on Policy 5, letters g and h.
- 87 T. Pg. 14 – Basketball Facility Policies: Remove first paragraph.
- 88 U. Pg. 15 – Basketball Facility Policies
- 89 I. Policy 6, Bullet Point 1 – Replace “...of” with “...**or**.”
- 90 II. Policy 6, Bullet Point 3 – Add “...**Golf carts, vehicles**...”.
- 91 III. Policy 6, Bullet Point 6 – Add to end of sentence “...**must pick up after play,**
- 92 **trash, etc.**”.
- 93 V. Pg. 15 – Event Lawn Policies
- 94 I. Policy 2 – Add “...**golf carts (without prior approval by Amenity Facility**
- 95 **Manager)**”.
- 96 II. Add Policy 9 – Add language to clean up after use.
- 97 W. Pg. 16 – Playground Policies: Clean up language.

98 X. Pg. 17 – General Facility Rental Policy: Add name of HOA where referenced.

99 **THIRD ORDER OF BUSINESS – Adjournment**

100 The workshop meeting was adjourned at 8:06 p.m.

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

104 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
105 **meeting held on April 17, 2023.**

106

107

Signature

Signature

Printed Name

Printed Name

108 **Title:** **Secretary** **Assistant Secretary**

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

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, March 20, 2023 at 6:03 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	Matt Calderaro	Board Supervisor, Vice Chairman
11	Robert Renn	Board Supervisor, Assistant Secretary
12	Sheila Papelbon	Board Supervisor, Assistant Secretary
13	Chance Wedderburn	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	Regional General Manager, Vesta Property Services
18	Loucite Michel	Amenity Manager, Vesta Property Services
19	Ron Zastrocky	Field Operations Manager, Vesta Property Services
20	Jake Card	Advanced Security Specialist & Consulting
21	Dominic Guess	Resident
22	Elena Korsakova	Resident
23	Cindy Rosborough	Resident
24	Greig Young	Resident
25	Karen Young	Resident

26 *The following is a summary of the discussions and actions taken at the March 20, 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 – Presentations**

31 A. What District Receives from Off Duty Officer Patrol

32 Presented by Sheriff T.K. Waters, who noted that the rate would be at \$50.00 per hour and answered
33 questions from the Board.

34 B. Exhibit 1: Reserve Study – Charlie Sheppard

35 Mr. Sheppard gave an overview of the reserve study and the first-year assessment and answered
36 questions from the board.

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

39 Mr. Guess discussed the possibility of bringing professional tennis instructors into the community
40 for residents.

41 Ms. Korsakova discussed adding rejuvenation items to the reserve study.

42 Ms. Rosborough discussed the usage of tennis courts by residents for leisurely use only.

43 Mr. Young discussed the usage of tennis courts by residents for leisurely use only.

44 Ms. Young asked if the district was obtaining at least three bids for any item that was \$1,000.00 or
45 more. She discussed the amenity pools and possibly designating the lap pool as an adult pool only.
46 She also discussed policies regarding amenity rentals, as well as the landscape RFP process.

47 **FIFTH ORDER OF BUSINESS – Presentation & Consideration of Landscape Maintenance**
48 **Proposals**

49 A. Exhibit 2: Presentation of Proposal Evaluation Criteria

50 B. Exhibit 3: Presentation of 3-Year Annual Amounts

51 C. Brightview

52 D. Down2Earth

53 E. Koehn Outdoor

54 F. Sun State

55 G. Tree Amigos

56 H. United Land Services

57 I. VerdeGo

58 J. Yellowstone Landscape

59 Mr. Haber gave a brief overview of the landscape RFP process. Discussion ensued regarding the
60 proposals and evaluation process; the Board decided to delay the selection process until the next
61 Board meeting on April 17th.

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

63 A. Exhibit 4: Consideration for Approval – The Revised Minutes of the Board of Supervisors Regular
64 Meeting Held December 19, 2022 – *previously presented*

65
66 B. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
67 Held January 16, 2023

68
69 C. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
70 Held February 20, 2023

71
72 D. Exhibit 7: Consideration for Acceptance – The January 2023 Unaudited Financial Statements

73
74 E. Exhibit 8: Consideration for Acceptance – The February 2023 Unaudited Financial Statements

75
76 F. Exhibit 9: Ratification of Bob’s Backflow & Plumbing Services, Inc.

77
78 G. Exhibit 10: Ratification of Integrated Access Solutions Security Cameras Proposal

79

80 **On a MOTION by Ms. Papelbon, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board**
81 **approved the Consent agenda as is, for the Beach Community Development District.**

82

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

84 **This item was presented out of order after Item A under the Eighth Order of Business,**
85 **Discussion items.**

86 A. Exhibit 11: Consideration & Adoption of **Resolution 2023-06**, Setting PH Date for Amenity
87 Rules

88 The Board chose to withdraw the change to the amenity policies from further consideration.

89 B. Exhibit 12: Consideration of Proposals to Repair & Paint Walls in Fitness Center

90 On a MOTION by Ms. Papelbon, SECONDED by Mr. Renn, WITH ALL IN FAVOR, the Board approved
91 the proposal to repair and paint the fitness center, in the amount of \$750.00, for the Beach Community
92 Development District.

93 **Items C – Exhibit 13 and D – Exhibit 14, were presented out of order after Item A under the**
94 **Seventh Order of Business, Business Items.**

95 C. Exhibit 13: Consideration of Amazon Delivery Process Proposal

96 Mr. Zastrocky and Mr. Card provided information regarding the proposal.

97 On a MOTION by Ms. Papelbon, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board
98 approved the Amazon Delivery Process proposal and for the Operations Manager to work with Amazon,
99 for the Beach Community Development District.

100 D. Exhibit 14: Consideration of Tennis Court Resurfacing Proposal

101 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
102 approved the Tennis Court Resurfacing proposal, in the amount of \$11,900.00 for the Beach Community
103 Development District.

