



***BEACH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
August 21, 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

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, August 21, 2023, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

District: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, August 21, 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. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 17, 2023

[Exhibit 1](#)

B. Consideration for Acceptance – The July 2023 Unaudited Financial Statements

[Exhibit 2](#)

V. Business Items

A. Consideration of Possible Violation of Amenity Policies by Specific Residents of Tamaya

B. Consideration of MBS Capital Marks LLC Refunding Agreement

[Exhibit 3](#)

C. Consideration of Integrated Access Solutions Guest Lane Gate Arm Installation Proposal

[Exhibit 4](#)

D. Consideration of Tree Amigos Mailbox Kiosk Proposal Options

1. Boulders

[Exhibit 5](#)

2. Pavers

[Exhibit 6](#)

E. Consideration of Tree Amigos Landscape Enhancement Proposal – Sea Light Station

[Exhibit 7](#)

VI. Discussion Items

A. Traffic Study Report – 07/17/23 – Jake Card

[Exhibit 8](#)

B. Payment from Property Owners along Tamaya Blvd. for Landscape Maintenance

C. Age of “Guest” for the Term Used in the Amenity Facility Policies

D. Ball Machines as Instruction

E. Proposed Amenity Policy Changes

1. Requested by Dr. Renn

[Exhibit 9](#)

2. Requested by Residents

[Exhibit 10](#)

F. Amenity Cleaning by Vendor

1. City Wide

[Exhibit 11](#)

2. JaniKing

[Exhibit 12](#)

3. Royalty Group

[Exhibit 13](#)

VI. Discussion Items – continued

G. Use of Clover Software

[Exhibit 14](#)

H. Residents Who Have Not Reissued Checks

[Exhibit 15](#)

VII. Staff Reports

A. Lifestyle & Field Management Report

[Exhibit 16](#)

1. Pool Logs

[Exhibit 17](#)

2. Response to Dr. Renn’s Letter

[Exhibit 18](#)

B. District Counsel

C. District Manager

1. Resident(s) Subject Disciplinary Action

2. Incident Management Tracker

3. Action Item Report

[Exhibit 19](#)

4. Meeting Matrix

[Exhibit 20](#)

D. District Engineer

VIII. Vendor Reports

A. Advanced Security Specialist

B. Tree Amigos

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: September 18, 6:00 PM

Elena Korsakova	<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

EXHIBIT 1

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, July 17, 2023 at 6:08 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	Chance Wedderburn	Board Supervisor, Assistant Secretary
13	Sheila Papelbon	Board Supervisor, Assistant Secretary

14 Also present were:

15	David McInnes	District Manager, Vesta District Services
16	Wes Haber <i>(via phone)</i>	District Counsel, Kutak Rock 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	Kate Kendig	Resident
21	Karen Young	Resident
22	Theresa Rost	Resident
23	Mark Delahunty	Resident
24	Sharise Roly	Resident
25	James Curlee	Resident
26	Carole Repak	Resident
27	Steven LaGauke	Resident
28	Judy McDaniel	Resident
29	Greg Young	Resident
30	Andre Ribeiro	Resident

31 *The following is a summary of the discussions and actions taken at the July 17, 2023 Beach CDD Board of*
32 *Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

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

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

37 Ms. Kendig expressed concerns regarding the black algae in the pool, who was responsible for the
38 payment of the remediation of the black algae, and the pool service proposal to be presented later
39 in the evening.

40 Ms. Young commented on the pool umbrellas, bases, and seat cushions proposals to be presented
41 later in the evening.

42 Ms. Rost expressed concerns regarding the black algae in the pool and the pool service proposal to
43 be presented later in the evening.

44 **FOURTH ORDER OF BUSINESS – Seat 1 Vacancy – New Supervisor Selection**

45 A. Selection of Candidate for Seat #1

46

47 1. Exhibit 1: Barry Ramesar

48 Mr. Ramesar gave his presentation.

49 2. Exhibit 2: Cristal Evans

50 Ms. Evans gave her presentation.

51 3. Exhibit 3: Deborah Hickman

52 Ms. Hickman gave her presentation and due to time commitment constraints removed herself
53 from the running.

54 4. Exhibit 4: Elena Korsakova

55 Ms. Korsakova gave her presentation.

56 5. Exhibit 5: Karen Young

57 Ms. Young gave her presentation.

58 6. Exhibit 6: Marie Watson

59 Did not attend.

60 7. Exhibit 7: Mark Delahunty

61 Mr. Delahunty gave his presentation.

62 8. Exhibit 8: Ryan Jones

63 Removed himself from consideration.

64 Supervisor Papelbon nominated Karen Young, Supervisor Calderaro nominated Barry
65 Ramesar, and Supervisor Wedderburn nominated Elena Korsakova. Discussion ensued. None
66 of the nominees received 3 votes.

67

68 After further consideration, a motion was made to appoint Elena Korsakova to Seat #1.

69

70 On a MOTION by Mr. Calderaro, SECONDED by Mr. Wedderburn, WITH Dr. Renn voting yay and Ms.
71 Papelbon voting nay the Board appointed Elena Korsakova to Seat #1, for the Beach Community
72 Development District.

73

74 B. Exhibit 9: Oath of Office

75 Mr. McInnes administered the Oath of Office to Ms. Korsakova.

76 C. Acceptance or Waiver of Compensation

77

78 D. Exhibit 10: New Supervisor Information Sheet

79 E. Exhibit 11: Form 1

80 F. Exhibit 12: Review Sunshine Law & Supervisor Duties

81 G. Consideration of Chair & Vice Chair

82 Supervisor Wedderburn nominated Supervisor Calderaro to be the Chairman. With a three to two
83 in favor, Supervisor Calderaro was appointed as the Chairman.

84 Supervisor Calderaro nominated Supervisor Renn to be the Vice Chairman. With all in favor,
85 Supervisor Renn was appointed as the Vice Chairman.

86 H. Exhibit 13: Consideration & Adoption of **Resolution 2023-08**, Designating Officers
87

88 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
89 adopted **Resolution 2023-08**, Designating Officers, for the Beach Community Development District.

90

91 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board recessed
92 the regular meeting at 7:11PM for the purpose of conducting the public hearing related to the FY 2024
93 budget, for the Beach Community Development District.

94 **FIFTH ORDER OF BUSINESS – Public Hearings**

95 A. **FY 2024 Budget Public Hearing**

96 1. Open the Public Hearing

97 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board opened
98 the public hearing, for the Beach Community Development District.

99 2. Exhibit 14: Presentation of Public Notices

100

101 3. Exhibit 15: Presentation of FY 2023-2024 Budget

102 Discussion ensued among the Board regarding changes to the budget before formal adoption.

103 a. Exhibit 15a: DM's Spreadsheet Including YTD Amounts

104

105 b. Exhibit 15b: Budget with Proposed Assessments

106

107 4. Public Comments

108 Mr. Delahunty asked about the staffing distinctions within the district on the budget explanation
109 sheet.

110 Ms. Roly asked about the reason for the lack of a reserve fund.

111 Mr. Curlee asked for clarification on how the cuts that were made during the Board's discussion
112 of the budget were going to affect the quality of service in areas such as the safety of the
113 community and the maintenance of the community.

114 Ms. Repak asked for clarification on how cutting money from the staffing will effectively
115 maintain enforcement of district policies.

116 Ms. Young asked about the pool maintenance related line items on the budget and commented
117 on the Vesta amenity contract and the overall performance.

118 Mr. LaGauke asked why when new homes were being built the assessment budget did not
119 increase.

120

121 5. Close the Public Hearing

122 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board closed
123 the public hearing at 7:57PM and reconvened the regular meeting, for the Beach Community Development
124 District.

125 6. Exhibit 16: Consideration & Adoption of **Resolution 2023-09**, Adopting Fiscal Year 2023-
126 2024 Budget

127 On a MOTION by Mr. Calderaro, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board
128 adopted **Resolution 2023-09**, Adopting Fiscal Year 2023-2024 Budget, for the Beach Community
129 Development District.

130

131 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board recessed
132 the regular meeting at 7:59PM for the purpose of conducting the public hearing related to the FY 2024
133 O&M Assessments, for the Beach Community Development District.

134

135 **B. FY 2024 O&M Assessments Public Hearing**

136 1. Open the Public Hearing

137 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board opened
138 the public hearing, for the Beach Community Development District.

139 2. Public Comments

140 There being none, the next item followed.

141 3. Close the Public Hearing

142 On a MOTION by Mr. Calderaro, SECONDED by Dr. Renn, WITH ALL IN FAVOR, the Board closed
143 the public hearing at 8:00PM and reconvened the regular meeting, for the Beach Community Development
144 District.

145 4. Exhibit 17: Consideration & Adoption of **Resolution 2023-10**, Annual Assessments

146 On a MOTION by Dr. Renn, SECONDED by Mr. Wedderburn, WITH ALL IN FAVOR, the Board adopted
147 **Resolution 2023-10**, Annual Assessments, in substantial form, for the Beach Community Development
148 District.

149

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

151 A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Workshop
152 Meeting Held May 10, 2023

153

154 B. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular
155 Meeting Held May 15, 2023

156

157 C. Exhibit 20: Consideration for Acceptance – The May 2023 Unaudited Financial Statements

158

159 D. Exhibit 21: Consideration for Acceptance – The June 2023 Unaudited Financial Statements
160

161 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board approved
162 the Consent agenda as is, for the Beach Community Development District.

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

164 A. Exhibit 22: Presentation & Acceptance of FY 2022 Audited Annual Financial Report

165 On a MOTION by Mr. Calderaro, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board
166 accepted the FY 2022 Audited Annual Financial Report, for the Beach Community Development District.

167 B. Exhibit 23: Consideration & Adoption of **Resolution 2023-11**, Designating Dates, Times, &
168 Location for FY24 Meetings

169 On a MOTION by Mr. Calderaro, SECONDED by Ms. Korsakova, WITH ALL IN FAVOR, the Board
170 adopted **Resolution 2023-11**, Designating Dates, Times, & Location for FY24 Meetings, for the Beach
171 Community Development District.

172 C. Consideration of Pavers Installation at Mailbox Proposal – *To Be Distributed*

173 Discussion ensued. This item was tabled to the next meeting.

174 D. Consideration of Pool Umbrellas, Bases, & Seat Cushions

175 Discussion ensued.

176 1. Exhibit 24: Summary of Comparisons

177 2. Exhibit 25: Southern Breeze

178 3. Exhibit 26: Leisure Creations

179 4. Exhibit 27: Palm Casual

180 5. Exhibit 28: FL Backyard

181 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL FAVOR, the Board approved
182 the FL Backyard proposal with warranty as discussed, at a not-to-exceed \$16,822.83, for the Beach
183 Community Development District.

184 E. Consideration of Motion Sensors Hardware Installation Near Guardhouse Proposal – *To Be*
185 *Distributed*

186 This item was removed from consideration.

187 F. Exhibit 29: Consideration of Fitness Center Console Repair Proposal

188 Discussion ensued.

189 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board approved
190 the Fitness Center Console Repair proposal, in the amount of \$817.10, for the Beach Community
191 Development District.

192

193

194 G. Consideration of Fitness Room Lease Proposal Options

- 195 1. Exhibit 30: Life Fitness
196 2. Exhibit 31: Commercial Fitness Products
197 3. Florida Fitness Systems – *To Be Distributed*

198 On a MOTION by Mr. Calderaro, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board
199 approved proposal #3661177-1R, in the amount of \$16,000.00, for the Beach Community Development
200 District.

201 H. Exhibit 32: Consideration of Xcel Fitness Products Peloton Proposal

202 This item was removed from consideration.

203 I. Exhibit 33: Update on City of Jax Resolution – EGIS Response to Indemnity Question

204 Discussion ensued. This item was tabled until further notice.

205 **At this time, the meeting moved back to Item G under the Seventh Order of Business,**
206 **Business Items.**

207 J. Exhibit 34: Consideration of Big Z Pool Service LLC Proposal

208 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR, the Board approved
209 the Big Z Pool Service LLC proposal with report back from Wes, in the amount of \$3,790.00, for the Beach
210 Community Development District.

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

213 Ms. McDaniel thanked the Board for addressing the street parking, and commented on the security,
214 specifically the security gate. She noted that it did not make sense that the gate house at the main
215 entrance was manned 24/7, and that there was 24/7 open access to the community through the
216 construction gate. She also asked about what was going to be done about the construction entrance
217 once the construction was completed by ICI Homes. Discussion ensued.
218

219 Mr. Young asked why funds for the gym couldn't be used to reinforce the gate with a key card access
220 and commented on the tennis court issues noted in previous meetings. Discussion ensued.
221

222 **This item was not previously on the agenda.**

223 On a MOTION by Dr. Renn, SECONDED by Mr. Calderaro, WITH ALL IN FAVOR the Board approved
224 the amendment of the agenda, for the Beach Community Development District.

225
226 Consideration & Discussion of Rules of Procedure regarding the use of a ball machine on the tennis
227 courts.
228

229 Ms. Rost gave compliments to the district Staff.

230 **NINTH ORDER OF BUSINESS – Supervisors Requests**

231 Dr. Renn requested that the discussion of the amenity policy change regarding bicycles, scooters,
232 and skateboards be on the August agenda.

233 Ms. Papelbon asked that an E-blast reminder be sent out to residents to trim trees along the roadway.

234 Ms. Korsakova asked about obtaining quotes for smart irrigation controllers and asked that the
235 email addresses for the Supervisors be added to their contact information on the website.

236 Mr. Wedderburn asked about obtaining a quote for something that goes over the visitor entrance
237 lane to the guard house and a quote for shade at the playground.

238 Mr. Calderaro asked about obtaining a quote to install a traffic arm on visitors lane.

239 **TENTH ORDER OF BUSINESS – Action Items Summary**

240 Action items summary available upon request.

241 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 21, 6:00 PM**

242 Supervisor Calderaro, Supervisor Renn, Supervisor Papelbon, and Supervisor Korsakova indicated
243 that they planned to attend the next meeting on August 21. Supervisor Wedderburn indicated that
244 he was unsure if he would be in attendance.

245 **TWELFTH ORDER OF BUSINESS – Adjournment**

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

248 On a MOTION by Dr. Renn, SECONDED by Ms. Papelbon, WITH ALL IN FAVOR, the Board adjourned
249 the meeting at 9:58 p.m. for the Beach Community Development District.

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

253 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
254 **meeting held on August 21, 2023.**

255

256

Signature

Signature

Printed Name

Printed Name

257 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 2

Beach
Community Development District

Financial Statements
(Unaudited)

Preliminary

July 31, 2023

Beach CDD
Balance Sheet
July 31, 2023

	General Fund	Debt Service 2013A	Debt Service 2015A	Construction	Total
1 ASSETS					
2 OPERATING ACCOUNT BU	\$ 532,099	\$ -	\$ -	\$ -	\$ 532,099
3 PAYPAL ACCOUNT BU	-	-	-	-	-
4 CHECKING ACCOUNT CS	45,167	-	-	-	45,167
5 DEBT CARD ACCOUNT CS	893	-	-	-	893
6 DEBT SERVICE ACCOUNTS:					
7 SINKING FUND	-	-	-	-	-
8 INTEREST FUND	-	-	-	-	-
9 REDEMPTION FUND	-	37	150	-	187
10 PREPAYMENT FUND	-	79,762	25,435	-	105,197
11 REVENUE FUND	-	440,162	127,373	-	567,535
12 OP REDEMPTION FUND	-	-	-	-	-
13 ACQ & CONS 2013A	-	-	-	-	-
14 ACQ & CONS 2015A	-	-	-	-	-
15 ACCOUNTS RECEIVABLE	700	-	-	-	700
16 ASSESSMENTS RECEIVABLE ON-ROLL					
17 ASSESSMENTS RECEIVABLE OFF-ROLL	54,231	-	92,938	-	147,169
18 DUE FROM OTHER FUNDS	-	4,376	2,011	-	6,387
19 PREPAID	886	-	-	-	886
20 TOTAL ASSETS	\$ 633,976	\$ 524,336	\$ 247,907	\$ -	\$ 1,406,220
21 LIABILITIES					
22 ACCOUNTS PAYABLE	\$ 74,263	\$ -	\$ -	\$ -	\$ 74,263
23 DEFERRED REVENUE ON-ROLL	-	-	-	-	-
24 DEFERRED REVENUE OFF-ROLL	54,231	-	92,938	-	147,169
25 DUE TO OTHER FUNDS	6,387	-	-	-	6,387
26 OUTSTANDING CHECKS	-	-	-	-	-
27 TOTAL LIABILITIES	134,881	-	92,938	-	227,819
28 FUND BALANCE					
29 NONSPENDABLE					
30 PREPAID & DEPOSITS	886	-	-	-	886
31 CAPITAL RESERVES	109,319	-	-	-	109,319
32 OPERATING CAPITAL	-	-	-	-	-
33 UNASSIGNED	388,890	524,336	154,969	-	1,068,195
34 TOTAL FUND BALANCE	499,095	524,336	154,969	-	1,178,400
35 TOTAL LIABILITIES & FUND BALANCE	\$ 633,976	\$ 524,336	\$ 247,907	\$ -	\$ 1,406,220

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

	FY 2023 Adopted Budget	FY 2023 Month of July	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	\$ -	\$ 1,408,715	\$ 6,395	100%
3 ASSESSMENTS OFF-ROLL	216,924	-	162,693	(54,231)	75%
4 INTEREST REVENUE	-	3	23	23	
5 OTHER FINANCING SOURCES	5,000	16,557	36,297	31,297	726%
6 CARRYFORWARD	-	-	-	-	
7 TOTAL REVENUE	\$ 1,624,245	\$ 16,560	\$ 1,607,728	\$ (16,517)	99%
8 EXPENDITURES					
9 GENERAL & ADMINISTRATIVE EXPENSES					
10 TRUSTEE FEES	\$ 8,000	\$ -	\$ 8,200	\$ 200	103%
11 SUPERVISOR FEES-REGULAR MEETINGS	10,000	1,000	6,800	(3,200)	68%
12 SUPERVISOR FEES-WORKSHOPS	2,000	-	2,400	400	120%
13 DISTRICT MANAGEMENT	42,000	3,500	35,000	(7,000)	83%
14 ENGINEERING	2,500	-	1,073	(1,427)	43%
15 DISSEMINATION AGENT	2,500	-	2,500	-	100%
16 DISTRICT COUNSEL	7,500	-	19,976	12,476	266%
17 ASSESSMENT ADMINISTRATION	5,500	458	4,583	(917)	83%
18 REAMORTIZATION SCHEDULE	-	-	-	-	
19 ARBITRAGE REBATE CALCULATION	-	-	5,850	5,850	
20 AUDIT	6,000	3,250	3,250	(2,750)	54%
21 WEBSITE	1,515	50	2,152	637	142%
22 LEGAL ADVERTISING	1,750	-	4,631	2,881	265%
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	12	7,681	5,681	384%
27 TOTAL GENERAL & ADMINISTRATIVE EXPENSES	98,392	8,270	104,271	5,879	106%
28 FIELD EXPENSES					
29 FIELD MANAGEMENT	133,553	9,307	96,787	(36,766)	72%
30 PROPERTY INSURANCE	89,054	-	88,097	(957)	99%
31 LAKE MAINTENANCE	21,600	1,767	16,926	(4,674)	78%
32 LANDSCAPING (INCLUDING MATERIALS)	402,792	-	291,392	(111,400)	72%
33 IRRIGATION (REPAIRS)	10,000	-	4,933	(5,067)	49%
34 ELECTRIC - STREET LIGHTS/IRRIGATION-JEA	188,475	23,870	208,036	19,561	110%
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	694	16,064	8,064	201%
40 CAPITAL IMPROVEMENTS	39,080	-	3,575	(35,505)	9%
41 TOTAL FIELD EXPENSES	910,554	35,637	725,811	(184,743)	80%