104 **EIGHTH ORDER OF BUSINESS – Discussion Items**

105 A. Exhibit 15: Proposed Changes to Amenity Polices

106 Discussion ensued regarding proposed changes and issues raised during the workshop on March
107 9th.

108 On a MOTION by Mr. Calderaro, SECONDED by Mr. RENN, WITH ALL IN FAVOR, the Board
109 approved the Proposed Changes to Amenity Policies, in substantial form, giving permission to the District
110 Manager to make changes as necessary for conformity to the wishes of the Board, for the Beach Community
111 Development District.

112 **This item was presented out of order after Item D under the Seventh Order of Business,**
113 **Business Items.**

114 B. Exhibit 16: FY 2024 Budget Update

115
116 Discussion ensued regarding the current numbers for the proposed FY 2024 budget.

117
118 C. Consideration of April Workshop on FY 2024 Budget – if needed

119 Discussion ensued regarding potentially having a budget workshop in April. The Board chose to
120 have a budget workshop on April 26 at 5:00 PM.

121 **NINTH ORDER OF BUSINESS – Staff Reports**

122 A. Exhibit 17: Lifestyle & Field Management Reports – February & March

123 Ms. Harden introduced Ms. Michel to the Board as the new Amenity Manager.

124 B. District Counsel

125 1. Exhibit 18: Discussion & Consideration of Memo Regarding Public Records Retention

126 Mr. Haber gave a brief explanation of the memorandum regarding public records retention.

127 The Board chose to adopt option number 2, **Resolution 2023-06**.

128 On a MOTION by Mr. Calderaro, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board
129 adopted **Resolution 2023-06**, Public Records Retention, for the Beach Community Development District.

130 C. District Manager

131 1. Resident(s) Subject Disciplinary Action

132 There being none, the next item followed.

133

134 2. Incident Management Tracker – *To Be Distributed*

135

136 3. Exhibit 19: Action Item Report

137

138 Mr. McInnes gave a brief overview of the Action Items completed and to be completed.

139

140 4. Exhibit 20: Meeting Matrix

141

142 5. Arbitrage Calculations Guidance

143

144 D. District Engineer

145 The District Engineer did not attend.

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

148 There being none, the next item followed.

149 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

150 Discussion ensued regarding the Capital Reserves.

151 Supervisor Papelbon asked about the fountain at the pond, and inquired about the current Chairman
152 of the Board. Discussion ensued.

153 Supervisor Wedderburn asked about the landscaping on Tamaya Blvd.

154 Supervisor Renn asked about additional staffing for the amenities, and whether the amenity policies
155 require patrons to sign in at said amenities.

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

157 Mr. Zastrocky to return with quotes for three lanes to be added to the pool.

158

159

160

161 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 17th, 6:00 PM**

162 Three out of four board members indicated that they would be at the meeting on April 17th.
163 Supervisor Kounoupas attendance is unknown, and Supervisor Papelbon stated that she would not
164 be in attendance.

165 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

168 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
169 adjourned the meeting at 9:57 p.m. for the Beach Community Development District.

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

173 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
174 **meeting held on April 17, 2023.**

175

176

Signature

Signature

Printed Name

Printed Name

177 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

March 31, 2023

**Beach CDD
Balance Sheet
March 31, 2023**

	General Fund	Debt Service 2013A	Debt Service 2015A	Construction	Total
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 1,047,348	\$ -	\$ -	\$ -	\$ 1,047,348
3 PAYPAL ACCOUNT BU	100	-	-	-	100
4 CHECKING ACCOUNT CS	41,341	-	-	-	41,341
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 REDEMPTION FUND	-	-	149	-	149
10 PREPAYMENT FUND	-	15,793	3,239	-	19,032
11 REVENUE FUND	-	804,941	323,084	-	1,128,025
12 OP REDEMPTION FUND	-	-	-	-	-
13 ACQ & CONS 2013A	-	-	-	37	37
14 ACQ & CONS 2015A	-	-	-	-	-
15 ASSESSMENTS RECEIVABLE ON-ROLL	33,850	19,368	8,883	-	62,101
16 ASSESSMENTS RECEIVABLE OFF-ROLL	-	-	-	-	-
17 DUE FROM OTHER FUNDS	-	99,526	42,720	-	142,246
18 PREPAID	886	-	-	-	886
19 TOTAL ASSETS	\$ 1,124,417	\$ 939,627	\$ 378,076	\$ 37	\$ 2,442,158
20 LIABILITIES					
21 ACCOUNTS PAYABLE	\$ 25,001	\$ -	\$ -	\$ -	\$ 25,001
22 DEFERRED REVENUE ON-ROLL	33,850	19,368	8,883	-	62,101
23 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-
24 DUE TO OTHER FUNDS	142,246	-	-	-	142,246
25 OUTSTANDING CHECKS	-	-	-	-	-
26 TOTAL LIABILITIES	201,096	19,368	8,883	-	229,347
27 FUND BALANCE					
28 NONSPENDABLE					
29 PREPAID & DEPOSITS	886	-	-	-	886
30 CAPITAL RESERVES	109,319	-	-	-	109,319
31 OPERATING CAPITAL	-	-	-	-	-
32 UNASSIGNED	813,116	920,259	369,193	37	2,102,605
33 TOTAL FUND BALANCE	923,321	920,259	369,193	37	2,212,810
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,124,417	\$ 939,627	\$ 378,076	\$ 37	\$ 2,442,158

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

	FY 2023 Adopted Budget	FY 2023 Month of March	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	\$ 1,368,471	\$ (33,850)	98%
3 ASSESSMENTS OFF-ROLL	216,924	-	108,462	(108,462)	50%
4 INTEREST REVENUE	-	3	12	12	
5 OTHER FINANCING SOURCES	5,000	1,567	11,959	6,959	239%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 8,785	\$ 1,488,904	\$ (135,341)	92%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ -	\$ 8,200	\$ 200	103%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	1,000	4,400	(5,600)	44%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	1,000	(1,000)	50%
13 DISTRICT MANAGEMENT	42,000	3,500	21,000	(21,000)	50%
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	2,750	(2,750)	50%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	-	-	
20 AUDIT	6,000	-	-	(6,000)	0%
21 WEBSITE	1,515	50	2,250	735	149%
22 LEGAL ADVERTISING	1,750	-	3,331	1,581	190%
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	6,337	4,337	317%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	6,911	62,466	(35,926)	63%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	-	47,976	(85,577)	36%
30 PROPERTY INSURANCE	89,054	-	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,767	9,858	(11,742)	46%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	35,213	185,753	(217,039)	46%
33 IRRIGATION (REPAIRS)	10,000	493	4,648	(5,352)	46%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	18,352	112,325	(76,150)	60%
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	11,888	3,888	149%
40 CAPITAL IMPROVEMENTS	39,080	3,575	3,575	(35,505)	9%
41 TOTAL FIELD EXPENSES	910,554	59,625	464,121	(446,434)	51%

42 AMENITY EXPENSES						
43	AMENITY MANAGEMENT	154,556	-	49,162	(105,394)	32%
45	LIFEGUARD	-	-	114	114	
44	SWIMMING POOL CHEMICALS	-	-	7,240	7,240	
46	SWIMMING POOL INSPECTION	-	-	-	-	
47	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	-	5,092	(16,418)	24%
48	AMENITY CLEANING	-	-	6,725	6,725	
49	AMENITY ELECTRIC/WATER AND SEWER	60,000	-	25,036	(34,964)	42%
50	AMENITY GATES/CONTROL ACCESS	5,000	295	6,289	1,289	126%
51	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	-	840	(750)	53%
52	AMENITY INTERNET/CABLE	10,000	1,126	6,808	(3,192)	68%
53	AMENITY DUES & LICENSES	850	-	459	(391)	54%
54	AMENITY SECURITY	800	-	2,160	1,360	270%
55	FITNESS EQUIPMENT MAINTENANCE	10,000	-	687	(9,313)	7%
56	LIFESTYLES PROGRAMMING	25,000	-	9,814	(15,186)	39%
57	AMENITY GAS	600	41	371	(229)	62%
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	660	(540)	55%
63	AMENITY FIRE SYSTEM MONITORING	1,500	-	1,406	(94)	94%
64	ALARM	500	-	-	(500)	0%
65	TRASH COLLECTION	2,292	178	1,069	(1,223)	47%
66	TOTAL AMENITY EXPENSES	382,298	1,755	150,203	(232,095)	39%
67 ACCESS CONTROL /GATE HOUSE						
68	GUARD SERVICE	222,400	20,580	120,240	(102,160)	54%
69	GUARD HOUSE SUPPLIES	800	-	535	(265)	67%
70	GUARD HOUSE UTILITIES	3,800	199	1,481	(2,319)	39%
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	127,085	(105,915)	55%
74	TOTAL EXPENDITURES	1,624,245	89,719	803,875	(820,370)	49%
75	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(80,933)	685,029	685,029	
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)	685,029	685,029	
82	FUND BALANCE - ENDING	\$ 239,612		\$ 923,321	\$ 683,709	
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		813,116		
89	TOTAL FUND BALANCE	\$ 239,612		\$ 923,321		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to March 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	\$ 778,941	\$ (21,699)
3 INTEREST REVENUE	-	3,693	3,693
4 MISC. REVENUE	-	15,465	15,465
5 TOTAL REVENUE	800,640	798,098	(2,542)
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	414,191	410,528
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	414,191	410,528
21 FUND BALANCE - ENDING	\$ 499,886	\$ 920,259	\$ 420,374

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to March 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	\$ 358,027	\$ (8,883)
3 ASSESSMENTS OFF-ROLL	232,345	-	(232,345)
4 INTEREST REVENUE	-	31	31
5 MISC. REVENUE	-	134,655	134,655
6 TOTAL REVENUE	599,255	492,713	(106,542)
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	-	270,726	270,726
16 OTHER FINANCING SOURCES (USES)			
17 TRANSFER IN	-	149	149
18 TRANSFER OUT (USES)	-	-	-
19 TOTAL OTHER FINANCING SOURCES (USES)	-	149	149
20 FUND BALANCE - BEGINNING	96,818	98,317	1,500
21 NET CHANGE IN FUND BALANCE	-	270,875	270,875
22 FUND BALANCE - ENDING	\$ 96,818	\$ 369,193	\$ 272,375