42	AMENITY EXPENSES					
43	AMENITY MANAGEMENT	154,556	12,428	100,500	(54,056)	65%
44	BREEZEWAY STAFF	-	-	1,035	1,035	
45	LIFEGUARD	-	15,655	25,800	25,800	
46	SWIMMING POOL CHEMICALS	-	1,869	14,549	14,549	
47	SWIMMING POOL INSPECTION	-	-	851	851	
48	AMENITY GENERAL MAINTENANCE & REPAIRS	21,510	923	11,873	(9,637)	55%
49	AMENITY CLEANING	-	2,741	14,563	14,563	
50	AMENITY ELECTRIC/WATER AND SEWER	60,000	4,196	41,427	(18,573)	69%
51	AMENITY GATES/CONTROL ACCESS	5,000	427	11,870	6,870	237%
52	AMENITY WEBSITE/COMPUTER EQUIPMENT	1,590	137	2,233	643	140%
53	AMENITY INTERNET/CABLE	10,000	359	10,544	544	105%
54	AMENITY DUES & LICENSES	850	-	459	(391)	54%
55	AMENITY SECURITY	800	2,450	10,933	10,133	1367%
56	FITNESS EQUIPMENT MAINTENANCE	10,000	180	1,617	(8,383)	16%
57	LIFESTYLES PROGRAMMING	25,000	275	20,090	(4,910)	80%
58	AMENITY GAS	600	-	513	(87)	85%
59	TENNIS COURT MAINTENANCE - 4 CLAY COURTS	14,500	-	13,187	(1,313)	91%
60	LANDSCAPING MAINTENANCE AMENITY CENTER	68,400	-	25,333	(43,067)	37%
61	LANDSCAPE IMPROVEMENT	2,500	-	-	(2,500)	0%
62	AMENITY IRRIGATION (REPAIRS)	1,500	-	-	(1,500)	0%
63	PEST CONTROL	1,200	-	890	(310)	74%
64	AMENITY FIRE SYSTEM MONITORING	1,500	-	1,481	(19)	99%
65	ALARM	500	-	-	(500)	0%
66	TRASH COLLECTION	2,292	178	1,816	(477)	79%
67	TOTAL AMENITY EXPENSES	382,298	41,816	311,563	(70,735)	81%
68	ACCESS CONTROL /GATE HOUSE					
69	GUARD SERVICE	222,400	18,600	197,070	(25,330)	89%
70	GUARD HOUSE SUPPLIES	800	-	551	(249)	69%
71	GUARD HOUSE UTILITIES	3,800	349	2,579	(1,222)	68%
72	GUARD HOUSE REPAIR & MAINTENANCE	1,000	-	2,233	1,233	223%
73	BAR CODE EXPENSE	5,000	384	2,847	(2,153)	57%
74	TOTAL ACCESS CONTROL/GATE HOUSE EXPENSES	233,000	19,333	205,280	(27,720)	88%
75	TOTAL EXPENDITURES	1,624,245	105,057	1,346,925	(277,319)	83%
76	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(88,497)	260,803	260,803	
77	OTHER FINANCING SOURCES & USES					
78	TRANSFER IN	-	-	-	-	
79	TRANSFER OUT	-	-	-	-	
80	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
81	FUND BALANCE - BEGINNING	239,612		238,292	(1,320)	
82	NET CHANGE IN FUND BALANCE	-	(88,497)	260,803	260,803	
83	FUND BALANCE - ENDING	\$ 239,612		\$ 499,095	\$ 259,483	
84	ANALYSIS OF FUND BALANCE					
85	NONSPENDABLE					
86	PREPAID & DEPOSITS	886		886		
87	CAPITAL RESERVES	109,319		109,319		
88	OPERATING CAPITAL	-		-		
89	UNASSIGNED	129,407		388,890		
90	TOTAL FUND BALANCE	\$ 239,612		\$ 499,095		

Beach CDD
Debt Service 2013A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 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	\$ 801,848	\$ 1,208
3 INTEREST REVENUE	-	7,746	7,746
4 MISC. REVENUE	-	78,968	78,968
5 TOTAL REVENUE	800,640	888,563	87,923
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2022	-	313,908	313,908
9 May 1, 2023	313,920	311,425	(2,495)
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	870,333	(73,355)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,663	18,231	14,568
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFER IN	-	37	37
17 TRANSFER OUT (USES)	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	37	37
19 FUND BALANCE - BEGINNING	496,223	506,069	9,846
20 NET CHANGE IN FUND BALANCE	3,663	18,268	14,605
21 FUND BALANCE - ENDING	\$ 499,886	\$ 524,336	\$ 24,451

Beach CDD
Debt Service 2015A
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to July 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	\$ 368,556	\$ 1,646
3 ASSESSMENTS OFF-ROLL	232,345	139,257	(93,087)
4 INTEREST REVENUE	-	813	813
5 MISC. REVENUE	-	22,196	22,196
6 TOTAL REVENUE	599,255	530,822	(68,433)
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	165,000	5,000
14 TOTAL EXPENDITURES	599,255	608,975	(9,720)
15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(78,153)	(78,153)
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	232,972	136,154
21 NET CHANGE IN FUND BALANCE	-	(78,003)	(78,003)
22 FUND BALANCE - ENDING	\$ 96,818	\$ 154,969	\$ 58,151

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 Linesm		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	100050	The Lake Doctors, Inc.	Invoice: 36532B (Reference: Water Management Zone 1 & 2.)		1,395.00	141,627.38
10/14/2022	100051	Turner Pest Control	Invoice: 19160304 (Reference: Monthly pest control.)		104.74	141,522.64
10/14/2022	100052	Vesta Property Services	Invoice: 403326 (Reference: September Fees.)		19,605.00	121,917.64
10/14/2022	100053	VGlobal Tech	Invoice: 4366 (Reference: Email hosting.)		50.00	121,867.64
10/14/2022	101422ACH1	JEA	Service for the month of September		27,918.90	93,948.74
10/15/2022	101522ACH1	Comcast	12788 Meritace Blvd MINI MDTA 9/28/22 to 10/27/22		535.58	93,413.16
10/17/2022	1119	Dominik Guess	Refund for Rental Cancellation		200.00	93,213.16
10/17/2022	1120	Instant PhotoCube	80's Casino Night		475.00	92,738.16
10/17/2022	101722ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 9/30-10/29/22		212.20	92,525.96
10/18/2022	101822ACH1	TECO	12545 Beach Blvd - 8/19/22 - 9/20/22		37.07	92,488.89
10/20/2022			Deposit	1,749.54		94,238.43
10/21/2022	102122ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 8/19/22 - 9/18/22		17.79	94,220.64
10/22/2022	102222ACH1	Comcast	12788 Meritage Blvd. OFC 4 10/3-11/2/22		351.09	93,869.55
10/23/2022	ACH 102322	Credit Card transactions			693.49	93,176.06
10/24/2022	100054	Advanced Security Specialist & Consulting	Invoice: T0102022A (Reference: Guard House Gate Access Management.)		8,100.00	85,076.06
10/24/2022	100055	Integrated Access Solutions	Invoice: 0001945 (Reference: Service call.) Invoice: 0001950 (Reference: Service Call.) In...		900.00	84,176.06
10/24/2022	100056	Life Fitness	Invoice: 7195361 (Reference: Seat Pad.)		117.75	84,058.31
10/24/2022	100057	Southeastern Paper Group	Invoice: 05660098 (Reference: Paper Supplies.)		355.77	83,702.54
10/24/2022	100058	Staples	Invoice: 8067869974 (Reference: Office Supplies.)		400.17	83,302.37
10/26/2022	100059	Integrated Access Solutions	Invoice: 0001465 (Reference: Labor for installation, setup and testing.)		360.00	82,942.37
10/27/2022	102722ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 10/10 -11/9/22		194.35	82,748.02
10/31/2022			Service Charge		1.45	82,746.57
10/31/2022		EOM Balance		1,749.54	214,539.86	82,746.57
11/03/2022			Deposit	3,000.00		85,746.57
11/07/2022	100060	DPFG M&C	Invoice: 403568 (Reference: Dissemination Agent.) Invoice: 403505 (Reference: District Manag		6,458.33	79,288.24
11/07/2022	100061	Advanced Security Specialist & Consulting	Invoice: TA0102022 (Reference: Amenities security.) Invoice: T0102022B (Reference: Guard H		11,070.00	68,218.24
11/07/2022	100062	Big Z Pool Service, LLC	Invoice: 11382 (Reference: Comp Pool, VFD Drive.)		1,970.00	66,248.24
11/07/2022	100063	Custom Pump & Controls, Inc.	Invoice: 22-314-04 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	66,098.24
11/07/2022	100064	GFL Environmental	Invoice: UG0000080959 (Reference: Nov 01/22 - Nov 30/22.)		162.01	65,936.23
11/07/2022	100065	Integrated Access Solutions	Invoice: 0002027 (Reference: BAI Barcodes Black on Black.) Invoice: 0002035 (Reference: ped		1,740.01	64,196.22
11/07/2022	100066	Kutak Rock LLP	Invoice: 3126899 (Reference: General Counsel.)		1,320.00	62,876.22

11/07/2022	100067	Sun State Nursery & Landscaping, Inc	Invoice: 8275 (Reference: Irrigation Repairs.) Invoice: 8273 (Reference: Irrigation Repairs. ...	779.17	62,097.05
11/07/2022	100068	TEKWave Solutions LLC	Invoice: 102622- (Reference: VMS - November 2022.)	295.00	61,802.05
11/07/2022	100069	Turner Pest Control	Invoice: 19363970 (Reference: Commercial Pest Control.)	104.74	61,697.31
11/07/2022	100070	VGlobal Tech	Invoice: 4416 (Reference: Email hosting.)	50.00	61,647.31
11/07/2022	100071	Wayne Automatic Fire Sprinklers Inc.	Invoice: 998491 (Reference: Annual Sprinkler Inspection.)	309.38	61,337.93
11/14/2022	1121	Matthew Calderaro	BOS MTG 11/7/22	200.00	61,137.93
11/14/2022	1122	Robert Renn	BOS MTG 11/7/22	200.00	60,937.93
11/14/2022	1123	Shelia Papelbon	BOS MTG 11/7/22	200.00	60,737.93
11/14/2022	1124	Stefanos Kounoupas	BOS MTG 11/7/22	200.00	60,537.93
11/16/2022	111622ACH1	JEA	Service for the month of October	23,682.22	36,855.71
11/17/2022			Deposit	187,055.02	223,910.73
11/17/2022	111722ACH1	TECO	12545 Beach Blvd - 09/21/2022 to 10/20/2022	37.08	223,873.65
11/18/2022	111822ACH1	Comcast	12788 Meritace Blvd MINI MDTA 10/28/22 to 11/27/22	534.81	223,338.84
11/21/2022	ACH11/21/22	Florida Natural Gas	Fuel and Inside FGT Z3 9/20/22 -10/20/22	15.19	223,323.65
11/21/2022	1125	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2022/2023 Special District Fee Invoice/Update Form	175.00	223,148.65
11/21/2022	100072	Integrated Access Solutions	Invoice: 0002123 (Reference: Emergency Service Call.)	180.00	222,968.65
11/21/2022	100073	Game Time Game Truck, LLC	Invoice: 3014 (Reference: 2 Hour Game Truck.)	504.00	222,464.65
11/21/2022	100074	DPFG M&C	Invoice: 404412 (Reference: District Management Services.)	3,958.33	218,506.32
11/21/2022	100075	Sun State Nursery & Landscaping, Inc	Invoice: 8366 (Reference: November Landscape Maintenance.) Invoice: 8274 (Reference: Irriga	35,533.06	182,973.26
11/21/2022	100076	The Lake Doctors, Inc.	Invoice: 45252B (Reference: Water Management Zone 1 & 2.)	1,395.00	181,578.26
11/21/2022	112122ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE10/30/22 to 11/29/22	211.88	181,366.38
11/22/2022			Deposit	54,231.04	235,597.42
11/23/2022			Deposit	192.36	235,789.78
11/23/2022	ACH 112322	Credit Card transactions		1,245.71	234,544.07
11/25/2022			Deposit	284,806.31	519,350.38
11/25/2022	112522ACH1	Comcast	12788 Meritage Blvd. OFC 4 11/3/22 - 12/2/22	351.09	518,999.29
11/30/2022	113022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 11/10/22 to 12/9/22	194.35	518,804.94
11/30/2022			Service Charge	1.70	518,803.24
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	497,957.10
12/05/2022			Deposit	1,346,682.83	1,844,639.93
12/06/2022			Deposit	1,950.00	1,846,589.93
12/06/2022			Deposit	215,761.07	2,062,351.00
12/12/2022	100078	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 157124 (Reference: Pro-Screen Open Mesh.)	882.34	2,061,468.66
12/12/2022	100079	Advanced Security Specialist & Consulting	Invoice: T0112022A (Reference: Guard House Gate Access Management.)	9,300.00	2,052,168.66
12/12/2022	100080	Bob's Backflow & Plumbiong Services	Invoice: 87517 (Reference: Backflow Test.)	450.00	2,051,718.66
12/12/2022	100081	Integrated Access Solutions	Invoice: 0002199 (Reference: Wireless HDMI adapter.)	369.00	2,051,349.66
12/12/2022	100083	Kutak Rock LLP	Invoice: 113022-23-1 (Reference: General Counsel.)	4,558.50	2,046,791.16
12/12/2022	100084	Southeast Fitness	Invoice: 100363 (Reference: 9/6/2022 Diagnosis or Repair.)	150.00	2,046,641.16
12/12/2022	100085	Southeastern Paper Group	Invoice: 05773688 (Reference: ECO-AIR.)	53.32	2,046,587.84
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	2,010,551.43
12/12/2022	100087	TEKWave Solutions LLC	Invoice: 5414 (Reference: December 2022.)	295.00	2,010,256.43
12/12/2022	100088	The Lake Doctors, Inc.	Invoice: 670593 (Reference: Monthly Water Management Service.) Invoice: 57370b (Reference:	3,095.00	2,007,161.43
12/12/2022	100089	Turner Pest Control	Invoice: 19972952 (Reference: Pest Control.)	104.74	2,007,056.69
12/12/2022	100090	Vesta Property Services	Invoice: 405450 (Reference: November Fees.)	19,793.78	1,987,262.91
12/12/2022	100091	VGlobal Tech	Invoice: 4492 (Reference: Email hosting.)	50.00	1,987,212.91
12/12/2022	100092	The Perfect Pour	Invoice: 0000151A (Reference: Bar Service for Halloween Party 10/21/22.)	625.00	1,986,587.91
12/12/2022	100093	Daytona Beach News-Journal	Invoice: 0005017635 (Reference: Oct 1 - Oct 31, 2022.)	1,003.25	1,985,584.66
12/13/2022	1126	Matthew Calderaro	BOS MTG 12/5/22	200.00	1,985,384.66
12/13/2022	1127	Robert Renn	BOS MTG 12/5/22	200.00	1,985,184.66
12/13/2022	1128	Shelia Papelbon	BOS MTG 12/5/22	200.00	1,984,984.66
12/14/2022			Deposit	192.36	1,985,177.02

12/14/2022	121422ACH1	JEA	Service for the month of November		25,621.04	1,959,555.98
12/16/2022			Deposit	165,311.36		2,124,867.34
12/19/2022	121922ACH1	Comcast	12788 Meritace Blvd MINI MDTA 11/28/22 - 12/27/22		534.81	2,124,332.53
12/20/2022	122022ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE11/30/22 to 12/29/22		211.88	2,124,120.65
12/20/2022	122022ACH2	TECO	12545 Beach Blvd - 10/20/2022 -11/28/22		37.70	2,124,082.95
12/22/2022	122222ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 10/20/22 to 11/28/22		14.35	2,124,068.60
12/23/2022	100094	DPFG M&C	Invoice: 405570 (Reference: District Management Services.)		3,958.33	2,120,110.27
12/23/2022	100095	Advanced Security Specialist & Consulting	Invoice: TA0112022 (Reference: Amenities security.) Invoice: T0112022B (Reference: Guard H		11,460.00	2,108,650.27
12/23/2022	100096	Integrated Access Solutions	Invoice: 0002285 (Reference: Gate Repair.) Invoice: 0002291 (Reference: Guard House Gate Ac		3,192.16	2,105,458.11
12/23/2022	100097	Southeastern Paper Group	Invoice: 05765238 (Reference: Supplies.) Invoice: 05748187 (Reference: Supplies.)		824.54	2,104,633.57
12/23/2022	100098	Staples	Invoice: 8068566313 (Reference: Office Supplies.)		383.73	2,104,249.84
12/23/2022	100099	Vesta Property Services	Invoice: 403470 (Reference: Billable Expenses.)		3,170.38	2,101,079.46
12/23/2022	100100	Daytona Beach News-Journal	Invoice: 0005119397 (Reference: Advertising.)		1,324.92	2,099,754.54
12/23/2022	ACH 122322	Credit Card transactions			301.35	2,099,453.19
12/27/2022	1129	Matthew Calderaro	BOS MTG 12/19/22		200.00	2,099,253.19
12/27/2022	1130	Robert Renn	BOS MTG 12/19/22		200.00	2,099,053.19
12/27/2022	1131	Shelia Papelbon	BOS MTG 12/19/22		200.00	2,098,853.19
12/27/2022	1132	Stefanos Kounoupas	BOS MTG 12/19/22		200.00	2,098,653.19
12/27/2022	122722ACH1	Comcast	12788 Meritage Blvd. OFC 4 12/3/22 - 1/2/23		351.09	2,098,302.10
12/28/2022	1133	DPFG M&C	August Billable Expenses		30.63	2,098,271.47
12/30/2022			Deposit	308.38		2,098,579.85
12/30/2022	123022ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 12/10/22 to 1/9/23		194.35	2,098,385.50
12/31/2022			Service Charge		1.75	2,098,383.75
12/31/2022	EOM Balance			1,730,206.00	150,625.49	2,098,383.75
01/03/2023	1135	Magnetix DJ Services	Reference: Emcee & DJ Polar Plunge. https://dpfg.payableslockbox.com/DocView/InvoiceViewer		400.00	2,097,983.75
01/03/2023	1136	Shannon Brooke Thomas	Reference: Halloween Paint and Sip Event. https://dpfg.payableslockbox.com/DocView/InvoiceVi		150.00	2,097,833.75
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	2,097,533.75
01/03/2023	100101	Advanced Security Specialist & Consulting	Invoice: T0122022A (Reference: Guard House Gate Access Management.)		9,000.00	2,088,533.75
01/03/2023	100102	Southeastern Paper Group	Invoice: 05783796 (Reference: Supplies.)		258.71	2,088,275.04
01/03/2023	100103	Vesta Property Services	Invoice: 404351 (Reference: Billable Expenses.)		2,894.83	2,085,380.21
01/03/2023	100104	Daytona Beach News-Journal	Invoice: 0005097697 (Reference: Advertising.)		14.83	2,085,365.38
01/04/2023			Deposit	875.00		2,086,240.38
01/05/2023	1140	BNY Mellon Tax Distributions	Tax Distributions 2013A		689,260.69	1,396,979.69
01/05/2023	1141	BNY Mellon Tax Distributions	Tax Distributions 2015A		316,807.18	1,080,172.51
01/06/2023			Deposit	79,101.86		1,159,274.37
01/09/2023			Deposit	54,231.04		1,213,505.41
01/09/2023	100105	Advanced Security Specialist & Consulting	Invoice: TA0122022 (Reference: Amenities security.) Invoice: T0122022B (Reference: Guard H		12,060.00	1,201,445.41
01/09/2023	100106	Bob's Backflow & Plumbiong Services	Invoice: 88072 (Reference: Backflow Test.)		227.49	1,201,217.92
01/09/2023	100107	Integrated Access Solutions	Invoice: 0002350 (Reference: Service Call.) Invoice: 0001921 (Reference: Comcast modem bad		272.00	1,200,945.92
01/09/2023	100108	Kutak Rock LLP	Invoice: 3158252 (Reference: General Counsel.)		1,092.50	1,199,853.42
01/09/2023	100109	Sun State Nursery & Landscaping, Inc	Invoice: 8943 (Reference: January Landscape Maintenance.)		35,213.10	1,164,640.32
01/09/2023	100110	TEKWave Solutions LLC	Invoice: 5467 (Reference: Community Visitor Management Software.)		295.00	1,164,345.32
01/09/2023	100111	The Lake Doctors, Inc.	Invoice: 63731B (Reference: Water Management.)		1,767.00	1,162,578.32
01/09/2023	100112	Turner Pest Control	Invoice: 20497453 (Reference: Commercial Pest Control.)		104.74	1,162,473.58
01/09/2023	100113	VGlobal Tech	Invoice: 4623 (Reference: Email hosting.)		50.00	1,162,423.58
01/09/2023	100114	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1014988 (Reference: WayneNet Fire Alarm Monitoring.)		750.00	1,161,673.58
01/09/2023	100115	Oxi Fresh Carpet Cleaning	Invoice: 1050 (Reference: Tile and Grout & Carpet Cleaning.) Invoice: 1051 (Reference: Tile a..		2,355.25	1,159,318.33
01/09/2023	100116	Bouncers, Slides, and More Inc.	Invoice: 12152022.03 (Reference: Movie Night.) Invoice: 10082022.16 (Reference: Obstacle Cc		1,330.00	1,157,988.33
01/15/2023	11523ACH1	Comcast	12788 Meritace Blvd MINI MDTA 12/28/22 - 1/27/23		547.90	1,157,440.43
01/17/2023	11723ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE12/30/22 to 1/29/23		215.97	1,157,224.46
01/17/2023	100117	DPFG M&C	Invoice: 404329 (Reference: October Billable Expenses.)		48.95	1,157,175.51
01/18/2023	11823ACH1	TECO	12545 Beach Blvd - 11/28/22 - 12/19/22		40.25	1,157,135.26

01/18/2023			Deposit	192.36		1,157,327.62
01/19/2023	11922ACH1	JEA	Service for the month of December		27,981.75	1,129,345.87
01/20/2023	100118	DPFG M&C	Invoice: 406418 (Reference: December Billable Expenses.) Invoice: 406478 (Reference: District		4,104.61	1,125,241.26
01/20/2023	100119	Integrated Access Solutions	Invoice: 0002427 (Reference: Labor for installation, setup and testing.)		899.63	1,124,341.63
01/20/2023	100121	Sun State Nursery & Landscaping, Inc	Invoice: 8548 (Reference: Irrigation Repairs made during Inspection.)		142.18	1,124,199.45
01/20/2023	100122	Coastal Maintenance M.E. LLC	Invoice: 4165 (Reference: Holiday Lights.)		5,578.00	1,118,621.45
01/22/2023	12223ACH1	Comcast	12788 Meritage Blvd. OFC 4 1/3/23 - 2/2/23		361.28	1,118,260.17
01/23/2023	ACH012323	Florida Natural Gas	Fuel and Inside FGT Z3 11/28/22 to 12/19/22		23.99	1,118,236.18
01/23/2023	1142	Chance Wedderburn	BOS MTG 1/16/23		200.00	1,118,036.18
01/23/2023	1143	Matthew Calderaro	BOS MTG 1/16/23		200.00	1,117,836.18
01/23/2023	1144	Robert Renn	BOS MTG 1/16/23		200.00	1,117,636.18
01/23/2023	1145	Shelia Papelbon	BOS MTG 1/16/23		200.00	1,117,436.18
01/23/2023	1151	Stefanos Kounoupas	BOS MTG 1/16/23		200.00	1,117,236.18
01/23/2023	ACH 012323	Credit Card transactions			908.87	1,116,327.31
01/24/2023	1152	Brian T. Shirley	Stand-Up Comedy Show for Valentine's Day Cocktail Party		400.00	1,115,927.31
01/24/2023	1153	Ebony Lunsford	Cocktail Service		500.00	1,115,427.31
01/24/2023			Deposit	127,429.74		1,242,857.05
01/25/2023	100123	Advanced Security Specialist & Consulting	Invoice: T0012023A (Reference: Guard House Gate Access Management.)		9,300.00	1,233,557.05
01/25/2023	100124	Custom Pump & Controls, Inc.	Invoice: 23-314-01 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	1,233,407.05
01/25/2023	100125	E.T.M.	Invoice: 0206237 (Reference: Engineering Services.)		1,073.25	1,232,333.80
01/25/2023	100126	GFL Environmental	Invoice: UG0000087355 (Reference: Trash Service.)		193.73	1,232,140.07
01/25/2023	100127	Southeastern Paper Group	Invoice: 05806313 (Reference: PURELL HAND SANITIZING.)		175.71	1,231,964.36
01/25/2023	100128	Sun State Nursery & Landscaping, Inc	Invoice: 9019 (Reference: Irrigation Repairs Made During Monthly Inspection.)		151.79	1,231,812.57
01/25/2023	100129	Vesta Property Services	Invoice: 406387 (Reference: Billable Expenses.)		2,193.93	1,229,618.64
01/25/2023	100130	Daytona Beach News-Journal	Invoice: 0005202822 (Reference: Advertising.)		578.28	1,229,040.36
01/27/2023	1154	BNY Mellon Payment/Trustee Fees	Trustee Fees 2013A: November 01, 2022 to October 31, 2023		4,100.00	1,224,940.36
01/27/2023	1155	BNY Mellon Payment/Trustee Fees	Trustee Fees 2015A: November 01, 2022 to October 31, 2023		4,100.00	1,220,840.36
01/27/2023			Deposit	1,975.00		1,222,815.36
01/30/2023	1156	Magnetix DJ Services	Reference: Emcee & DJ Member Music Bingo Night		350.00	1,222,465.36
01/30/2023	13023ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Jan 10, 2023 to Feb 09, 2023		199.35	1,222,266.01
01/31/2023			Service Charge		2.55	1,222,263.46
01/31/2023		EOM Balance		263,805.00	1,139,925.29	1,222,263.46
02/09/2023			Deposit	192.36		1,222,455.82
02/09/2023	100131	Advanced Security Specialist & Consulting	Invoice: T0012023B (Reference: Guard House Gate Access Management.)		9,600.00	1,212,855.82
02/09/2023	100132	Kutak Rock LLP	Invoice: 3170780 (Reference: General Counsel.)		1,897.50	1,210,958.32
02/09/2023	100133	Southeastern Paper Group	Invoice: 05817499 (Reference: Paper Supplies.)		297.63	1,210,660.69
02/09/2023	100134	Sun State Nursery & Landscaping, Inc	Invoice: 9158 (Reference: Valve Replacement.) Invoice: 9159 (Reference: Repair of break.) ...		36,225.90	1,174,434.79
02/09/2023	100135	TEKWave Solutions LLC	Invoice: 5523 (Reference: Visitor Management Software-JAN.)		295.00	1,174,139.79
02/09/2023	100136	The Lake Doctors, Inc.	Invoice: 72574B (Reference: Water Management.)		1,767.00	1,172,372.79
02/09/2023	100137	Turner Pest Control	Invoice: 20597624 (Reference: Pest Control.)		115.21	1,172,257.58
02/09/2023	100138	VGGlobal Tech	Invoice: 4735 (Reference: Email:Email hosting.)		50.00	1,172,207.58
02/09/2023	100139	Community Advisors, LLC	Invoice: 1537 (Reference: Reserve Analysis.)		4,900.00	1,167,307.58
02/13/2023	100140	GFL Environmental	Invoice: UG000090424 (Reference: Trash Service.)		177.88	1,167,129.70
02/15/2023	21523ACH1	JEA	Service for the month of January		20,109.16	1,147,020.54
02/17/2023			Deposit	9,913.18		1,156,933.72
02/21/2023	22123ACH1	Comcast	12788 Meritace Blvd MINI MDTA 1/28/22 - 2/27/23		548.46	1,156,385.26
02/21/2023	22123ACH2	Comcast	12750 Meritage Blvd. GATEHOUSE1/30/23 to 2/28/23		216.20	1,156,169.06
02/21/2023	22123ACH3	TECO	12545 Beach Blvd - 12/20/22 - 1/23/23		56.44	1,156,112.62
02/23/2023	100141	Integrated Access Solutions	Invoice: 0002621 (Reference: Service Call.)		264.00	1,155,848.62
02/23/2023	100142	Southeastern Paper Group	Invoice: 05802879 (Reference: Paper Supplies.)		386.21	1,155,462.41
02/23/2023	100143	Vesta Property Services	Invoice: 406329 (Reference: December Fees.) Invoice: 405487 (Reference: Billable Expenses.)		46,194.31	1,109,268.10
02/23/2023	22323ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 12/19/22 - 1/23/23		42.56	1,109,225.54

02/23/2023	ACH 022323	Credit Card transactions			1,977.35	1,107,248.19
02/27/2023	100144	DPFG M&C	Invoice: 407496 (Reference: January Billable Expenses.) Invoice: 407582 (Reference: District ...		4,066.06	1,103,182.13
02/27/2023	100145	Advanced Security Specialist & Consulting	Invoice: T0022023A (Reference: Guard House Gate Access Management.) Invoice: TA0012023		10,980.00	1,092,202.13
02/27/2023	100146	Bob's Backflow & Plumbing Services	Invoice: 89479 (Reference: Backflow Test.)		225.00	1,091,977.13
02/27/2023	100147	GFL Environmental	Invoice: UG0000093668 (Reference: Trash Service.)		177.88	1,091,799.25
02/27/2023	100148	Integrated Access Solutions	Invoice: 0002655 (Reference: BAI Barcodes Black on Black.)		383.78	1,091,415.47
02/27/2023	100149	Sun State Nursery & Landscaping, Inc	Invoice: 9472 (Reference: Irrigation Repairs made during Inspection.)		493.19	1,090,922.28
02/27/2023	100150	Turner Pest Control	Invoice: 20704326 (Reference: Pest Control.)		115.21	1,090,807.07
02/27/2023	100151	Vesta Property Services	Invoice: 407489 (Reference: Billable Expenses.)		592.85	1,090,214.22
02/27/2023	1157	Chance Wedderburn	BOS MTG 2/20/23		200.00	1,090,014.22
02/27/2023	1158	Matthew Calderaro	BOS MTG 2/20/23		200.00	1,089,814.22
02/27/2023	1159	Robert Renn	BOS MTG 2/20/23		200.00	1,089,614.22
02/27/2023	1160	Shelia Papelbon	BOS MTG 2/20/23		200.00	1,089,414.22
02/27/2023	1161	Stefanos Kounoupas	BOS MTG 2/20/23		200.00	1,089,214.22
02/27/2023			Deposit	1,375.00		1,090,589.22
02/27/2023			Deposit	3,297.16		1,093,886.38
02/28/2023			Service Charge		1.40	1,093,884.98
02/28/2023	EOM Balance			14,777.70	143,156.18	1,093,884.98
03/01/2023	ACH030123	Bank United	Check 126 deposited 02/27 Chargeback Fee		35.00	1,093,849.98
03/02/2023	030223ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE 2/10/23 - 3/9/23		199.35	1,093,650.63
03/03/2023	1162	Live Entertainment Solutions, LLC	DJ for Trivia Night on 3/16/23 including supplies		275.00	1,093,375.63
03/06/2023			Deposit	6,849.03		1,100,224.66
03/08/2023			Deposit	192.36		1,100,417.02
03/09/2023	100152	Advanced Security Specialist & Consulting	Invoice: TA0022023 (Reference: Amenities security.) Invoice: T0022023B (Reference: Guard H		9,960.00	1,090,457.02
03/09/2023	100153	Kutak Rock LLP	Invoice: 3182997 (Reference: General Counsel.)		1,901.50	1,088,555.52
03/09/2023	100154	TEKWave Solutions LLC	Invoice: 5578 (Reference: Visitor Management Software.)		295.00	1,088,260.52
03/09/2023	100155	First Coast Mulch	Invoice: 4831 (Reference: Mulch Installation:Playground Chips.)		3,575.00	1,084,685.52
03/13/2023	100156	Southeastern Paper Group	Invoice: 05829171 (Reference: Supplies.)		376.43	1,084,309.09
03/13/2023	100157	Sun State Nursery & Landscaping, Inc	Invoice: 9616 (Reference: March Landscape Maintenance.)		35,213.10	1,049,095.99
03/13/2023	100158	The Lake Doctors, Inc.	Invoice: 76968B (Reference: Water Management.)		1,767.00	1,047,328.99
03/13/2023	100159	Vesta Property Services	Invoice: 408152 (Reference: Amenity Management.)		18,973.93	1,028,355.06
03/13/2023	100160	VGlobal Tech	Invoice: 4781 (Reference: Email hosting.)		50.00	1,028,305.06
03/13/2023	100161	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1030521 (Reference: Annual Extinguisher Certification Inspection.) Invoice: 1030371 .		346.73	1,027,958.33
03/14/2023	1163	Matthew Calderaro	BOS MTG 3/09/23		200.00	1,027,758.33
03/14/2023	1164	Stefanos Kounoupas	BOS MTG 3/9/23		200.00	1,027,558.33
03/16/2023			Deposit	61,862.73		1,089,421.06
03/17/2023	31723ACH1	JEA	Service for the month of February		18,352.18	1,071,068.88
03/20/2023	ACH032023	TECO	12545 Beach Blvd - 1/24/23 - 2/21/23		41.09	1,071,027.79
03/20/2023	032023ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 3/01/23 to 3/29/23		216.20	1,070,811.59
03/20/2023	32023ACH2	Comcast	12788 Meritace Blvd MINI MDTA 2/28/22 - 3/27/23		548.42	1,070,263.17
03/23/2023	ACH032323	Florida Natural Gas	Fuel and Inside FGT Z3 1/23/23 - 2/21/23		16.08	1,070,247.09
03/23/2023	100162	DPFG M&C	Invoice: 408425 (Reference: District Management Services.) Invoice: 408367 (Reference: Billab		4,224.33	1,066,022.76
03/23/2023	100163	Advanced Security Specialist & Consulting	Invoice: T0032023A (Reference: Guard House Gate Access Management.)		9,000.00	1,057,022.76
03/23/2023	100165	Vesta Property Services	Invoice: 408342 (Reference: Billable Expenses.)		603.48	1,056,419.28
03/23/2023	ACH 032323	Credit Card transactions			2,530.22	1,053,889.06
03/27/2023	22723ACH1	Comcast	12788 Meritage Blvd. OFC 4 2/3/23 - 3/2/23		361.29	1,053,527.77
03/27/2023	1165	Chance Wedderburn	BOS MTG 3/20/23		200.00	1,053,327.77
03/27/2023	1166	Matthew Calderaro	BOS MTG 3/20/23		200.00	1,053,127.77
03/27/2023	1167	Robert Renn	BOS MTG 3/20/23		200.00	1,052,927.77
03/27/2023	1168	Shelia Papelbon	BOS MTG 3/20/23		200.00	1,052,727.77
03/27/2023	100166	GFL Environmental	Invoice: UG0000096764 (Reference: Trash Service.)		195.31	1,052,532.46
03/27/2023	100167	Integrated Access Solutions	Invoice: 0002826 (Reference: Installation, set-up & testing.)		1,383.00	1,051,149.46