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 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	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 & 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 & Plumbieng 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	Stefanos 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			Deposit	3,297.16		1,093,591.38
02/28/2023			Service Charge		1.40	1,093,589.98
02/28/2023	EOM Balance			14,777.70	143,156.18	1,093,589.98
03/01/2023	ACH030123	Bank United	Check 126 deposited 02/27 Chargeback Fee		35.00	1,093,554.98
03/02/2023	030223ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 2/10/23 - 3/9/23		199.35	1,093,355.63
03/03/2023	1162	Live Entertainment Solutions, LLC	DJ for Trivia Night on 3/16/23 including supplies		275.00	1,093,080.63
03/06/2023			Deposit	6,849.03		1,099,929.66
03/08/2023			Deposit	192.36		1,100,122.02
03/09/2023	100152	Advanced Security Specialist & Consulting	Invoice: TA0022023 (Reference: Amenities security.) Invoice: T0022023B (Reference: Guard H		9,960.00	1,090,162.02
03/09/2023	100153	Kutak Rock LLP	Invoice: 3182997 (Reference: General Counsel.)		1,901.50	1,088,260.52
03/09/2023	100154	TEKWave Solutions LLC	Invoice: 5578 (Reference: Visitor Management Software.)		295.00	1,087,965.52
03/09/2023	100155	First Coast Mulch	Invoice: 4831 (Reference: Mulch Installation:Playground Chips.)		3,575.00	1,084,390.52
03/13/2023	100156	Southeastern Paper Group	Invoice: 05829171 (Reference: Supplies.)		376.43	1,084,014.09
03/13/2023	100157	Sun State Nursery & Landscaping, Inc	Invoice: 9616 (Reference: March Landscape Maintenance.)		35,213.10	1,048,800.99
03/13/2023	100158	The Lake Doctors, Inc.	Invoice: 76968B (Reference: Water Management.)		1,767.00	1,047,033.99
03/13/2023	100159	Vesta Property Services	Invoice: 408152 (Reference: Amenity Management.)		18,973.93	1,028,060.06
03/13/2023	100160	VGlobal Tech	Invoice: 4781 (Reference: Email hosting.)		50.00	1,028,010.06
03/13/2023	100161	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1030521 (Reference: Annual Extinguisher Certification Inspection.) Invoice: 1030371 .		346.73	1,027,663.33
03/14/2023	1163	Matthew Calderaro	BOS MTG 3/09/23		200.00	1,027,463.33
03/14/2023	1164	Stefanos Kounoupas	BOS MTG 3/9/23		200.00	1,027,263.33
03/16/2023			Deposit	61,862.73		1,089,126.06
03/17/2023	31723ACH1	JEA	Service for the month of February		18,352.18	1,070,773.88
03/20/2023	ACH032023	TECO	12545 Beach Blvd - 1/24/23 - 2/21/23		41.09	1,070,732.79
03/20/2023	032023ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 3/01/23 to 3/29/23		216.20	1,070,516.59
03/20/2023	32023ACH2	Comcast	12788 Meritace Blvd MINI MDTA 2/28/22 - 3/27/23		548.42	1,069,968.17
03/23/2023	ACH032323	Florida Natural Gas	Fuel and Inside FGT Z3 1/23/23 - 2/21/23		16.08	1,069,952.09
03/23/2023	100162	DPFG M&C	Invoice: 408425 (Reference: District Management Services.) Invoice: 408367 (Reference: Billab		4,224.33	1,065,727.76
03/23/2023	100163	Advanced Security Specialist & Consulting	Invoice: T0032023A (Reference: Guard House Gate Access Management.)		9,000.00	1,056,727.76
03/23/2023	100165	Vesta Property Services	Invoice: 408342 (Reference: Billable Expenses.)		603.48	1,056,124.28
03/23/2023	ACH 032323	Credit Card transactions			2,530.22	1,053,594.06
03/27/2023	22723ACH1	Comcast	12788 Meritage Blvd. OFC 4 2/3/23 - 3/2/23		361.29	1,053,232.77
03/27/2023	1165	Chance Wedderburn	BOS MTG 3/20/23		200.00	1,053,032.77
03/27/2023	1166	Matthew Calderaro	BOS MTG 3/20/23		200.00	1,052,832.77
03/27/2023	1167	Robert Renn	BOS MTG 3/20/23		200.00	1,052,632.77
03/27/2023	1168	Shelia Papelbon	BOS MTG 3/20/23		200.00	1,052,432.77
03/27/2023	100166	GFL Environmental	Invoice: UG0000096764 (Reference: Trash Service.)		195.31	1,052,237.46

03/27/2023	100167	Integrated Access Solutions	Invoice: 0002826 (Reference: Installation, set-up & testing.)		1,383.00	1,050,854.46
03/27/2023	032723ACH1	Comcast	12788 Meritage Blvd. OFC 4 3/3/23 - 4/2/23		361.24	1,050,493.22
03/28/2023			Deposit	600.00		1,051,093.22
03/30/2023	030323ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Mar 10, 2023 to Apr 09, 2023		199.35	1,050,893.87
03/31/2023	100168	Bob's Backflow & Plumbiong Services	Invoice: 90342 (Reference: replace the existing backflow preventer.)		1,597.00	1,049,296.87
03/31/2023	100169	Southeastern Paper Group	Invoice: 05856941 (Reference: Paper Suppliesr.) Invoice: 05853072 (Reference: Paper Supplies.		423.65	1,048,873.22
03/31/2023	100170	Sun State Nursery & Landscaping, Inc	Invoice: 9802 (Reference: Irrigation Repairs.)		925.95	1,047,947.27
03/31/2023	100171	TEKWave Solutions LLC	Invoice: 5632 (Reference: VMS - APRIL.)		295.00	1,047,652.27
03/31/2023	100172	Turner Pest Control	Invoice: 617040310 ()		115.21	1,047,537.06
03/31/2023	100173	Beaches Electrical Service, Inc.	Invoice: 11802 (Reference: Service Call.)		187.50	1,047,349.56
03/31/2023			Service Charge		1.80	1,047,347.76
03/31/2023	EOM Balance			69,504.12	115,746.34	1,047,347.76

EXHIBIT 6



#E22350

04/14/2023

1.800.446.6416 • helpdesk@poolweb.com
 37 Gabriel Drive • Augusta, ME 04330
 EIN: 04-3260455

Bill To

Beach CDD
 3501 Quadrangle Blvd Ste 270
 Orlando FL 32817-8329
 United States

Ship To

Beach CDD
 Tamaya Clubhouse
 12788 Meritage Blvd
 Jacksonville FL 32246-0705
 United States

Total With Shipping
\$2,163.63

Sales Rep	Expiration Date	Shipping Method
E200 Norma Martin	04/21/2023	-Standard Ground-

Qty.	Item	Options	Rate	Amount
3	AW0602 75 Foot ForeRunner Racing Lane Line With 4.75 Inch Disks	SuperTensioner Color: Blue (Royal) Float (Donut) Color AW: Match- Up Disc Color 1 AW: Blue (Royal) Disc Color 2 AW: White Lane Lead Color AW: Blue (Royal) Backstroke Marker AW: Red	\$721.21	\$2,163.63

Note Estimate Free Freight

All shipping and handling costs are included in this quote.

There are no additional charges for shipping these items to the shipping address on this quote. Any modifications to item quantity, shipping location/speed, items listed, etc could impact pricing on this estimate.

Sales tax may be removed if a valid exemption certificate is provided prior to purchase.

Poolweb.com offers a one year product guarantee for no additional charge.



#E22350

04/14/2023

Subtotal	\$2,163.63
Tax	\$0.00
Shipping	\$0.00
Additional Discount	
Total	\$2,163.63

EXHIBIT 7



Southeast Fitness Repair
 14476 Duval Place West #208
 Jacksonville, FL 32218
 (904) 683-1439

Created on: 4/7/2023

Account #100421
 Tamaya Beach Cdd

Estimate

Service Location Information

Account [100421] Tamaya Beach Cdd **Service Contact** Ron

Service Address 12788 Meritage Blvd
 Jacksonville, FL 32246

Service Information

Services	Qty	Rate	Price
Repair - Parts at Shop LF Treadmill -SN: AST145118 CSN: GAT300155 Replace: Console	1.00 hour	\$70.00 / hour	\$70.00
— Product: Travel <60 miles	1.00 Other	\$90.00 / Ea	\$90.00
— Product: LF - Console - 19DT-XWXXA-04 *	1.00 Ea	\$2,000.00 / Ea	\$2,000.00
— Product: Shipping Shipping is an estimate	1.00 Ea	\$65.00 / Ea	\$65.00
Repair - Parts at Shop LF Elliptical -SN: ASX120792 -SN: ASX121058 CSN: GAN100770 Replace: Consoles	1 visit	\$0.00 / visit	\$0.00
— Product: LF - Console - 16in Console Combo ATSC Wireless - 16DN-XWXXA-04 *	2.00 Ea	\$2,321.43 / Ea	\$4,642.86
Repair - Parts at Shop LF Treadmill SN: AST145118 SN: AST145116 Replace: Activity Zone	1 visit	\$0.00 / visit	\$0.00
— Product: LF - TM - ASSY: ACTIVITY; CHGR - AK65-00015-2402 *	2.00 Ea	\$172.50 / Ea	\$345.00

Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
LF RBK SN: APB109685 Replace: Pedals			
— Product: LF - RBK/ UBK - PEDAL ASSY: W/STRAP, STANDARD, LEFT, BLACK - AK66- 00048-0701 *	1.00 Ea	\$51.00 / Ea	\$39.76
— Product: LF - RBK/ UBK - PEDAL ASSY: W/STRAP, STANDARD, RIGHT, BLACK - AK66- 00047-0701 *	1.00 Ea	\$51.00 / Ea	\$51.00
Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
LF Seated Row SN: SS-RW1016B038 Replace: Cable			
— Product: LF - STR - CABLE, SS-RW, DIAL - 9423504 *	1.00 Ea	\$107.64 / Ea	\$107.64
Subtotal:			\$7,411.26
Tax:			\$0.00
Total:			\$7,411.26

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

Thank you for the opportunity to serve you!

EXHIBIT 8



Tamaya

Jacksonville Beach, FL

Sales Contact:

Jeffrey Dibler

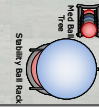
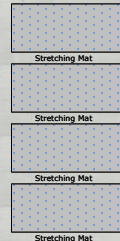
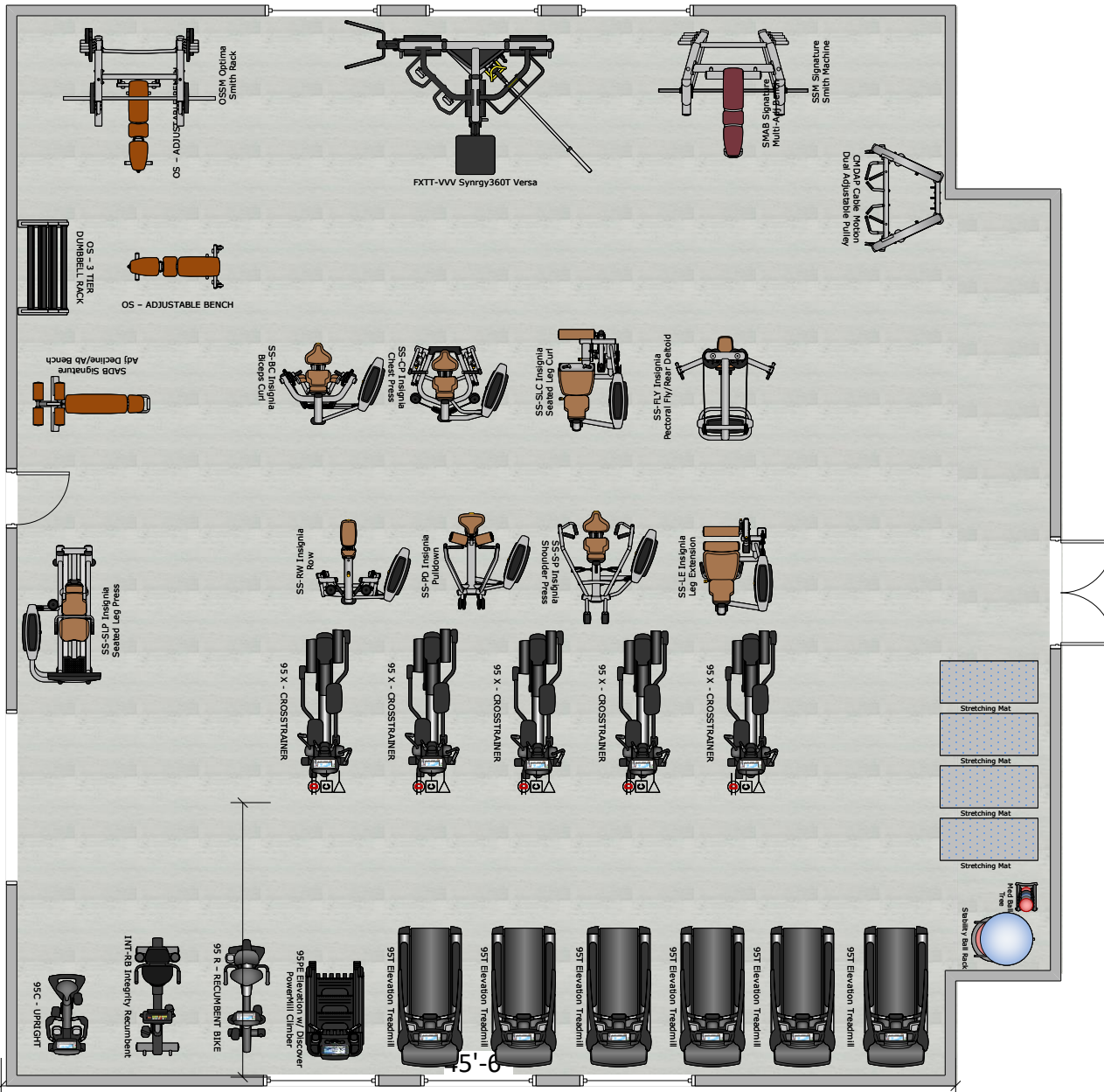
Date: 3-30-2023