03/27/2023	032723ACH1	Comcast	12788 Meritage Blvd. OFC 4 3/3/23 - 4/2/23		361.24	1,050,788.22
03/28/2023			Deposit	600.00		1,051,388.22
03/30/2023	030323ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Mar 10, 2023 to Apr 09, 2023		199.35	1,051,188.87
03/31/2023	100168	Bob's Backflow & Plumbiong Services	Invoice: 90342 (Reference: replace the existing backflow preventer.)		1,597.00	1,049,591.87
03/31/2023	100169	Southeastern Paper Group	Invoice: 05856941 (Reference: Paper Supplisr.) Invoice: 05853072 (Reference: Paper Supplies.		423.65	1,049,168.22
03/31/2023	100170	Sun State Nursery & Landscaping, Inc	Invoice: 9802 (Reference: Irrigation Repairs.)		925.95	1,048,242.27
03/31/2023	100171	TEKWave Solutions LLC	Invoice: 5632 (Reference: VMS - APRIL.)		295.00	1,047,947.27
03/31/2023	100172	Turner Pest Control	Invoice: 617040310 ()		115.21	1,047,832.06
03/31/2023	100173	Beaches Electrical Service, Inc.	Invoice: 11802 (Reference: Service Call.)		187.50	1,047,644.56
03/31/2023			Service Charge		1.80	1,047,642.76
03/31/2023		EOM Balance		69,504.12	115,746.34	1,047,642.76
04/03/2023	1169	Weinglass Music	Musician 4/13/23		500.00	1,047,142.76
04/06/2023	100174	Advanced Security Specialist & Consulting	Invoice: TA0032023 (Reference: Amenities security.) Invoice: T0032023B (Reference: Guard H		12,330.00	1,034,812.76
04/06/2023	100175	Integrated Access Solutions	Invoice: 0002866 (Reference: Service call response to check Amenity NVR HDD.) Invoice: 000.		528.00	1,034,284.76
04/06/2023	100176	Life Fitness	Invoice: 7337480 (Reference: Parts.) Invoice: 7336389 (Reference: Parts.)		46.86	1,034,237.90
04/06/2023	100177	Southeast Fitness	Invoice: 101452 (Reference: Semi-annually scheduled preventative maintenance.)		640.00	1,033,597.90
04/06/2023	100178	Sun State Nursery & Landscaping, Inc	Invoice: 9947 (Reference: April Landscape Maintenance.)		35,213.10	998,384.80
04/06/2023	100179	The Lake Doctors, Inc.	Invoice: 84489B (Reference: Water Management.)		1,767.00	996,617.80
04/11/2023			Deposit	192.36		996,810.16
04/11/2023			Deposit	18,840.21		1,015,650.37
04/14/2023	100180	Custom Pump & Controls, Inc.	Invoice: 23-314-02 (Reference: QUARTERLY LIFT STATION INSPECTION.)		150.00	1,015,500.37
04/14/2023	100181	Integrated Access Solutions	Invoice: 0002934 (Reference: Main Control Board & Liftmaster Motor.)		1,308.91	1,014,191.46
04/14/2023	100182	Kutak Rock LLP	Invoice: 3197846 (Reference: Beach CDD - General Counsel.)		3,028.00	1,011,163.46
04/14/2023	100183	Southeastern Paper Group	Invoice: 05870004 (Reference: Supplies.)		568.49	1,010,594.97
04/14/2023	100184	Vesta Property Services	Invoice: 409165 (Reference: Amenity Management.) Invoice: 409239 (Reference: Billable Expe		21,301.36	989,293.61
04/14/2023	100185	VGGlobal Tech	Invoice: 4929 (Reference: Email hosting.)		50.00	989,243.61
04/14/2023	100186	JT's Home Solutions LLC	Invoice: 197 (Reference: Touch up painting - Fitness Room.)		750.00	988,493.61
04/17/2023	0417ACH1	JEA	Service for the month of March		21,430.34	967,063.27
04/18/2023	1170	The Perfect Pour	Event at Tamaya 4/13/23		450.00	966,613.27
04/18/2023	0418ACH1	Comcast	12788 Meritace Blvd MINI MDTA 3/28/22 - 4/27/23		548.42	966,064.85
04/19/2023	0419ACH1	TECO	12545 Beach Blvd - 2/22/23 - 3/22/23		36.35	966,028.50
04/19/2023			Deposit	3,451.56		969,480.06
04/20/2023			Deposit	54,231.04		1,023,711.10
04/20/2023	Wire042023	BNY Mellon Payment/Trustee Fees	Off Roll Assessment 2015A-1		139,418.70	884,292.40
04/20/2023	0420ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 3/30/23 - 4/29/23		216.20	884,076.20
04/20/2023			Deposit	139,406.70		1,023,482.90
04/21/2023	ACH042123	Florida Natural Gas	Fuel and Inside FGT Z3 2/23/23 - 3/22/23		10.23	1,023,472.67
04/24/2023	1171	Chance Wedderburn	BOS MTG 4/17/23		200.00	1,023,272.67
04/24/2023	1172	Matthew Calderaro	BOS MTG 4/17/23		200.00	1,023,072.67
04/24/2023	1173	Robert Renn	BOS MTG 4/17/23		200.00	1,022,872.67
04/24/2023	100187	Advanced Security Specialist & Consulting	Invoice: T0042023A (Reference: Guard House Gate Access Management.)		9,000.00	1,013,872.67
04/24/2023	100188	Big Z Pool Service, LLC	Invoice: 12240 (Reference: warranty sump pumps.)		392.00	1,013,480.67
04/24/2023	100189	Integrated Access Solutions	Invoice: 0002962 (Reference: Service Call Driveway resident entry barrier arm.) Invoice: 0002...		954.14	1,012,526.53
04/24/2023	100190	B.A.B Tennis Courts	Invoice: 1 (Reference: Tennis Center Resurfacing Project.)		5,950.00	1,006,576.53
04/24/2023	100191	Vesta District Services	Invoice: 409333 (Reference: District Management Services.)		3,958.33	1,002,618.20
04/24/2023	ACH 042423	Credit Card transactions			2,026.15	1,000,592.05
04/25/2023	0425ACH1	Comcast	12788 Meritage Blvd. OFC 4 4/3/23 - 5/2/23		361.24	1,000,230.81
04/27/2023			Deposit	1,320.00		1,001,550.81
04/30/2023			Service Charge		2.85	1,001,547.96
04/30/2023		EOM Balance		217,441.87	263,536.67	1,001,547.96
05/01/2023	1174	Chance Wedderburn	BOS Workshop 4/26/23		200.00	1,001,347.96
05/01/2023	1175	Matthew Calderaro	BOS Workshop 4/26/23		200.00	1,001,147.96

05/01/2023	1176	Robert Renn	BOS Workshop 4/26/23		200.00	1,000,947.96
05/01/2023	0501ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE Apr 09, 2023 to May 10, 2023		199.35	1,000,748.61
05/02/2023			Deposit	661.00		1,001,409.61
05/04/2023	100192	Magnetix DJ Services	Invoice: 3513 (Reference: Emcee & DJ Member Trivia Night.)		350.00	1,001,059.61
05/04/2023			Deposit	18,233.94		1,019,293.55
05/05/2023	100193	Advanced Security Specialist & Consulting	Invoice: T0042023B (Reference: Guard House Gate Access Management.) Invoice: TA0042023		11,520.00	1,007,773.55
05/05/2023	100194	Integrated Access Solutions	Invoice: 0003005 (Reference: Service Call.) Invoice: 0003024 (Reference: Service Call - Fitne...		411.00	1,007,362.55
05/05/2023	100195	Kutak Rock LLP	Invoice: 3211113 (Reference: General Counsel.)		1,938.00	1,005,424.55
05/05/2023	100196	TEKWave Solutions LLC	Invoice: 5684 (Reference: Visitor Management Software.)		295.00	1,005,129.55
05/05/2023	100197	The Lake Doctors, Inc.	Invoice: 91916B (Reference: Water Management.)		1,767.00	1,003,362.55
05/05/2023	100198	VGlobal Tech	Invoice: 5000 (Reference: Email hosting.)		50.00	1,003,312.55
05/05/2023	100199	SS Live Entertainment, LLC	Invoice: 2854 (Reference: Live Entertainment 4.22.23.)		500.00	1,002,812.55
05/05/2023	100200	Bouncers, Slides, and More Inc.	Invoice: 042423- (Reference: Bounce House & Obstacle Course.)		500.00	1,002,312.55
05/05/2023	100201	Beaches Electrical Service, Inc.	Invoice: 11957 (Reference: Service call on Fountain.)		125.00	1,002,187.55
05/05/2023	100202	Vesta District Services	Invoice: 409273 (Reference: Billable Expenses - March 2023.)		127.76	1,002,059.79
05/10/2023	01ACH051023	Florida Department of Health	Pool permit 16-60-1627485		325.35	1,001,734.44
05/10/2023	02ACH051023	Florida Department of Health	Pool permit 16-60-1627490		325.35	1,001,409.09
05/10/2023	03ACH051023	Florida Department of Health	Pool permit16-60-1679058		200.35	1,001,208.74
05/10/2023	0510ACH1	GFL Environmental	Trash Service		195.31	1,001,013.43
05/11/2023			Deposit	192.36		1,001,205.79
05/12/2023	1177	TEKWave Solutions LLC			1,180.00	1,000,025.79
05/12/2023	100203	Buehler Air Conditioning	Invoice: 106529 (Reference: Service Call.)		491.10	999,534.69
05/12/2023	100204	Jacksonville Daily Record	Invoice: 050423- (Reference: Advertising Supervisors Meeting.) Invoice: 041323- (Reference: .		282.76	999,251.93
05/12/2023	100205	Southeastern Paper Group	Invoice: 05895051 (Reference: Supplies.)		512.01	998,739.92
05/12/2023	100206	Sun State Nursery & Landscaping, Inc	Invoice: 10106 (Reference: Irrigation Repairs during Inspection.)		284.75	998,455.17
05/12/2023	100207	Vesta Property Services	Invoice: 410072 (Reference: Amenity Management.) Invoice: 410012 (Reference: Billable Expe		20,729.65	977,725.52
05/12/2023	100208	SS Live Entertainment, LLC	Invoice: 2860 (Reference: Live Entertainment 5/28 & 5/29/23.)		1,000.00	976,725.52
05/12/2023	100209	Trice Music Services, Inc.	Invoice: 00515 (Reference: Entertainment - May 27th.)		375.00	976,350.52
05/15/2023	1178	Chance Wedderburn	BOS Workshop 5/10/23		200.00	976,150.52
05/15/2023	1179	Matthew Calderaro	BOS Workshop 5/10/23		200.00	975,950.52
05/15/2023	1180	Robert Renn	BOS Workshop 5/10/23		200.00	975,750.52
05/15/2023	1181	Shelia Papelbon	BOS Workshop 5/10/23		200.00	975,550.52
05/16/2023			Deposit	361.00		975,911.52
05/16/2023	0516ACH1	JEA	Service for the month of April		25,925.31	949,986.21
05/18/2023	0518ACH1	Comcast	12788 Meritace Blvd MINI MDTA 4/28/22 - 5/27/23		548.20	949,438.01
05/19/2023	100210	LLS Tax Solutions, Inc.	Invoice: 003010 (Reference: Arbitrage Services.) Invoice: 003011 (Reference: Arbitrage Servic..		5,850.00	943,588.01
05/19/2023	0519ACH1	TECO	12545 Beach Blvd - 3/23/23 - 4/21/23		36.91	943,551.10
05/22/2023	1182	Chance Wedderburn	BOS Meeting 5/15/23		200.00	943,351.10
05/22/2023	1183	Matthew Calderaro	BOS Meeting 5/15/23		200.00	943,151.10
05/22/2023	1184	Robert Renn	BOS Meeting 5/15/23		200.00	942,951.10
05/22/2023	1185	Shelia Papelbon	BOS Meeting 5/15/23		200.00	942,751.10
05/22/2023	0522ACH1	Comcast	12750 Meritace Blvd. GATEHOUSE 4/30/23 - 5/29/23		216.11	942,534.99
05/23/2023	0523ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 3/22/23 - 4/23/23		10.47	942,524.52
05/23/2023	ACH 052323	Credit Card transactions			2,865.90	939,658.62
05/24/2023	100211	Magnetix DJ Services	Invoice: 3514 (Reference: Trivia Night.)		350.00	939,308.62
05/25/2023	100212	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 159439 (Reference: Tennis Net & Scarifler.)		347.45	938,961.17
05/25/2023	100213	Advanced Security Specialist & Consulting	Invoice: T0052023A (Reference: 05.01.23 TO 05.15.23 GUARD HOUSE GATE ACCESS MAN.		9,000.00	929,961.17
05/25/2023	100214	Integrated Access Solutions	Invoice: 0003115 (Reference: BAI Barcodes Black on Black.) Invoice: 0003117 (Reference: Cor		782.78	929,178.39
05/25/2023	100215	Vesta District Services	Invoice: 410165 (Reference: Additional Workshop Hours.) Invoice: 410183 (Reference: District		4,923.25	924,255.14
05/25/2023	100216	Lucas Tree Service, Inc.	Invoice: 8407 (Reference: Drop dead pine tree.)		500.00	923,755.14
05/25/2023	0525ACH1	Comcast	12788 Meritace Blvd. OFC 4 5/3/23 - 6/2/23		361.24	923,393.90
05/26/2023			Deposit	19,081.04		942,474.94

05/30/2023	0530ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE May 10, 2023 - June 09, 2023	199.35	942,275.59
05/31/2023	100217	Jacksonville Daily Record	Invoice: 052523- (Reference: Legal Advertising.)	96.50	942,179.09
05/31/2023	100218	Southeastern Paper Group	Invoice: 05909762 (Reference: Janitorial Supplies.)	375.12	941,803.97
05/31/2023	100219	TEKWave Solutions LLC	Invoice: 5753 (Reference: VMS - JUNE.)	295.00	941,508.97
05/31/2023			Service Charge	2.60	941,506.37
05/31/2023		EOM Balance		38,529.34	98,570.93
06/01/2023	100220	First Coast Fun and Games	Invoice: 5430 (Reference: Lazer Tag.)	600.00	940,906.37
06/06/2023	100221	Integrated Access Solutions	Invoice: 0003176 (Reference: BAI Barcodes Black on Black.)	383.78	940,522.59
06/06/2023	100222	Kutak Rock LLP	Invoice: 3226004 (Reference: General Counsel.)	2,574.00	937,948.59
06/06/2023	100223	TEKWave Solutions LLC	Invoice: 5750 (Reference: Remote Device Set Up.)	200.00	937,748.59
06/06/2023	100224	Lucas Tree Service, Inc.	Invoice: 8470 (Reference: Drop 4 dead trees.)	1,000.00	936,748.59
06/07/2023			Deposit	3,754.82	940,503.41
06/08/2023	100225	The Lake Doctors, Inc.	Invoice: 720157 (Reference: Water Management - Zone 1,Water Management - Zone 2.)	1,767.00	938,736.41
06/08/2023	100226	VGlobal Tech	Invoice: 5102 (Reference: Monthly email hosting.)	50.00	938,686.41
06/08/2023	0608ACH1	GFL Environmental	Trash Service	195.31	938,491.10
06/12/2023	100227	Jacksonville Daily Record	Invoice: 060823- (Reference: Legal Advertising.)	96.50	938,394.60
06/12/2023	100228	Turner Pest Control	Invoice: 617256835 (Reference: Pest Control.)	115.21	938,279.39
06/12/2023	100229	Vesta Property Services	Invoice: 410821 (Reference: Billable Expenses.)	2,093.40	936,185.99
06/12/2023	100230	B.A.B Tennis Courts	Invoice: 2 (Reference: Final Draw Tennis Center Resurfacing Project.)	5,950.00	930,235.99
06/13/2023	0613ACH1	JEA	Service for the month of May	27,905.24	902,330.75
06/14/2023			Deposit	192.36	902,523.11
06/15/2023	1186	Turner Pest Control	Pest Control	115.21	902,407.90
06/15/2023	100231	Sun State Nursery & Landscaping, Inc	Invoice: 10176 (Reference: May Landscape Maintenance.)	35,213.10	867,194.80
06/15/2023	100232	Vesta Property Services	Invoice: 410762 (Reference: Amenity Management.)	23,020.64	844,174.16
06/15/2023	100233	Vesta District Services	Invoice: 410771 (Reference: Billable Expenses - May 2023.)	149.50	844,024.66
06/15/2023			Deposit	10,319.55	854,344.21
06/20/2023	100234	Advanced Security Specialist & Consulting	Invoice: T0062023A (Reference: 06.01.23 TO 06.15.23.)	9,000.00	845,344.21
06/20/2023	100235	TEKWave Solutions LLC	Invoice: 5776 (Reference: Vehicle Passes.)	935.00	844,409.21
06/20/2023	100236	Poker Face Comedy, LLC	Invoice: 000014 (Reference: Comedian for Father's Day Brunch.)	650.00	843,759.21
06/20/2023	0620ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 5/30/23 - 6/29/23	216.11	843,543.10
06/20/2023	0620ACH2	Comcast	12788 Meritace Blvd MINI MDTA 5/28/23 - 6/27/23	546.50	842,996.60
06/20/2023	0620ACH3	TECO	12545 Beach Blvd - 4/22/23 - 5/23/23	36.91	842,959.69
06/22/2023	01ACH062223	Florida Natural Gas	Fuel and Inside FGT Z3 4/21/23-5/23/23	10.67	842,949.02
06/23/2023	100237	Advanced Security Specialist & Consulting	Invoice: T0052023B (Reference: 05.16.23 TO 05.31.23.) Invoice: T0052023 (Reference: 5/1/23	12,682.50	830,266.52
06/23/2023	100238	Southeastern Paper Group	Invoice: 05928476 (Reference: Janitorial Supplies.)	359.87	829,906.65
06/23/2023	100239	Wayne Automatic Fire Sprinklers Inc.	Invoice: 1054267 (Reference: Quarterly Sprinkler Inspection.)	75.00	829,831.65
06/23/2023	100240	Vesta District Services	Invoice: 410895 (Reference: District Management Services.)	3,958.33	825,873.32
06/23/2023	100241	Wild Wonders	Invoice: 052423- (Reference: Scaly Sensations.)	300.00	825,573.32
06/23/2023	ACH 062323	Credit Card transactions		2,005.18	823,568.14
06/26/2023	0626ACH1	Comcast	12788 Meritage Blvd. OFC 4 6/3/23 - 7/2/23	359.30	823,208.84
06/28/2023	1189	Duval's Cleanest LLC	Pressure Washing Pillars & Entrance Sign	500.00	822,708.84
06/28/2023	1190	Magnetix DJ Services	MC/DJ Member Independence Pool Party	400.00	822,308.84
06/28/2023	1191	Screening One	Screening of Trainers	180.00	822,128.84
06/28/2023	1192	Tampa Print Services, Inc.	Printing Services	539.16	821,589.68
06/29/2023			Deposit	6,561.00	828,150.68
06/30/2023	0630ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE June 10, 2023 - July 9, 2023	199.35	827,951.33
06/30/2023			Service Charge	1.90	827,949.43
06/20/2023	100236	Poker Face Comedy, LLC	Invoice: 000014 (Reference: Comedian for Father's Day Brunch.)	Cancelled	-650.00
06/30/2023		EOM Balance		20,827.73	134,384.67
07/01/2023	1187	BNY Mellon Tax Distributions	Tax Distributions 2013A	118,057.53	710,541.90
07/01/2023	1188	BNY Mellon Tax Distributions	Tax Distributions 2015A	51,237.53	659,304.37
07/03/2023	68		Returned NSF check #319 dated 4/25/23 Wm Revels	200.00	659,104.37