Version: 1.01





Scale: 1/8"=1'-0"

DISCLAIMER:
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

ADDITIONAL NOTES:
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.



Electrical Legend:

-  STANDARD RECEPTACLE
-  DEDICATED RECEPTACLE
-  WIFI / WIRED INTERNET
-  TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.



Quote# 3642478 - 1R

Date 30-MAR-2023

Bill To

BEACH COMMUNITY
DEVELOPMENT DISTRICT
12051 CORPORATE BLVD
ORLANDO,ORANGE
FL 32817-1450
US

Contact:
Cell:
Office:
Email:

Ship To

BEACH COMMUNITY
DEVELOPMENT DISTRICT
12051 CORPORATE BLVD
ORLANDO, ORANGE
FL 32817-1450
United States

Contact:
Cell:
Office:
Email:

Shipment Priority:
Requested Delivery Date:



SALES REPRESENTATIVE

JEFFREY DIBLER
Cell: 410-236-7753
Office:
Email: Jeffrey.Dibler@lifefitness.com

Life Fitness

Corporate Address:
10601 Belmont Avenue
Franklin Park, IL 60131 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:
2716 Network Place,
Chicago,IL
60673, USA

ONSITE CONTACT

Cell:
Email:
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	HS-OP Hammer Olympic Plate 10LB,Rubber,RndX	4	36.00	-10.80	25.20	100.80
2	HS-OP Hammer Olympic Plate 5LB,Rubber,RndX	4	18.00	-5.40	12.60	50.40
3	HS-OP Hammer Olympic Plate 45LB,Rubber,RndX	4	150.00	-45.00	105.00	420.00
4	HS-OP Hammer Olympic Plate 35LB,Rubber,RndX	2	119.00	-35.70	83.30	166.60
5	HS-OP Hammer Olympic Plate 25LB,Rubber,RndX	4	85.00	-25.50	59.50	238.00
6	INDST INTEGRITY DST CROSS-TRAINER - D Titanium Cross-Trainer Base/ST 16In NT WLAN PROIDIOM/QAM/	1	8,589.00	-3,006.15	5,582.85	5,582.85
7	INPMDST LIFE FITNESS POWERMILL ST CONSOLE - Life Fitness Powermill Climber Base/ST 16In NT WLAN PROIDIOM/QAM//Titanium Handlebar Kit	1	12,949.00	-4,532.15	8,416.85	8,416.85
8	INRDST INTEGRITY DST RECUMBENT BIKE - ST 16In NT WLAN PROIDIOM/QAM//D Titanium Recumbent Bike Base	1	6,469.00	-2,264.15	4,204.85	4,204.85

Quote#

3642478 - 1R

Date 30-MAR-2023

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
9	INT-DST INTEGRITY D DST TREADMILL MODEL - ST 21In TR WLAN PROIDIOM/QAM//INT TREAD DLX DISC TITN LOW VT BASE	1	10,079.00	-3,527.65	6,551.35	6,551.35
10	SMAB SIGNATURE MULTIPLE ADJUSTABLE BENCH - SMAB FRAME -TTM/Dark Walnut Uph	1	1,699.00	-509.70	1,189.30	1,189.30
11	SSM SIGNATURE SMITH MACHINE - English/Titanium Clear Frame	1	6,009.00	-1,802.70	4,206.30	4,206.30
12	MSRP6 6% MSRP Price Adjustment	1	1.00	1,866.64	1,867.64	1,867.64

This is a draft quote and not a contract - Subject to management approval

Quote#

3642478 - 1R

Date 30-MAR-2023

PO Number		Subtotal	
Payment Type		List Price	47,189.00
Payment Terms	NET 30	Adjustment and Surcharge	-14,194.06
Freight Terms		Selling Price	32,994.94
FOB			
		Freight/Fuel/Installation	3,801.64
		Tax	TAXES AS APPLICABLE
		Total(USD)	36,796.58

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3642478 - 1R

Page 4/4

Date 30-MAR-2023

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this quote are good through April 17, 2023.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Life Fitness reserves the right to adjust the prices contained herein for freight and installation up through sixty (60) days after completion of installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery, labor, fuel, permits, certifications, redelivery, bolt down service). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed), (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote, or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in the invoice ("Subscription Term") shall be non-cancelable during the Subscription Term and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ADDITIONAL TERMS OF SALE – CONSUMERS:

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

This is a draft quote and not a contract - Subject to management approval

EXHIBIT 9



ADULT ONLY

ALL AGES

EXHIBIT 10



Manager's April 17th, 2023

Date of report: April 4, 2023

Submitted by: Loucite Michel & Ron Zastrocky

From Regional Lifestyle Director Ross Ruben

Lifestyle Training with Loucite Update:

- Loucite is trained and executing the following with little to no assistance: The monthly newsletter, website updates, Constant Contact E-Blasts, TV Updates, Vendor Booking and Invoicing.
- Ross continues to work alongside and train Loucite weekly on the event and program calendar, event planning and execution, and resident communications.

Ross and Loucite - Video Meeting with resident Elena Korsakova

- Concern - Wife Alexandra wanted to host an event where she teaches a masterclass in Orchids. Loucite convinced her to start a garden club and run the class this way due to several reasons.
 - Loucite and Ross have discussed interaction and Loucite has been coached on a different way to handle such requests in the future.
 - The most important reason this cannot be held as an event or workshop is that Alexandra is not a licensed business or insured which is a requirement of all vendors to operate on CDD property. However, as a social group/club she can hold this as a club meeting and it does not violate policy.
- Concern – Comparison of August 2021 Event Calendar to April 2021 Event Calendar Elena feels the current calendar is not up to expectation.
 - Ross and Loucite going through each date on both calendars and explain reasonings behind the current calendar and will show Elena that there is not much a difference between the two months regarding the amount of events being held and what is on the calendar.
- **Suggestion from Regional LD to assist us in accommodating more residents inside for events**
 - We would like to ask the board to discuss and approve us purchasing large folding round tables, foldable hightops and folding chairs. We are experiencing an overwhelming positive turnout for adult events and inside events but commonly have trouble finding seats and tables for everyone. Please put on an agenda soon in near future.



MARCH EVENT HIGHLIGHTS:

ST. Patrick Day Scavenger Hunt Event on 3/11/2023 @ Tamaya Hall



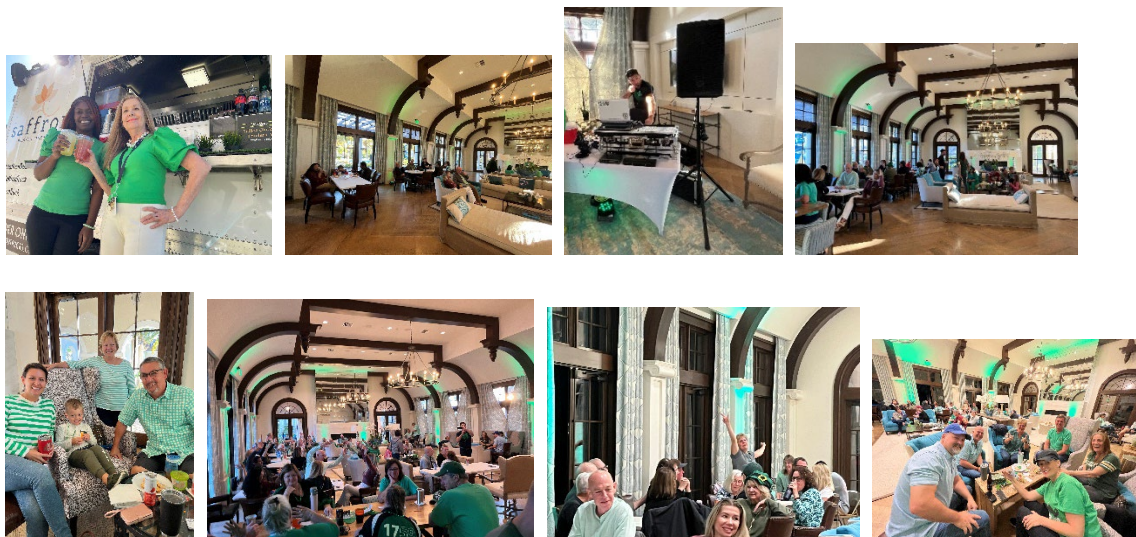
Cost:

- St. Patty's Day themed gift bags, décor, snacks, beverages
- 2 gifts (1- \$50 movie gift card, 1- Easter box set- \$24.99)
- **\$285.69 – Total Cost**

Attendance – 30+ people (multiple families)

Noon scavenger hunt for kids/families w/ cupcakes, finger food, drinks, 2 prizes and goodie bags. Kids ran around finding hidden items around the Amenity Center from clues on a free app we utilized. Prizes were given to the 2 families that completed the fastest and had all or most answers correct.

Meet & Greet w/ new Tamaya Staff and St. Patty's Trivia on 3/16/2023 @ Tamaya Hall





Cost:

- Leftover snacks and beverages were used from scavenger hunt as this was a BYOB event and Food truck was on property during this event for residents to purchase own meal
- 3 gifts (1- \$75 Walmart gift card (from 2 returned items), 1- \$50 restaurant gift card, 1- \$5 gift set)
- **\$345.82 – Total Cost**

Attendance – 50+ people

Really good turnout, the room was practically packed as we were running out of space to place everyone. We utilized all available chairs. Event hosted by Ross, many compliments as people were very engaged and had a lot of fun participating in the sing alongs.

UPCOMING EVENTS (photos will be on next report): \$3000.00 Monthly Budget

- 8th – Egg Hunt with the Easter Bunny
- 13th – Food Truck Thursday
- 13th - Adult's Only Wine and Cheese Wind Down in Tamaya Hall
- 15th – Community Garage Sale
- 22nd – Earth Day Spring Concert

APRIL PROGRAMMING: Classes continue to struggle to gain traction due to low attendance. Survey was posted on Facebook VIA the social group. Really no change in hours suggestions either mornings or evenings are best.

- Yoga with Larissa on Mondays
- Strength, Balance, and Flexibility with Emma – Wednesdays and Saturday
- Zumba with Tangie B on Tuesdays and Thursdays

SOCIAL CLUBS:

- Current clubs: Lunch bunch, Bible study, Bunco, Garden Club

AMENITY CENTER:

- Released April Calendar of events and newsletter
- Soft opening of waterslide first week of May?
- New Hours for Sunday are 1-5PM
- Increase in Facility/Amenity checks. Gone from office 10-15 mins at least 2x a day checking on facilities/property.

GENERAL ITEMS:

- AED Machine- Price is \$2500 plus wall mount \$109.00



Sponsored

AED Defibrillator Portable
Machine Analyzer Portable
Aed Defibrillator for Home
Office

4.8 ★★★★★ (43)

Limited time deal

\$2,499⁰⁰ Typical: \$2,999.00



AED Cabinet fits All Cardiac
Science, Zoll, AED Defibrillator,
Physio-Control AED
Defibrillator Wall Mounted...