07/03/2023	68		Returned NSF check #319 dated 4/25/23 Wm Revels - check fee	10.00	659,094.37
07/05/2023	100242	Jacksonville Daily Record	Invoice: 062223- (Reference: Legal Advertising.) Invoice: 062923- (Reference: Legal Advertisi...	625.00	658,469.37
07/05/2023	100243	Kutak Rock LLP	Invoice: 3239803 (Reference: General Counsel.)	2,985.50	655,483.87
07/05/2023	100244	Southeastern Paper Group	Invoice: 05935934 (Reference: Janitorial Supplies.)	457.84	655,026.03
07/05/2023	100245	TEKWave Solutions LLC	Invoice: 5804 (Reference: VMS - JULY.)	295.00	654,731.03
07/05/2023	100246	Vesta District Services	Invoice: 411076 (Reference: District Management Services.)	3,958.33	650,772.70
07/05/2023	100247	Ancient City Hardscapes, LLC	Invoice: 2020318 (Reference: Assorted Paver Repairs.)	475.00	650,297.70
07/05/2023	100248	Nathan Pokipala	Invoice: 1235 (Reference: 4th of July Entertainment.)	1,775.00	648,522.70
07/10/2023	100249	Southeastern Paper Group	Invoice: 05938316 (Reference: Supplies.)	179.92	648,342.78
07/10/2023	100250	Vesta Property Services	Invoice: 411576 (Reference: Amenity Services.)	32,532.91	615,809.87
07/10/2023	0710ACH1	GFL Environmental	Trash Service	178.03	615,631.84
07/12/2023	100251	Advanced Security Specialist & Consulting	Invoice: T0062023 (Reference: Security @ Tamaya 6/1 - 6/30/23.)	2,450.00	613,181.84
07/12/2023	100252	Sun State Nursery & Landscaping, Inc	Invoice: 10505 (Reference: June Landscape Maintenance.)	35,213.10	577,968.74
07/12/2023	100253	The Lake Doctors, Inc.	Invoice: 106688B (Reference: Water Management.)	1,767.00	576,201.74
07/12/2023	100254	VGlobal Tech	Invoice: 5218 (Reference: Email hosting.)	50.00	576,151.74
07/12/2023	100255	All Weather Contractors, Inc.	Invoice: 161697 (Reference: Plumbing Call Floor Drain Fitness Center.)	195.00	575,956.74
07/14/2023	100256	Advanced Security Specialist & Consulting	Invoice: T0062023B (Reference: 06.16.23 TO 06.30.23.)	9,300.00	566,656.74
07/14/2023	100257	Integrated Access Solutions	Invoice: 0003448 (Reference: Service Call.)	132.00	566,524.74
07/18/2023			Deposit	4,175.00	570,699.74
07/18/2023			Deposit	7,875.00	578,574.74
07/18/2023	0718ACH1	Comcast	12788 Meritace Blvd MINI MDTA 6/28/23 - 7/27/23	550.50	578,024.24
07/18/2023	0718ACH2	JEA	Service for the month of June	30,205.87	547,818.37
07/19/2023	1193	Maximum Entertainment Trivia	Monthly Trivia July 20th	200.00	547,618.37
07/19/2023	0719ACH1	TECO	12545 Beach Blvd - 5/24/23 - 6/22/23	36.35	547,582.02
07/19/2023			Account Closing Transfer	100.00	547,682.02
07/20/2023	0720ACH1	Comcast	12750 Meritage Blvd. GATEHOUSE 6/30/23 - 7/29/23	217.11	547,464.91
07/24/2023	0724ACH1	Florida Natural Gas	Fuel and Inside FGT Z3 5/23/23 - 6/22/23	10.28	547,454.63
07/24/2023	0724CC1	Credit Card transactions		2,464.79	544,989.84
07/25/2023			Deposit	192.36	545,182.20
07/25/2023	0725ACH1	Comcast	12788 Meritage Blvd. OFC 4 Jul 03, 2023 to Aug 02, 2023	359.30	544,822.90
07/26/2023	1194	Frederick Marshall Moore	Refund of Reservation	700.00	544,122.90
07/26/2023	1195	Chance Wedderburn	BOS Meeting 7/17/23	200.00	543,922.90
07/26/2023	1196	Elena Korsakova	BOS Meeting 7/17/23	200.00	543,722.90
07/26/2023	1197	Matthew Calderaro	BOS Meeting 7/17/23	200.00	543,522.90
07/26/2023	1198	Robert Renn	BOS Meeting 7/17/23	200.00	543,322.90
07/26/2023	1199	Shelia Papelbon	BOS Meeting 7/17/23	200.00	543,122.90
07/26/2023	100258	Advanced Security Specialist & Consulting	Invoice: T0072023A (Reference: 07.01.23 TO 07.15.23.)	9,300.00	533,822.90
07/26/2023	100259	Custom Pump & Controls, Inc.	Invoice: 51318 (Reference: COJ OWNERS SIGN.) Invoice: 23-314-03 (Reference: QUARTERLY LIFT ST...	445.63	533,377.27
07/26/2023	100260	Integrated Access Solutions	Invoice: 0003505 (Reference: BAI Barcodes Black on Black.)	383.78	532,993.49
07/26/2023	100261	Southeastern Paper Group	Invoice: 05946343 (Reference: Supplies.)	398.05	532,595.44
07/26/2023	100262	TEKWave Solutions LLC	Invoice: 5848 (Reference: VMS - August.)	295.00	532,300.44
07/31/2023	0731ACH1	Comcast	13077 Beach Blvd. PEDESTRIAN GATE July 10, 2023 - Aug 9, 2023	199.35	532,101.09
07/31/2023			Service Charge	1.60	532,099.49
7/31/2023		EOM Balance		12,342.36	308,842.30
					532,099.49

EXHIBIT 3



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES BEACH COMMUNITY DEVELOPMENT DISTRICT

August 21, 2023

Board of Supervisors
Beach Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Beach Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Series 2024 and 2025 Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2013A and 2015 Bonds (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



MBS CAPITAL MARKETS, LLC

- Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will not exceed 1.5% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

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

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



MBS CAPITAL MARKETS, LLC

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

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

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

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

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

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

EXHIBIT 4



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

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

Prepared For
Beach CDD
Tamaya

Estimate Date
07/27/2023

Estimate Number
0001580

Description	Rate	Qty	Line Total
Mega Arm Tower Barrier Gate	\$2,689.60	1	\$2,689.60
14' LED lighted barrier arm Comes with installation kit	\$619.88	1	\$619.88
Tracker Expansion Board	\$444.00	2	\$888.00
Small tracker enclosure	\$156.00	2	\$312.00
Access Control Wire Run	\$350.00	1	\$350.00
Concrete Pad	\$350.00	1	\$350.00
OMRON E3K Reflective Photocell Reflective access gate safety beam	\$235.50	1	\$235.50
Pole Fabrication Fabrication of pole to mount beam reflector on opposite side of road	\$250.00	1	\$250.00
Saw Cut Loop In ground. Includes cutting the road, wiring and loop detectors.	\$1,000.00	2	\$2,000.00
Misc. Misc. Materials needed for installation (Conduit, Flex, Connectors, Boxes, Wire, Etc.)	\$250.00	1	\$250.00

Subtotal 7,944.98
Tax 0.00

Estimate Total (USD) \$7,944.98

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 5



Quotation

Quote #: 201059

Date: 08/11/2023

Billed To: Vesta Property Service
200 Business Park Circle #101
St. Augustine FL 32095

Project: 32253
Beach CDD Enhancements
200 Business Park Circle #101

St. Augustine FL 32095

This quote is valid until: 09/10/2023

Description	Common Name	Quantity	Price	Ext Price
Boulder Install @ Mailbox Kiosk				
Boulders		1.00		
Equipment		1.00		
Total		1.00	1,700.00	1,700.00

Notes

Total: \$1,700.00

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

EXHIBIT 6



Quotation

Quote #: 201069

Date: 08/14/2023

Billed To: Vesta Property Service
200 Business Park Circle #101
St. Augustine FL 32095

Project: 32253
Beach CDD Enhancements
200 Business Park Circle #101

St. Augustine FL 32095

This quote is valid until: 09/13/2023

Description	Common Name	Quantity	Price	Ext Price
Paver Install @ Mailbox Kiosk				
Pavers		1.00		
Irrigation		1.00		
Grade / Prep / Demo		1.00		
Total		1.00	3,000.00	3,000.00

Notes

Total: \$3,000.00

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

EXHIBIT 7



Quotation

Quote #: 201058

Date: 08/11/2023

Billed To: Vesta Property Service
200 Business Park Circle #101
St. Augustine FL 32095

Project: 32253
Beach CDD Enhancements
200 Business Park Circle #101

St. Augustine FL 32095

This quote is valid until: 09/10/2023

Description	Common Name	Quantity	Price	Ext Price
Landscape Enhancement @ Sea Lift Station				
(400) Square feet Floratam St Augustine Sod Irrigation		400.00		
Total		1.00	850.00	850.00

Notes

Total: \$850.00

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

EXHIBIT 8

From: [ADVANCED SECURITY](#)
To: [David C. McInnes](#)
Subject: Tamaya traffic information report.
Date: Sunday, July 16, 2023 5:18:40 PM

Please see attached traffic analysis report between the dates of June 3rd-July 15th 2023

* Speed captures, where obtained in numerous locations within the Tamaya district on different dates and times.

* Vehicle speeds was documented utilizing a calibrated Genesis Decatur radar speed measuring unit. K Band

* All documented speed readings were captured while in stationary mode.

* Locations - Meritage Blvd, Tartus Dr, Caprera Cir, Danube Dr. Ostia Cir, Brettungar Dr. etc.

* Average Speed Measurements

27, 26, 27, 27, 28, 29, 25, 17, 27, 29, 24, 19, 26, 23, 26, 14, 24, 26, 18, 41, 26, 29, 21, 25, 34, 27, 24, 26, 27, 29, 31, 26, 24, 24, 29, 26, 24, 25, 23, 29, 26, 21, 28, 22, 22, 23, 22, 23, 22, 21, 25, 24, 37, etc.

*Average speed 18 -23 mph

*Highest speed capture 41 mph

*Conclusion

While conducting/documenting traffic movement. the speed calculation is comparable to other gated communities within the North Florida geographical area.

* Observation

While conducting the speed analysis, report. I did observe other driving activities that I would like to bring to your attention.

1- Stop Signs, Blatant disregard for stop signs throughout the community. Predominantly the four-way stop sign located at the intersection of Danube Dr. and Brettungar Dr. This intersection is directly behind the clubhouse and host heavy foot traffic with residential families walking to and from the amenities facility.

2- Use of golf carts noncompliant with DHSMV, Use of golf carts, and ATVs by under age/minor children operating in a careless manner with high probability of incident or injury. Compiled with driving in unauthorized areas. Event lawn, sidewalks, basketball/tennis courts, Power Lines and construction sites.

3- Parking in the streets curbside.

At times Residents host parties with numerous vehicles parked curbside blocking other residents from entering or leaving their driveway. I have observed on numerous occasions in excess of 30 vehicles parked in the street impeding traffic flow. Additionally excessive vehicles park on the grass and common areas throughout the community. This has become a common practice with residents. The security officer assigned to the gate house has been informed to notify the resident hosting the party not to block the roadway when excessive visitors are scanned in to a resident address.

Nothing further at this time.

Thank you,

Jake Card, CEO
Advanced Security Specialist & Consulting 904-483-1227

EXHIBIT 9

From: [Robert Renn \(Board Member 3\)](#)
To: [David C. McInnes](#)
Subject: RE: Scooters, etc. stored inside of the fitness center
Date: Thursday, May 25, 2023 3:46:27 PM
Attachments: [image001.png](#)

Hey David,

I appreciate your feedback on the proposed rule.

I included "exercise room" because we schedule classes in the group exercise room (yoga, Pilates, Zumba, etc.) and usually refer to the "fitness room" and the "exercise room" separately (which leads me to think I should change the wording to "group exercise room").

I wanted to avoid a loophole where people say, "Well, the policy does not prohibit scooters, skateboards, or bicycles from the group exercise room, so I'll park it there." However, if you believe that the "fitness center" is adequate, then I am okay with it.

Thank you,

Robert Renn

On 05/25/2023 3:23 PM EDT David C. McInnes
<dmcinnes@vestapropertyservices.com> wrote:

Hello Dr. Renn:

I have read your proposed rule and have only one suggestion:

- Change "Exercise Room" to "Fitness Center" as that term (Fitness Center) is used in the current policies elsewhere and brings consistency to the use of the term.

I agree with your proposed location of the rule—it keeps all of these related items in one group.

Hope this helps.

Sincerely,

David C. McInnes

District Manager

Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

Office Phone: 321-263-0132 ext. 193

**PLEASE NOTE THAT MY NEW EMAIL ADDRESS IS:
dmcinnes@vestapropertyservices.com**



www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system. For District Management Services: **Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.**

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

From: Robert Renn (Board Member 3) <boardmember3@beachcdd.com>
Sent: Wednesday, May 24, 2023 1:47 PM
To: David C. McInnes <dmcinnes@vestapropertyservices.com>
Subject: Scooters, etc. stored inside of the fitness center

Hello David,

I welcome your feedback on the following language for a new policy prohibiting bicycles, scooters, etc., inside the fitness center and Tamaya Hall.

The new policy would be placed under **General Amenity Facility Provisions** (p.5) and added to the current ones for off-road motorbikes (#13, p. 6) and Skateboarding (#14, p. 6):

Please note that policy #14 (p. 6) already states that "Skateboarding is not allowed on the Amenity Facility Property at any time."

New policy:

Bicycles, scooters, and skateboards are not permitted inside any Amenity Facility building (e.g. Tamaya Hall, Fitness Center, Exercise Room) at any time.

Thank you,

Robert Renn

EXHIBIT 10

David C. McInnes

From: Lindsay Bosold <lindsaybosold@gmail.com>
Sent: Friday, June 9, 2023 9:03 AM
To: David C. McInnes
Cc: boardmember1@beachcdd.com; boardmember2@beachcdd.com; boardmember3@beachcdd.com; boardmember4@beachcdd.com; boardmember5@beachcdd.com
Subject: Amenities age 15 guest restriction

Good Morning,

I am writing to request a consideration to modify one of the amenity rules. The rule change I'm requesting is to remove or modify the restriction for resident children being unable to bring guests. I would like for my children to be able to use the pool with their caretakers when their parents are unavailable. My children are often in the care of their grandparents on weekends. My husband and I both work at a 24/7 government air traffic control facility and work shift work. Our schedules do not allow us to bring the kids to the pool ourselves often. I would like them to be able to still be able to enjoy the pool that they love so much without one of us in attendance, and not be penalized by our work schedules. I believe that this rule restricts families where both parents are employed full time, and that anyone left in charge of resident children can be trusted enough to not abuse the facilities. Thank for your consideration and I look forward to hearing from you.

Lindsay Bosold
508-237-5799
3069 Brettungar Dr

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David C. McInnes

From: Jill Shokery <jshokery@gmail.com>
Sent: Saturday, June 10, 2023 9:05 AM
To: David C. McInnes
Subject: Amenities Guest policy

Good Morning. I want to express my opinion regarding the current guest policy as published in e-mail and being enforced with regards to the Tamaya Amenities center.

First, I'd like to express that I DO support a policy which denies unaccompanied guests at any time, and also limits guests reasonably. (I do not think a hard and fast 4 guest limit is reasonable). I believe that some common sense rules/policies are appropriate that both eliminate unaccompanied guests, AND also allow for residents to entertain periodic out of town company which logically, often exceeds 4 people (guests) total.

The current documented, published CDD policy states 4 accompanied guests per household, with an allowance for an exception to be made by the amenities manager should a larger number be needed by a resident. (I think this is wholly reasonable)

I recently attempted to acquire such an exception, to accommodate my 2 adult children, their partners (4 adult visitors in total) and my 2 grandchildren visiting from other states for the week. I was told no exception could be made, and that an unnamed board member had informed Loucite that she was not allowed to give this exception. I expressed my dismay and disappointment, and that coming to the next board meeting on the 19th would not be satisfactory, as my company (who only visit once a year) would be gone by then. You can imagine that my 4 and 6 year old grand children would not understand why they could go to the pool with their Mommy and Daddy, but NOT with their dearly beloved Aunt and Uncle..... I asked to be put in contact with the board member who had put these limits in place, and I was grateful when she called back and informed me that I would be given this exception THIS TIME, but she also warned me that it was likely that this exception would be removed from the policy.

I believe the policy as written is fair and appropriate. I would also support a REASONABLE number of exceptions to be available to be made per household.

Unfortunately I will be unable to attend the board meeting on 6/19 either in person or virtually, as I will be travelling on the Federal National Holiday that falls on June 19 (Juneteenth) and will be both in an alternate time zone and focused on my vacation activities. Please take this email as my passionate input to this situation.

(Please also note that I do not support "round the clock" checking of credentials, but do support periodic, unpredictable checking to mitigate abuse. (This seems like a better use of our limited funds).

Many thanks for your service to our community. I know from experience it can sometimes feel like a thankless job.

Jill Shokery
2485 Provati Ct
336 202 8868

EXHIBIT 11



August 9th, 2023

Ron Zastrocky
12788 Meritage Blvd.
Jacksonville, FL 32246

Re: Proposal for Janitorial Services
Vesta Property Services

Dear Mr. Zastrocky,

City Wide's focus is providing you with superior solutions for all your facility needs. We understand how time-consuming and frustrating it is to constantly deal with multiple – and in some cases underperforming – vendors while keeping up with all of your other responsibilities. Our goal is to become a trusted part of your facility management team by providing you TWO of the highest trained, most responsive people available to assist you regarding any of your facility needs.

We are here to serve you! Most service companies represent their own work, while City Wide represents you. If you are unhappy, you won't hear excuses, you'll see improved results. Your assigned managers will make sure the crews in your building consistently perform to your expectations. Our commitment is to make you look good every chance we get so you become a very satisfied client.

Our clients see a difference in the quality of services managed by City Wide. That's why we boast a client retention rate in excess of 94 percent.

I want to personally thank you for considering City Wide Facility Solutions. We look forward to working with you.

Sincerely,

Clayton Fiddler

Clayton Fiddler
Sales Executive
City Wide Facility Solutions

City Wide Facility Solutions

4963 Beach Boulevard | Jacksonville, FL 32207
(904) 737-4969 | GoCityWide.com/Jacksonville



We Want to Be Your First Choice.

Why continue to hire one janitorial company after another – resulting in the same problems – when you can hire a company that is committed to reducing your stress level and saving you time?

City Wide Facility Solutions wants to be your First Choice. With City Wide on your short list, you're not choosing between two maintenance companies; you're choosing between the same thing you have always done and a management company that can help you with more than 20 solutions for your facility.

Why Choose City Wide Facility Solutions?

For one service or many, City Wide will provide unparalleled assistance in the form of:

- ▶ One point of contact
- ▶ Simplified invoicing
- ▶ 24-hour client care
- ▶ Competitive pricing
- ▶ Facility Solutions Manager and Night Manager
- ▶ Proactive evaluation of your building

Our clients see a difference in the quality of service delivered by City Wide. That's why we boast a retention rate above 90%.

Our Mission

To create a *ripple effect* by positively impacting the people and communities we serve.

We Live Our Values Every Day

Community

Accountability

Professionalism

Our values serve as the foundation upon which we will work with each other, our clients, and our suppliers toward mutual success. Everyone associated with our organization is constantly challenged to live these values.

City Wide's Unique Value Proposition

We represent the client by providing a part-time facility manager who saves you time and solve problems in your commercial facility.

The Solutions We Manage

By providing just one point of contact for everything from carpet cleaning to janitorial supplies to window washing, your Facility Solutions Manager (FSM) reduces the stress and time spent dealing with vendors who are a constant source of problems. Your FSM will proactively help you keep your building in top shape and work with you to maximize your budget to get the most out of your facility. Here is a short list of some of the other services we manage:

Disinfecting Services

- ▶ High-touch areas
- ▶ Electrostatic spraying

Janitorial Supplies

- ▶ Toilet paper
- ▶ Soap and dispensers
- ▶ Paper towels
- ▶ Break room supplies

Detail Cleaners

- ▶ Edge vacuum carpets
- ▶ Dust blinds
- ▶ Dust air vents
- ▶ Wash walls in rest rooms

Floor Care Specialists

- ▶ Strip/refinish all resilient tile and hard surface floors
- ▶ Scrub restroom floors

Carpet Care Specialists

- ▶ Clean carpets using appropriate method; extraction, bonnet, or dry foam and more

Window Washers

- ▶ Wash interior and/or exterior windows, ground level to high-rise

Construction Cleans

- ▶ Prepare a site for use after construction

Pressure Washing

- ▶ Eliminate build-up from the exterior of your facility

Lighting Services

- ▶ Replace difficult to reach and high voltage lighting

Parking Lots

- ▶ Striping
- ▶ Pothole repair
- ▶ Resurfacing
- ▶ Sweeping

City Wide Business Model

City Wide Facility Solutions is a management company in the building maintenance industry. By uniquely representing the client, our professional management team serves as one point of contact for 20+ facility solutions for commercial properties, leveraging our network of independent contractors.



New Account Implementation Process

With 30 days' notice we will implement the following to ensure a smooth transition:

1. Immediately after our agreement has been signed, we will schedule a building walk-through with your Facility Solutions Manager. This is to view the facility, review the scope of work, and discuss items of importance.
2. During the pre-start walk-through we request building keys, alarm codes, and emergency procedures to provide to your City Wide team.
3. We will select the most qualified independent contractor(s) and Night Manager to perform the scope of work as agreed. Our goal is to ensure a smooth transition.
4. Your assigned Facility Solutions Manager and Night Manager will be at your facility for the first nights of the start-up to support the crews and to ensure we achieve the City Wide level of service.
5. Your dedicated Facility Solutions Manager will visit the facility and complete an inspection the morning following the first clean to ensure the expectations are being met and the building is being serviced properly.
6. Ongoing inspections will be made thereafter during the day by the Facility Solutions Manager on a regularly agreed upon day and time.

In Conclusion

Regardless of the size and scope of your operation and the range of your immediate needs, City Wide can manage the job. We have developed a proprietary business model and are dedicated to a vision that does not simply try to do better than the competition, but ensures 100% client satisfaction.

We have a superior track record in client retention for a reason and welcome the opportunity to show you why firsthand. City Wide appreciates that selecting the right vendor means taking into account all the information you've received. What's important to remember is you are not being given the choice between two maintenance companies, as we are not a maintenance company.

This is not an "apples to apples" comparison; it's truly "apples to oranges." You're being given the choice between yet another janitorial company OR a management company that will become an extension of your team.

We are pleased to present this proposal for your facility. We have completed an extensive survey of your facility to design and present a solution tailored to meet your specific requirements.

As you read your proposal, you will come across a great deal of information. There are two important facts you should be aware of:

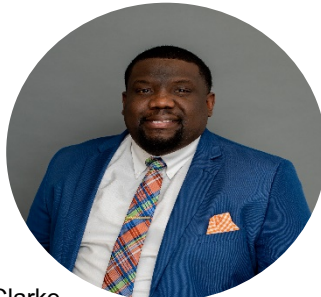
1. **City Wide has a superior track record in client retention.** We mention this because we believe in the power of client satisfaction. City Wide Facility Solutions has a client retention rate above 90%.
2. **City Wide is truly different than the rest.** All maintenance companies are not created equal. We are excellent managers and deliberately do things differently at City Wide. We believe our focus on management is the reason our relationships with our clients are so strong. In this proposal, you will clearly see the differences and the advantages our team provides you.

City Wide's Facility Solutions Manager: Your One Point of Contact

Your Facility Solutions Manager strives to understand your building as fully as possible. They know you have more important things to do, and they take care of the details for you. Let us introduce your Facility Solutions Manager:



Russ Christianson
Director of Operations



Munroe Clarke
Facility Service Manager



Jim Desoriers
Night Manager

No matter how many, or few, services you require, City Wide will take the hassle out of the equation. Your Facility Solutions Manager meets with you during the day with the primary responsibility of helping to ensure quality and to be available to you to address any other needs for your facility. Your Night Manager oversees the after-hours services being done in your facility to ensure superior work on every project. Due to our unique business model, we can provide all of this at a competitive price compared with others in the industry.

We appreciate this opportunity to earn your business and thank you for your time and consideration. We look forward to working with you.

Nathan Johnston
Director of Sales
City Wide Facility Solutions

QC Inspection Report

Night Manager

Maria Sosa

Customer Info

Call Nbr/Date/Type

Best Bet Poker Room

0000101892

1/19/2021

QC

201 Monument Road
Jacksonville, FL 32225

QC Ray Pineiro

Customer Rating	Customer Contact	QC Rating	Cust Complaint	QCM Comments
5	Weekly Inspection	4	N	<p>Sweep behind flower pots in lobby.</p> <p>Damp wipe wall behind trash can in break room.</p> <p>Dust tops of partitions.</p> <p>Great work on restrooms, this is an important area. Keep it up.</p> <p>Time to dust the blinds... especially the conference rooms and corner offices.</p> <p>Remover prints from elevator doors and vacuum elevator tracks.</p>

Chemicals & Equipment

Betco Fastdraw AF315 #7



This neutral pH disinfectant has been formulated to aid in the reduction of cross-contamination while providing long lasting freshness against tough odors. When used as directed, AF315 is effective against a wide variety of gram-positive and gram-negative bacteria. The effective cleaning product will not dull most floors.

USE: Preparation of use-solution: Add 5 oz. per gallon of water, to disinfect hard, precleaned nonporous surfaces.

Betco Fastdraw PH7 #1



When used as directed, it will thoroughly wet, emulsify, and suspend soil from highly polished floor surfaces without attacking the floss of the floor. Guaranteed to never dull, haze, or leave a film.

USE: 1. Dilute .5 oz/gal or 4ml/L of water, depending on soil conditions. 2. Apply cleaning solution using a mop or autoscrubber. 3. Pick up the solution. Rinsing is not required except in very dirty situations. 4. Allow floor to dry thoroughly.

Betco Fastdraw Peroxide #11



For daily use on floors, showers, glass, and other hard surfaces. This one product can clean your entire facility. Removes mold stains and soap scum on tile, grout, and bathtub surfaces and fixtures.

USE: Dilute with cold water only. For GENERAL PURPOSE dilute 1:32 – 1:64 oz. or 4 oz./gal - 2 oz/gal depending on soil level. Spray and wipe.



Blue Microfibers

USE: All Non-restroom areas.



Orange Microfibers

USE: Restrooms only.



32 oz. Trigger Spray Bottles

NOTE: All spray bottles are to be properly labeled for contents.

Wavebrake® Mop Bucket & Winger



The WaveBrake mop bucket and wringer system reduces splashing, which means a safer environment, cleaner floors, and improved productivity. The optional dirty water bucket helps produce cleaner, less slippery floors by separating dirty water from clean water. High efficiency wringer is easy to use and lasts longer.

Green Cleaning with Microfiber



Microfibers are specially designed non-abrasive, non-linting fibers, small enough to penetrate into surface pores and remove tiny dust particles for a deep clean. Microfiber is environmentally responsible, requiring less water and chemicals to clean. Drying time is reduced by 50%, saving valuable time and energy.

Toilet Bowl Swab / Scrubbers



55 Gallon Brutes with Dollies



Brute Caddies with pockets



Janitorial Carts



Wet Mops



Loop-ended cotton, blended, and microfiber.

Microfiber Dust Mop



Electromagnetically charged microfiber loops deep clean large areas.

Microfiber Wet Mop & Pad



Microfiber penetrates surface pores to remove even the tiniest dirt particles.

Microfiber Flex Duster



Electromagnetically charged microfibers attract and hold dust, dirt and grime. Launderable.

Color-Coded Microfibers



Color coded to avoid cross-contamination



Backpack Vacuums

Comfort Pak 10, Green Label Approved by the Carpet and Rug Institute



Upright Vacuum

Dual motor CarpetMaster 200 with HEPA filtration.



Security Policy

Human Resources Department – City Wide understands the importance of properly trained quality people with healthy cleaning products are the price of entry into the cleaning industry. All City Wide personnel assigned to your building have been interviewed and screened.

Background Checks – Background checks are run for every new hire. City Wide performs a Felony/Misdemeanor Country Criminal search in the county of residence for the past 7 years. This includes a social security number verification and a National Sex Offender Database search. We also ensure the individual is authorized to work in the United States. All background checks are conducted by a third-party vendor. Background checks may include but are not limited to theft/widescreen database check, criminal background check, and/or motor vehicle report.

An individual who has a conviction record is not automatically barred from employment, continued employment, or transfer/promotion. The facts and circumstances of each conviction are reviewed individually. The decision to hire someone is not based on whether they have a criminal background. Rather it is loosely based on if they have a felony, what it is for, and how long ago.

If an employee is promoted into a position and/or transferred into a designated assignment that requires a background check, he/she is required to successfully pass a background check as a condition of the new role. Annual recertifications are only done on designated assignments where the client has requested.

Some secure facilities we proudly service in your area include:

- ▶ Duval County Schools
- ▶ Jax Port & TWIC
- ▶ FBI
- ▶ Army
- ▶ Department of the Interior
- ▶ Navy
- ▶ IRS
- ▶ DEA
- ▶ GE Aviation
- ▶ Over 30 financial institutions

When requested we use Quest Diagnostic for drug screening.

Immigration Compliance Policy

Federal regulations require City Wide to comply with the Immigration Reform and Control Act of 1986. All new employees must complete and I-9 Form and provide proof of their identity and their ability to work in this country. The Human Resources Department is responsible for obtaining the I-9 Form and verifying the eligibility to work in the United States. Employees will be expected to complete the I-9 Form during orientation. Human Resources will properly complete the Employer Section of the I-9 Form. If a new employee is unable to provide the necessary documentation within three working days from the date of hire, he/she must provide proof that he/she has applied for the required documents. If this is not provided, the employee will be terminated.

OSHA Regulation

City Wide follows all OSHA regulation and requirement. This includes posting of Material Safety Data Sheets and properly labeling containers and material that are used at your facility. In addition, our janitorial staff has been properly advised about bio-hazardous waste and blood borne pathogens that can be found in some facilities.



City Wide Supply Management

By combining janitorial supply management with your daily janitorial service, you can eliminate a time-consuming management task and increase the efficiency of your building maintenance operations overall. City Wide provides world-class supply service to our clients, in compliance with your budgets and environmental requirements.

Save Costs on Janitorial Supply Services

Our network of world-class supply vendors enables us to find the right products for your facility, and to make ordering recommendations with your cost savings in mind. City Wide will take the pain out of product selection and make recommendations for improving your current supply strategies at our annual pricing review.

Support Local Business

City Wide is a locally owned and operated small business. We maintain a fleet of delivery trucks and drivers that keeps your business local. Our warehouse is located in Jacksonville, ensuring prompt delivery on your orders the next day.

Going Green is No Problem

Whether you have a formal green program or just want to improve a few products at a time, we recommend incorporating Green Seal® and other sustainable products into your supply purchasing. You Can't Go Wrong With City Wide Supply Management.



Advanced Technology

The best technology means nothing without the right people using it for the right reasons. City Wide has designed proprietary technology tools to help manage the details in your building on your behalf. These tools are easy to use and were created to provide you consistent results!

The **City Wide Proprietary Technology Program (PTP)** allows us to consistently manage the details so you won't have to! These proprietary technology tools drive our accountability to you. The program runs on handheld computers that are easy to use and portable. This remote technology allows our managers to have instant access to all information associated with their account.

Key Benefits of the City Wide Maintenance PTP:

Inspections: All inspection results are captured in the field as they are completed. This allows clients to have access to a complete history that includes who is in their buildings, when they are there and what information they are capturing. Trends are measured and used to constantly improve processes.

Supply Orders: Every location in every city has their own history of supply usage and cost associated with their unique needs. All orders are placed and downloaded to vendors immediately in the field to reduce delays and misunderstandings. On time delivery and a reduction of inventory is achieved through this technology.

Extra Services: These services are scheduled in the field to improve efficiency, resulting in reduced billing; less paperwork and scheduling conflicts.

Communication: Electronic transfer of information is automatically executed at 3:00 p.m. for all team members, allowing a seamless flow of information. Escalating workflows ensure complaint resolution and reduces the chances for reoccurring mistakes.

History: With a quick review of the account history all questions can be answered in the field, allowing us to save our clients time. Our computer generated scheduler program tracks all contractual obligations.

Dashboards: Because everything is electronically captured in the field, we have the ability to quickly determine which facilities may need more attention. Real time information is vital to our success.

Satisfaction Guaranteed

City Wide has a 24-hour Complaint Resolution Policy designed to resolve any concern or complaint the same day it is brought to our attention. As a result, 90% of all complaints are resolved before you come into work the next day.

Customer Satisfaction Surveys will be sent to you via email 30 days after City Wide starts cleaning your facility; 90 days later and quarterly thereafter. Let us know how we can better serve you.

Service Agreement

City Wide Facility Solutions agrees to keep your facility clean and disinfected five times per week.

In order to accomplish this, we agree to manage all services listed herein to provide complete and proper maintenance for your premises. We pay special attention to your lobby and restrooms because we understand how critical it is to keep high-profile areas looking good at all times. We disinfect high-touch surfaces with only EPA-registered disinfectants as a crucial step in keeping your employees and visitors healthy.

Lobby / Entryways

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Counters and Desk tops will be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

General Office Areas

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Desk tops will be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Palm Court

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Brick flooring will be swept.
- ▶ Sinks and Counters will be damp wiped clean.
- ▶ Table-tops will be damp wiped clean.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Tamaya Hall

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Table tops are to be damp wiped clean.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Hallways / Corridors

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Drinking fountains will be cleaned and disinfected.
- ▶ **Drinking fountains near Pool Area Restrooms will be cleaned and disinfected.**
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Kitchen

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Sinks will be cleaned and disinfected.
- ▶ Microwaves will be cleaned inside and out.
- ▶ Counters and tabletops will be cleaned, disinfected, and soda rings removed.
- ▶ Chairs will be low dusted and neatly arranged.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped, as needed to remove spills or tracking.

Services to be performed weekly:

- ▶ Walls around trash cans, light switches, and fronts of counters will be cleaned to remove all drips, spills, and fingerprints.

Board Room

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting will be vacuumed.
- ▶ Table tops will be damp wiped clean.
- ▶ Lights will be turned off as directed.
- ▶ Entrance doors will be secured upon completion of our work.
- ▶ Fingerprints will be removed from entryway glass.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Fitness Center

▶ *Services to be performed nightly.*

- Containers for waste materials will be emptied and refuse taken to disposal.
- Hard surface floors will be dust mopped.
- Hard surface floors will be wet mopped.
- Carpeting will be vacuumed.
- Vacuum floors every other night.
- **All Equipment will be wiped down and disinfected.**

Services to be performed weekly.

- All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters and other 30" high horizontal surfaces will be damp dusted.
- Mirrors will be checked for Fingerprints and smudges and wiped clean.

Group Fitness

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Hard Surface floors will be dust mopped to remove dirt.
- ▶ Hard Surface Floors will be wet mopped.
- ▶ Fingerprints will be removed from entryway glass.

Pool Cabana

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Carpeting is to be vacuumed.
- ▶ Table tops and counters are to be damp wiped clean.
- ▶ Area will be policed for trash.

Services to be performed weekly:

- ▶ All open surfaces of desktops, furniture, window ledges, two-drawer filing cabinets, counters, and other 30" high horizontal surfaces will be damp dusted.

Restrooms

Services to be performed five nights per week:

- ▶ Containers for waste materials will be emptied and waste taken to disposal.
- ▶ Mirrors will be cleaned.
- ▶ Sinks will be cleaned and disinfected.
- ▶ Countertops will be cleaned and disinfected.
- ▶ Surfaces of toilets and urinals will be thoroughly cleaned and disinfected.
- ▶ Bright work will be cleaned and polished.
- ▶ Floors will be swept.
- ▶ Floors will be wet mopped and disinfected.
- ▶ Carpeting will be vacuumed.
- ▶ Dispensing units such as towels, toilet paper, and soap containers will be refilled from your stock.
- ▶ All repair items will be reported to the Facility Solutions Manager.
- ▶ Showers are to be wiped down and disinfected.

Services to be performed weekly:

- ▶ Low dusting will be performed on all horizontal surfaces to hand height including: sills, moldings, ledges, shelves, frames, ducts, and heating outlets.
- ▶ High dusting will be performed above hand height including: sills, moldings, ledges, shelves, frames, ducts, and heating outlets.
- ▶ Dispensers will be cleaned.
- ▶ Fingerprints will be removed from doors, frames, light switches, kick and push plates, handles, etc.