4.5 ★★★★★ (29)

\$109⁹⁹ Typical: \$115.99

prime
FREE delivery Tue, Apr 11

TEK Control:

VISITOR ARRIVALS BY TYPE

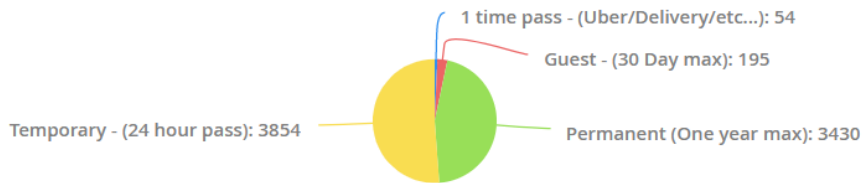
Custom Date



03/09/2023



04/05/2023



VISITOR PASSES BY PASS TYPE

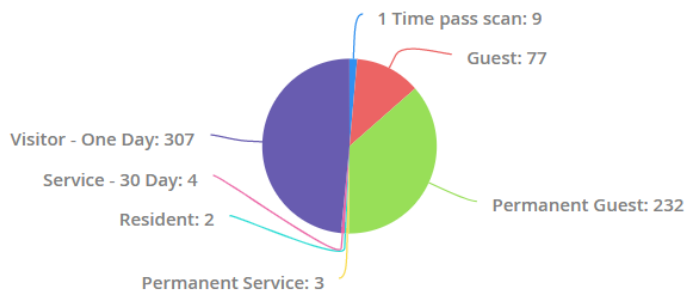
Custom Date



03/09/2023



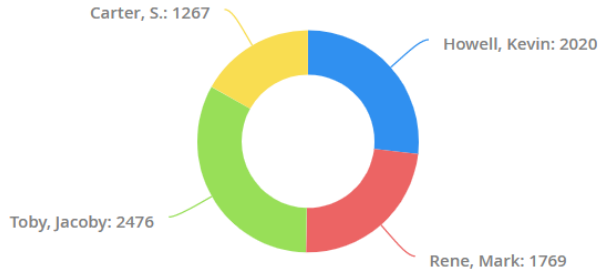
04/05/2023





VISITORS ADMITTED BY OFFICER

Custom Date 03/09/2023 04/05/2023



VISITOR ARRIVAL STATISTICS

Custom Date 03/09/2023 04/05/2023

269.04 0

Average Per Day

Average Process Time (seconds)

VISITOR ARRIVALS BY HOUR

Custom Date 03/09/2023 04/05/2023



Field Operations Report

Landscape update

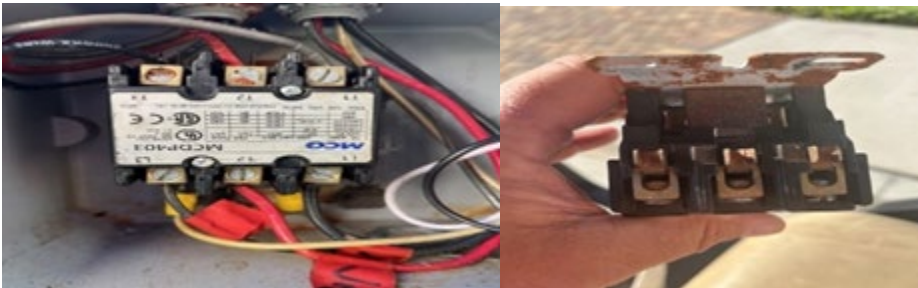
- New account manager started for Sunstate.
- Annuals are ordered.
- Fertilizer and weed control chemicals are being applied.

General Maintenance update

- Replaced 4 landscape lights at event lawn.



- Replaced contactor for lights at the old Beach Blvd entrance.



- Fitness room wall repair and paint touchup complete.
- Installed barbell holder to keep barbells off walls.



- A new motor and circuit board were installed for gate arm.
- Fitness equipment had its 6-month inspection.
- Requested new concrete surroundings for water lines from JEA. Work order opened by JEA.



EXHIBIT 11

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.
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 12

BEACH CDD MEETING AGENDA MATRIX

April, 2023	Regular Meeting: 4/17	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Meeting Minutes • 3/9/2023 Workshop • 3/20/2023 Regular Meeting • Unaudited Financials (March 2023) <p><i>Business Items</i></p> <ul style="list-style-type: none"> • Consideration of Landscape Maintenance Proposals • Consideration of Pool Lane Proposal <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Designating an Adult Pool and Options • FY 2024 Budget Discussion--Continued • Consideration of May Workshop on FY 2024 Budget—if needed • Arbitrage Calculation Guidance <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • Lifestyles and Field Management Staff • 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 	<ul style="list-style-type: none"> • Per Wes's email
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BEACH CDD MEETING AGENDA MATRIX

April, 2023	Workshop: 4/26	<i>Presentations</i> <i>Discussions</i> <ul style="list-style-type: none">• FY 2024 Budget	
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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• 4/26/2023 Workshop• 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">• Lifestyles and Field Management Staff• 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

June, 2023	Regular Meeting: 6/19	<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

July, 2023

Regular Meeting:
7/17

Presentations

Consent Agenda Items

- Meeting Minutes
 - 6/19/2023 Regular Meeting

- Unaudited Financials (June 2023)

Business Items

- Adopt FY 2024 Budget—if not done during 6/19 Meeting

Discussions

Staff Reports

- District Manager
 - Resident(s) Subject to Disciplinary Action
 - Incident Report Tracker
 - Action Item Report
 - Meeting Matrix

- District Counsel

- District Engineer

BEACH CDD MEETING AGENDA MATRIX

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">August, 2023</p>	<p>Regular Meeting: 8/21</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">▪ 7/17/2023 Regular Meeting • Unaudited Financials (July 2023) <p><i>Business Items</i></p> <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>September, 2023</i></p>	<p><i>Regular Meeting: 9/18</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">▪ 8/21/2023 Regular Meeting • Unaudited Financials (August 2023) <p><i>Business Items</i></p> <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