Services to be performed monthly:

- ▶ Tile walls will be damp wiped.
- ▶ Partitions will be cleaned and disinfected.

Services to be performed quarterly:

- ▶ Corners and edges will be detailed.
- ▶ Ceiling vents will be dusted.

All Areas

Services to be performed weekly:

- ▶ All open surfaces of window ledges, tops of partitions, tops of four-drawer filing cabinets, tops of picture frames will be high dusted.
- ▶ Chairs and miscellaneous items will be low dusted.
- ▶ Tile floors will be wet mopped to remove spills or tracking.

Services to be performed monthly:

- ▶ Fingerprints from doors, frames, and light switches will be removed.
- ▶ Baseboards will be wiped clean of debris.
- ▶ Blinds will be damp wiped clean of dust and debris.

Services to be performed quarterly:

- ▶ Carpet corners will be edged and detailed.
- ▶ Tile corners will be edged and detailed.
- ▶ Ceiling vents will be dusted.

General

Care will be taken to conserve water and power beyond that which is required for the performance of the crew's duties.

Every effort will be made to observe and report any unusual occurrences during our time or the crew's time in the building.

Any problem that may arise during the crew's work schedule will be reported directly to our contact.

Holidays

Unless a request is made for service at an additional charge, the following holidays will be observed and no services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. North Florida Building Maintenance, LLC	
2 Business name/disregarded entity name, if different from above City Wide Facility Solutions	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 4963 Beach Blvd	Requester's name and address (optional)
6 City, state, and ZIP code Jacksonville, FL 32207	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
or											
Employer identification number											
4	1	-	2	2	7	9	3	9	5		

Part II Certification

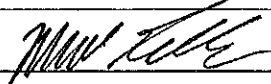
Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶



Date ▶

1/3/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

City Wide Facility Solutions | 4963 Beach Blvd | Jacksonville, FL 32207

This AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, 2023, ("The Effective Date") by and between North Florida Building Maintenance, LLC, DBA City Wide Facility Solutions ("City Wide") and _____, a sole proprietorship / partnership / limited partnership / limited liability company / corporation /not-for-profit corporation (circle one), organized under the laws of the State of Florida ("Client"), each sometimes referred to individually as a "Party" and collectively as the "Parties."

1. Services and Products. City Wide agrees to provide the management of the Services as are detailed in the attached Statement of Work (SOW) and deliver such products as requested by Client. City Wide's services ("Services") shall commence on the date set forth in the attached Investment Recap, signed by representatives of both Parties. If no date is set forth in the Investment Recap, the Services will commence within two weeks of the Effective Date.

2. Performance. Services shall be provided in a professional and workman-like manner in conformity with the SOW. "City Wide Personnel" consists of City Wide employees, agents and/or independent contractors. City Wide shall retain full responsibility for the Services of any City Wide Personnel. If any individual assigned is unacceptable to Client, Client shall promptly notify City Wide management concerning the situation. If the Parties are unable to arrive at a solution that is acceptable to Client, the Client may request that City Wide replace the individual. City Wide will either replace the individual within a reasonable time or terminate the Services provided hereunder effective immediately and City Wide shall have no liability for doing such. City Wide must provide 10-day prior notice of termination.

3. Invoices and Payment. City Wide will invoice Client on or about the first workday of each month in which Services and products are provided. Monthly fees for Services and Products may be prorated by City Wide when appropriate. Invoices for Services and Products, as set forth in the SOW and Investment Recap, shall be paid within ten (10) days from the date of invoice. INITIAL _____ WHEN APPLICABLE, SALES TAX WILL BE ADDED TO THE INVOICE. Additional services and products may be purchased by Client from City Wide. Invoices for the additional services and products will be sent immediately upon completion of the additional services or delivery of the additional products, and payment is due within ten (10) days from the date of invoice. Any dispute concerning an Invoice or Services shall be identified in writing within ten (10) days of the Invoice date or the rendering of the Services, as the case may be. City Wide does not accept credit cards. Interest shall accrue on all balances outstanding for more than 30 days from the invoice date at the rate of 1½% per month until paid. Client shall also pay all collection costs including reasonable attorneys' fees incurred by City Wide.

4. Price Increases. Notwithstanding anything herein to the contrary, adjustments to the charges for Services, as set forth in the Investment Recap, may be made in the event that (i) additional workers are employed by City Wide at the request of the Client to extend service areas and/or specifications, (ii) additional wages are paid out by City Wide for Services, due to union increases and/or (iii) any other governmental action that directly and materially affects City Wide's costs of Services. In addition to the aforementioned potential increases, City Wide increases its fees for services each January 1st as described in Section 14. Client shall immediately notify City Wide in writing of any addition or deletion of square footage being used in Client's building. No reduction in the charges shall be appropriate until written notification of the deletion of square footage has been given by Client to City Wide. Charges shall be due for an increase in of square footage regardless of whether Client notifies City Wide of such.

5. Materials. All cleaning materials and equipment necessary for Services will be furnished by City Wide personnel, except for usable/consumable items. Client shall provide the usable/consumable items including, but not limited to, hand towels, toilet tissue, hand soap, plastic liners, air fresheners, and feminine hygiene products. At Client's option, City Wide personnel may provide these products for an additional cost. All materials provided remain their property and are not to leave the premises.

6. Indemnification. To the extent permitted by law, Client agrees to fully indemnify, defend and hold harmless City Wide from any and all claims, investigations and suits arising out of or related to (i) Client's breach of this Agreement, (ii) the negligent acts or omissions of Client and parties for which Client is responsible and (iii) Client's failure to repair or maintain its premises in a safe condition.

7. Non-Solicitation. Client agrees that during the term of this Agreement and for one year after termination for any reason, it will not solicit or employ any employees, agents, contractors, or representatives of City Wide without the prior express written consent of City Wide.

8. Relationship of Parties. Each Party and its personnel are independent in relation to the other Party with respect to all matters arising under this Agreement. Nothing herein shall be deemed to establish a partnership, joint venture, association, or employment relationship between the Parties. Neither Party may assume or create any obligations on the other's behalf without prior written consent. Each Party shall remain responsible for the withholding and payment of all federal, state, and local personal income, wage, earnings, occupations, social security, unemployment, sickness and disability insurance taxes, payroll levies, or employee benefit requirements now existing or hereafter enacted and attributable to themselves and their respective personnel.

9. Compliance. The Client agrees to keep, or cause to keep, all of its facilities in conformity with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless City Wide from any loss, injury or damages (including attorneys' fees) caused by the Client's failure to abide by the terms of this paragraph and/or this Agreement. City Wide agrees to keep, or cause to keep compliant with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless the Client from any loss, injury or damages (including attorneys' fees) caused by City Wide's failure to abide by the terms of this paragraph and/or this Agreement.

10. Security. City Wide and its employees, agents, contractors, and related companies shall not be responsible for cash and personal valuable items left in the subject building. It is the Client/tenants' responsibility to have such items locked in a secured area, where City Wide Personnel do not have access. In the event of a theft, City Wide will fully cooperate with law enforcement agencies.

11. Insurance. Client shall maintain adequate insurance protection covering the subject premises and its employees, including coverage for statutory workers' compensation and comprehensive general liability for bodily injury and property damage. City Wide agrees to maintain in effect at all times during the term of the Services rendered hereunder the following coverage: bodily injury with limits of \$5,000,000 per occurrence, property damage with limits of \$5,000,000 per occurrence. Insurance certificates will be furnished upon request.

12. Term. The term of this Agreement shall commence on the Effective Date and continue for two (2) years from the first day of service and shall automatically extend for an additional one-year period unless written notice of termination is provided not less than 30 days prior to the end of the term. If a written 30 day notice of termination is provided, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for cause as set below.

Cause as to City Wide shall mean its failure, neglect, or refusal to perform any material portion of this Agreement. This Agreement may be terminated by the client at any time as follows. Customer shall provide City Wide with a written notice stating in detail the nature of the problem and City Wide shall thereafter have 15 days to cure the problem. If City Wide is unable to cure the problem specified by Customer to Customer's

reasonable satisfaction Customer may then give written notification to City Wide of its election to terminate the Agreement. This Agreement shall then terminate thirty (30) days after the date of the notice of termination.

Cause as to Client means if Client fails, neglects, or refuses to perform any material portion of this Agreement and such failure continues for ten (10) days after written notice from City Wide; notwithstanding the foregoing, City Wide may terminate this Agreement immediately if Client is more than fifteen (15) days past due in amounts owed hereunder. All notices required hereunder shall be in writing pursuant to section 10 hereof. If this agreement is terminated by City Wide for cause, or by Client without cause, then in addition to amounts owed by Client at the time of termination, Client shall pay City Wide as liquidated damages, an early termination fee equal to the total minimum sum stated in the Investment Recap multiplied by the number of months remaining under this Agreement. All payment and indemnification obligations shall survive the termination of this Agreement.

13. Holidays. Unless a request is made for Service at an additional charge, the following holidays will be observed and no Services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. No credit will be issued to the Client for these days off.

14. Annual Rate Adjustment: Due to increases in labor, insurance, etc. City Wide implements an annual rate increase in January consist with COLA and CPI metrics. No additional notification is sent regarding the annual price increase. Florida's minimum wage raises minimum wage to \$10.00 per hour effective September 30th, 2021. Each September 30th thereafter, minimum wage shall increase by \$1.00 per hour until the minimum wage reaches \$15.00 per hour on September 30th, 2026. From that point forward, future minimum wage increases shall revert to being adjusted annually for inflation starting September 30th, 2027. Since labor fees will continue to increase due to the passing of this Florida Amendment until September 30th, 2026, City Wide Facility Solutions will need to adjust all monthly contracts when this requirement goes into effect. (September 30th, 2021 – September 30th, 2026).

15. Force Majeure. City Wide shall be excused from its performance for a commercially reasonable period of time to the extent that it is prevented, hindered or delayed by a force majeure occurrence.

16. Assignments. This Agreement shall bind all parties, their heirs, assigns, successors, agents, and representatives.

17. This Agreement shall be governed by the laws of Florida. The Client consents to the jurisdiction and venue of any court in Duval County.

18. Conflict/Limitation of Damages. This Agreement and any exhibits attached hereto constitute the entire agreement of the Parties with respect to the subject matter hereto. If terms or provisions herein conflict with the terms or conditions set forth in another agreement between the Parties, the terms hereof shall prevail even if the other agreement is entered into prior to this Agreement. In no event shall either Party hereto be liable for any punitive, exemplary, special, incidental, indirect or consequential damages of any kind (including, but not limited to loss of profits, loss of reputation and/or loss of current or prospective business advantage, even where such losses are characterized as direct damages) arising out of or in any way related to the relationship and/or dealings between the Parties, regardless of whether the claim under which damages are sought is based upon contract, tort, negligence, strict liability or otherwise, and regardless of whether the parties have been advised of the possibility of such damages at the time of contracting or otherwise. Under no circumstances (whether in tort, contract, negligence, strict liability or otherwise) shall a City Wide's liability to the Client exceed one month of amounts paid to City Wide by the Client under this Agreement.

19. The prevailing party shall be entitled to recover all reasonable attorneys' fees and costs related to the dispute and arbitration.

20. Notices. All notices, requests, demands and other communications (collectively "Notices") or any other communication provided for herein shall be in writing and shall have been deemed to have been duly given if placed in the US Mail, certified mail, return receipt requested or by commercial courier or delivery service which provides a delivery tracking feature, addressed as follows. All other notices including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.

Client _____

City Wide Facility Solutions
4963 Beach Boulevard
Jacksonville, FL 32207

21. Signature by Counterpart, Facsimile or Electronic Signature. The parties may execute this Agreement in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. The parties may execute this Agreement via facsimile, and such facsimile signatures shall be deemed to be originals for all purposes. In addition to facsimile signatures, this Agreement may be executed by either or both parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). Both parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute the Agreement and any of its amendments or exhibits.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

Print Client's Legal Name Here

City Wide Facility Solutions

By: _____

By: _____

Print: _____

Print: _____

Title: _____

Title: _____

Created for: Vesta Property Services
Attention: Ron Zastrocky
12788 Meritage Blvd., Jacksonville, FL 32246

Investment Recap

City Wide Facility Solutions Janitorial Service Package

Includes all janitorial services outlined in the service agreement

Service(s) to be Performed	Frequency	Total Price Per Month
Janitorial Service (May 1 st – August 31 st)	Five times per week	\$ 2,200.00
Janitorial Service (September 1 st – April 30 th)	Three times per week	\$ 1,600.00
Total Annual Investment		\$ 21,600.00
Additional Services (Not included in monthly contract)		
Initial “DEEP” Impact Clean	Per Occurrence	\$ 1,250.00

Quote Includes:

- Assignment of a Facility Solutions Manager that visits one every two weeks and a Night Manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
- All services performed as listed in the detailed service agreement.
- **All chemicals and basic equipment needed to perform services outlined in service agreement. Price does not include consumable products: soap, toilet paper, paper towel, trash bags, etc.**

City Wide Facility Solutions

Vesta Property Services

Authorized Representative Signature

Authorized Representative Signature

Start Date

EXHIBIT 12

Prepared for: TAMAYA BEACH CDD



Service is our Mission. Clean is our Statement.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each and every day. Your satisfaction is extremely important to us. We pride ourselves in becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, ensuring accountability at all times. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers a level of service unequalled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.



Jani-King of Jacksonville
5700 St. Augustine Road
Jacksonville, Florida 32207
(904) 346-3000
Fax: (904) 346-3105

United States

Albuquerque • Atlanta
Austin • Baltimore
Baton Rouge
Birmingham • Boston
Buffalo • Charleston
Charlotte • Chicago
Cincinnati • Cleveland
Colton • Columbia
Columbus • Dallas
Dayton • Denver
Detroit • Fort Worth
Greensboro
Greenville/Spartanburg
Hampton Roads
Hartford • Hawaii
Houston • Indianapolis
Jackson • Jacksonville
Kansas City
Knoxville • Las Vegas
Los Angeles • Louisville
Madison • Memphis
Miami • Milwaukee
Minneapolis • Mobile
Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City
Orlando
Philadelphia
Phoenix • Pittsburgh
Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
Salt Lake City
San Antonio • San Diego
San Francisco
Seattle • St. Louis
Tampa Bay • Tucson
Tulsa • Washington, D.C.

Argentina

Australia

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Malaysia

Mexico

New Zealand

Singapore

Spain

Taiwan

Turkey



COMMERCIAL CLEANING SERVICES

July 17th, 2023

Tamaya Beach CDD

Ron Zastrocky
12788 Meritage Blvd
Jacksonville, FL 32246

Dear Ron,

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc

Our **JANI-KING** franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by **JANI-KING** personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at **(904) 346-3000**.

Trusting we may be of service,

Randolph Baldeo



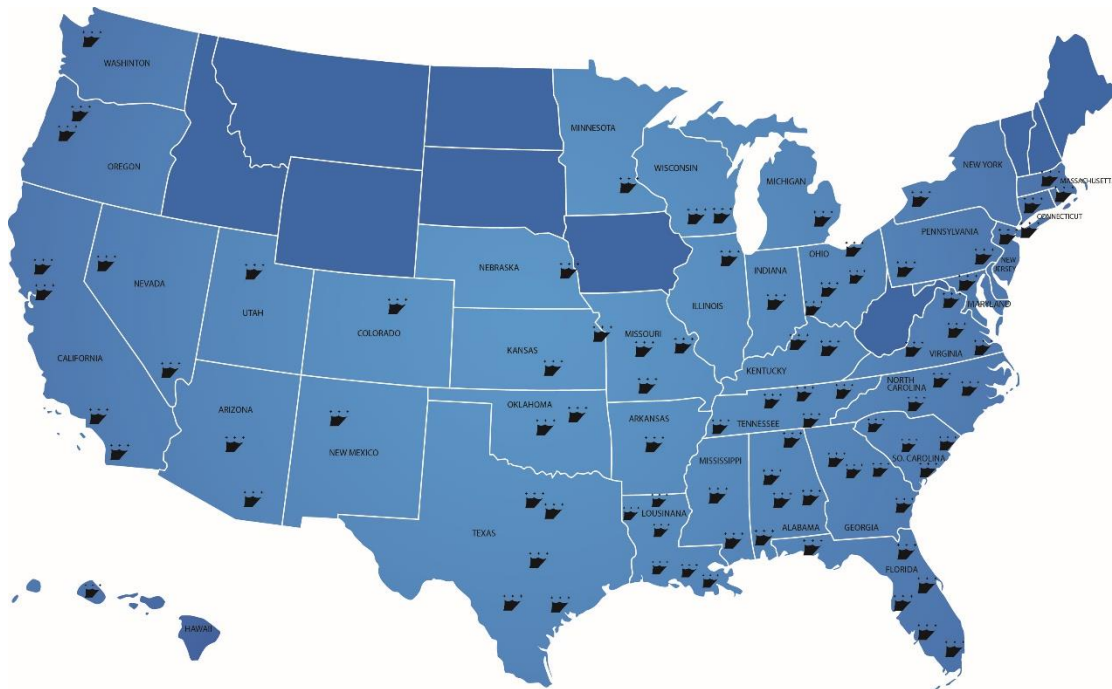
The Jani-King Difference

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the “best of both worlds.” You benefit from Jani-King’s national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That’s why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



The Jani-King Difference

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility looking its best at all times, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Log Book we provide. This log book is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this log book.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we'll routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Veterans

Veterans are graduates of one of the best business school in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles and we offer discounts to encourage veterans to join our team.





Industry Leader

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships



TIFFANY & Co.





Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between **Jani-King of Jacksonville** ("Jani-King") and **Tamaya Beach CDD** (Client). In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. Performance of the services scheduled shall begin the _____ day of _____, 2023.
- b. The services shall be performed at the following location: **Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, FL 32246**
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: **Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office and Banquet Hall.**
- d. Jani-King agrees to service the Named Areas as scheduled: **From September 1st - April 30th: Three (3) Days per week (Monday, Wednesday and Friday), between the hours of 10:00pm and 6:00am. From May 1st - August 31st: Five (5) Days per week (Monday, Tuesday, Wednesday, Thursday and Friday), between the hours of 10:00pm and 6:00am.**
- e. Jani-King agrees to furnish all equipment, tools and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to JANIKING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in the area of space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.

Customer Initials_____



Maintenance Agreement

- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents or representatives of Client without the express written consent of Client.

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.
Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.

Customer Initials_____



Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

AREAS / TASKS	AMOUNT	INITIALS
WAXABLE FLOORS	\$	
Existing floor finish will be removed, then the floors will be rinsed with clean water and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.		
CARPETED FLOORS	\$	
Carpeting will be thoroughly shampooed, taking care to get into corners and along edges		
OFFICES, KITCHENS AND BREAKROOMS	\$	
Vertical and horizontal surfaces, including desks, files, window sills, tables, chairs, telephones, and doors will be thoroughly damp wiped		
Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges		
Partitions and lobby glass will be washed		
Light fixtures, air diffusers, and door frames will be dusted		
Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished		
Microwave ovens will be cleaned inside and out		
RESTROOMS	\$	
Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant		
Bright work will be polished		
Partitions will be cleaned with disinfectant		
Trash receptacles will be cleaned with disinfectant		
SCRUB (TILE FLOORS)	\$	
Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position		
WINDOWS	\$	
Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework		



Agreement

CUSTOMER NAME & ADDRESS

Tamaya Beach CDD
Ron Zastrocky
12788 Meritage Blvd
Jacksonville, FL 32246

JANI-KING NAME & ADDRESS

Jani-King of Jacksonville
5700 St Augustine Rd.
Jacksonville, FL 32207

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
From May 1st - August 31st: 5 days per Week: (Mon, Tue, Wed, Thur, Fri) between the hours of 10:00pm and 6:00am	\$1,994.18 <i>(plus tax)</i>
From September 1st - April 30th: 3 days per Week: (Mon, Wed, Fri) between the hours of 10:00pm and 6:00am	\$1,508.84 <i>(plus tax)</i>

CUSTOMER**JANI-KING**

Signature of Authorized Representative

Randolph Baldeo

Signature of Authorized Representative

Print Name, Title

Randolph Baldeo, Operations Manager

Print Name, Title

Date

07/17/2023

Date

Account Payable Contact

Account Payable Phone Number

Billing Address

Account Payable Email Address

City, State ZIP

5 Benefits of ACH payments

Why Jani-King now offers an ACH option to Customers

Sign Up Today!

Source: <https://www.wsj.com/articles/u-s-companies-cling-to-writing-checks-13944947772?tesla=y>

\$12.00	\$2.50	25¢
Checks	Credit & Debit	ACH

1

Lower Costs

By switching transaction initiation from employee-driven to automated-account-based, your business can reduce or eliminate processing and handling fees. ACH payments are the least expensive payment method for merchants to accept.


Source: www.AFPonline.com 2016 Report

Checks	Wire Transfers	Credit & Debit	ACH Debit	ACH Credit
71%	48%	39%	25%	11%

2

Security

Automated processing reduces the number of exposure instances experienced by any single transaction. Paper checks, for example, must be physically handled at multiple points, each posing a risk of data breach.



5

Recurring Billing

ACH is ideal for the recurring billing of Jani-King customers because it reduces the exposure risk of checks and reduces transaction costs for our customers month after month. With recurring billing, customers don't have to remember to pay their bill and we don't **interrupt** our customers for late payments. It's a win-win.



Source: <https://gbt.pepperdine.edu/2010/08/the-cost-of-lost-data/>

29%

Human errors account for 29% of data loss.

Each data loss episode costs an average \$217 in productivity.

4

Reduce Human Error

Electronic ACH payments cut down on human data entry errors on both sides of the transaction and the ensuing time spent fixing them. Human errors cost businesses both time and money. With ACH, you reduce the chance for human mistakes to occur.



3

Convenience

Because it is only necessary to obtain authorization once, before the first transaction, ACH payments save you and your company time and the hassle of dealing with a physical check. You no longer have to deal with trips to the bank or paper invoices, checks, and records – a change that can save you costs on postage, ink, transportation, and labor.



EXHIBIT 13

The Royalty Group

PO Box 442113
Jacksonville, FL 32222 US
(904) 312-8403
cleaning92153@gmail.com

Estimate

ESTIMATE # 1497
DATE 08/09/2023
EXPIRATION DATE 11/30/2023

ADDRESS

Vesta property Services
12788 Meritage Blvd
Jacksonville, FL 32246

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
building cleaning May 1st-Aug. 31st, 5 days Monthly	1	8,960.00	8,960.00
building cleaning September 1st-April 31st 3 days Monthly	1	5,576.00	5,576.00

SUBTOTAL	14,536.00
TAX	0.00
TOTAL	\$14,536.00

Accepted By

Accepted Date

Bid Proposal

Client Information

Client Name: Vesta Property services

Address: 12788 Meritage Blvd, Jacksonville, Florida 32246

Phone: 904-577-3075

Email: rzastrocky@vestapropertyservices.com

Bidder Information

Company Name: The Royalty Group LLC

Address: 9526 Argyle Forest Blvd Ste B2 #214, Jacksonville, Florida 32222

Phone: 9043128403

Email: cleaning92153@gmail.com

Introduction

We are pleased to submit the following proposal for Tamaya subdivision, scheduled to occur from _____ to _____. In this proposal, we aim to outline our services, estimated timeline, and budget. We have carefully reviewed your requirements and believe that our expertise and capabilities make us the ideal choice.

Please note that this proposal is not a legally binding contract, but rather an offer to provide services on the terms and conditions outlined herein. The purpose of this proposal is to communicate our understanding of your needs and present our proposed approach and associated costs for your evaluation.

Services Provided

We propose to provide the following:

building cleaning and interior window cleaning

May 1st- Aug 31st 5days and Sept. 1st through April 31st 3days

The scope of work includes the following restrooms cleaned and sanitized including mirrors and partitions, Tamaya hall mopped and cleaned, the lobby area cleaned, the board room area vacuumed and table cleaned, office area floors and counter cleaned, the group fitness area cleaned including mirrors, exercise room cleaned including ceiling fans dusted,, equipment sanitized, office in fitness room cleaned, water fountains detail cleaned, patio area cleaned

Estimated Timeline

We have developed a comprehensive timeline of events, which is as follows:

May 1st through Aug. 31st 5 days

Sept 1st through April 31st 3 days

Costs/Budget

We have estimated the costs as the following:

- The monthly budget is broken down between May 1st through Aug. 31st 5 days \$8,960.00 and Sept 1st through April 31st 3 days \$5,576.00

Please note that the proposed costs are subject to change based on any modifications or additional requirements requested by the client during the project's execution. Any changes will be communicated and agreed upon in writing before implementation.

Key Personnel

The team that will be staffing Tamaya subdivision consist of the following:

- _____, _____

Client Responsibilities

In order to ensure the successful execution of the project, we require the following responsibilities from your side:

- Access worksite

Conclusion

We believe that our proposal aligns with your objectives and requirements, and we are confident in our ability to deliver high-quality results within the agreed-upon timeline and budget. We are committed to ensuring your satisfaction and look forward to the opportunity to work with you.

Should you have any questions or require further clarification, please feel free to contact us at 9043128403 or cleaning92153@gmail.com. We would be more than happy to discuss this proposal in detail or arrange a meeting at your convenience.

Thank you for considering our bid proposal. We appreciate the opportunity to serve you and look forward to hearing from you.

The Royalty Group LLC

References

CW Hayes Construction

Contact: Pete (407)394-7024

Moducomm

Contact: chris (904)228-5344

Diversified commercial builders

Contact: Geno 706)499-5566

ZAXBY'S



Contact: Dawn sellers: (904) 219-1820



**NORTH COAST
CONSTRUCTION**

Contact: Woody Garner (904)608-7260

KANECO

C O N S T R U C T I O N

Daniel Kane 904-534-2636

EXHIBIT 14

From: Knott, Julia (Marietta) <julia.knott@Fiserv.com>
Sent: Tuesday, August 15, 2023 3:00 PM
To: Dana A. Harden <dharden@vestapropertyservices.com>
Subject: Clover Mini & Merchant Account
Importance: High

Hi Dana,

Good afternoon! It was a pleasure speaking with you today about the Clover equipment along with a merchant account with us for the Beach CDD. Below are the details for the Clover Mini 3, the latest & greatest. This is the one with just the 8" screen (no customer-facing screen) and it takes all payment types including debit, credit, ApplePay, etc. It does include inventory, employee time, a loyalty program & more. Our next step is completion of the attached application, which you can complete & send back or we can do it over the phone.

The application fee is waived as well & nothing is due upfront for the month of August. For processing as of August, we discussed the qualify rate for V/MC & Discover at 1.89% & .10 per transaction with American Express at 2.44% & .10 per transaction. 😊

The subscription plan is for 4 years and covers the equipment bumper-to-bumper and includes the option to upgrade as new equipment becomes available along with additional coverage in the event of loss, damage, etc. *The purchase provides just a 1 year manufacturer's warranty.*

Equipment		
Station Mini Bundle	4 yr subscription	\$75 per month (coverage for 4 years, includes software)
Station Mini		\$999 each
		+ \$14.95 per month for basic software plan



The subscription option does have several benefits that make it our most popular option:

- With a subscription you can write it off on your taxes as a business expense for all years

- The subscription option is the lowest upfront investment out of pocket with the longest warranty and replacement plan
- You can easily upgrade at the end of the subscription
- Managing the monthly payments can be conveniently figured in like a utility payment for the business.

Our app market can be found at www.clover.com/appmarket. The app market is available for the Station, Mini and our other Clover devices. The Clover equipment can all be synched so reporting is pulled for all devices, per location. While there are many apps available for download, some are free and others do charge monthly. Inventory is included along with reporting that will allow you to set alarms for when you've reached a certain number of items left & time to re-order. I would recommend looking into the Timeclock (for employees to clock in and out), Rewards as well as Promos – there is a free option where you're able to text/email your customers – and a great way to communicate with and reward your regular customers.

Please let me know if you have further questions or concerns. I look forward to working together and speaking again soon!

All the best,

Julia Knott
Senior Business Consultant
(531) 393-4074

First Data
is now **fiserv.**

EXHIBIT 15

Resident A- \$200.00 (rental for palm court) said he would come in this week and pay cash
XXXX Pescara DR

Resident B- \$150 (rental for pool cabana) said they would come in this week
XXXX Cassia LN

Resident C- \$150 for pool cabana rental
XXXX Cassia LN

Resident D - \$25.00 barcode (no response to any emails/phone numbers?)
XXXX Cassia LN

Total amount is \$525.00

Dana A. Harden, LCAM, AMS
Regional General Manager



245 Riverside Avenue #300
Jacksonville, FL 32202
C: 904-775-9754

www.VestaPropertyServices.com

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EXHIBIT 16



Manager's Report

Date of report: June 12, 2023

Submitted by: Loucite Michel & Ron Zastrocky

MAY EVENT HIGHLIGHTS:

BYOB Red, White and Blue trivia night on 5/19/2023 @ Tamaya Hall



Cost:

- **DJ/Host- \$350.00**
- **Décor/Snacks- \$443.87 (includes price of gift cards)(décor will be reused for 4th of July etc)(left over snacks were given out at potluck the next day) (ice pops were given out that weekend)**
- **Prizes/gift cards- rental voucher, \$75.00 gift card, \$50.00 gift card**
- **Total Cost- \$793.87**

Attendance – 50+ people (multiple families)

Second trivia night, great turn out. Families/neighbors come out to hang out and win prizes. We do different themes and pair with a food truck if possible. We still contribute beverages and desserts which people enjoy. For this trivia event the only comment we heard were about some of the questions (confusing/not trivia questions?), other than that positive reviews and people love coming out to it.

Community Potluck Event on 5/20/2023 @ Tamaya Hall



Cost:

- **Cutlery/Snacks- \$46.65 (remaining snacks from trivia were used)**
- **Total Cost- \$46.65**



Attendance – 50+ people (multiple families)

Great turn out! At first sign up was slow but it later picked up. Thank you to resident Sheela Murthy for spearheading the potluck. Everyone enjoyed themselves in the company of great food and people. We will have another one in fall. Hopefully even bigger turnout for more residents to come and get to meet each other.

Memorial Weekend Jams on memorial weekend 5/27/2023-5/29/2023 Tamaya Pool



Cost:

- 27th- Musician Robert Trice- \$350
- 28th- Upstream Duo- \$500
- 29th- Kristen & Shaun Duo- \$500
- Food Truck- No cost
- Total Cost- \$1350.00

Attendance – 20-40+

Three days of live music by the pool! Saturday was a low turnout due to weather. It was a little chilly but people that came out still enjoyed. Sunday a little better of a turnout as the weather is getting better. Monday Memorial Day was great! The weather was very cooperative. A lot of residents came out to take advantage of the sun and stayed for the festivities. The food truck I heard had good sausages/food. Some people I heard went back for seconds. I heard a comment was made about price (\$7 for hot dog) but other than that he did well.

June Story Time & Craft Hour Event on 6/8/2023 @ Tamaya Hall





Cost:

- **Supplies- \$24.46**
- **Snacks/Beverages- 69.98**
- **Total Cost- \$94.44**

Attendance – 15-20 kids and parents

Great turnout this story time and craft hour. Parents and kids came to Tamaya hall to enjoy delicious snacks and a nice reading of “June” by Facility Attendant Pat Kovacs with. After reading the kids created a nice Father’s Day gift and card.

June Father’s Day Trivia Event on 6/9/2023 @ Tamaya Hall



Cost:

- **DJ- \$350.00**
- **Snacks/Beverages- \$27.02**
- **Prizes- Donated, rental voucher**
- **Total Cost- 377.02**



Attendance – 50+

Father’s Day themed trivia went great! Multiple families and neighbors came out. We had prizes donated to us for this event. We will continue with donated or gifted prizes along with purchased prizes to help cut down on costs.

JUNE PROGRAMMING: We have a new group fitness class with instructors. Uptraining JAX.

- **Yoga with Larissa on Mondays-** Has been cancelled.
- **Strength, Balance, and Flexibility with Emma** – Has ended for season. Will resume instruction here at Tamaya in June for water aerobics. Emma is currently up to standard
- **Water Fitness-** Started on June 3rd.
- **Zumba with Tangie B** Classes are only offered on Thursdays now and the price has dropped to see if that would help with participation. This instructor is also up to standard.
- **Personal Training w/ Tennille Weems-** This instructor is up to standard.
- **Uptraining Jax Group Fitness W/ Nicole Doherty & Caroline Holmes-** Classes are held Tuesday’s and Thursdays for an hour. This is a trial month to see if class will resume here indefinitely.

SOCIAL CLUBS:

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

AMENITY CENTER:

- Released June Calendar of events and newsletter.
- Waterslide was having issues this past weekend. We will have someone come take a look at it this upcoming week.
- Lifeguards are fully staffed and doing well.
- Staff members getting TIPS/Serve Safe Alcohol certified to be able to serve drinks at Tamaya events not resident events.

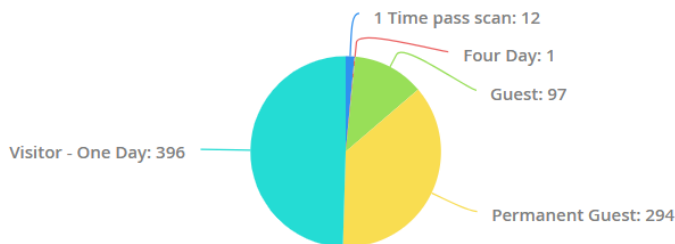
GENERAL ITEMS:

- Guest policy? We are seeing that most residents have more than 4 guests and are asking for exceptions for 1 or 2 extra guests
- Kids? Kids under 10 are notated but not necessarily counted if there’s already 4 adults.
- Summer Camp/Date night? Is doable. To get around some requirements, charge for food/snacks only. More to come.

TEK Control:

VISITOR PASSES BY PASS TYPE

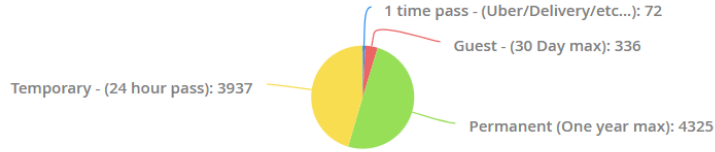
Custom Date ▼ [05/07/2023] [06/13/2023]



VISITOR ARRIVALS BY TYPE



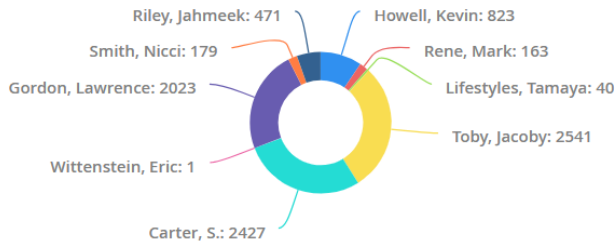
Custom Date



VISITORS ADMITTED BY OFFICER



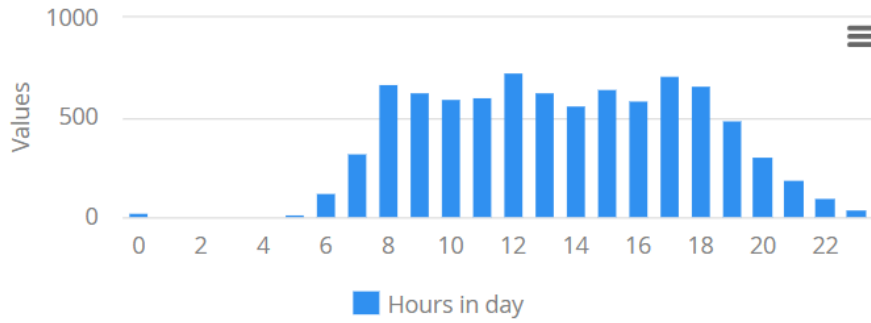
Custom Date



VISITOR ARRIVALS BY HOUR



Custom Date



VISITOR ARRIVAL STATISTICS



Custom Date

228.08

Average Per Day

0

Average Process Time (seconds)

Field Operations Report

Landscape update

- New account manager for Sunstate.
- Met with Tree Amigos and toured Tamaya.

General Maintenance update

- Tennis courts 1 and 2 were resurfaced.



- Waxed slide.



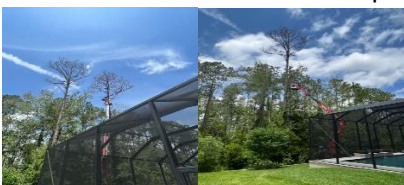
- Gaps at new fence on Beach Blvd are now closed in.



- Damage at roundabout has been reported to ICI and they will repair.



- 4 dead trees were cut down in preserve behind houses on Marmaris.





Manager's Report

Date of report: July 10, 2023

Submitted by: Loucite Michel & Ron Zastrocky

JUNE EVENT HIGHLIGHTS:

Laser Tag w/ El Agave Food Truck on 6/22/2023 @ Tamaya Hall



Cost:

- **Laser Tag- \$600.00**
- **EL Agave Food Truck (free)**
- **Edible blessings desert truck (free)**
- **Total Cost- \$600.00**

Attendance – 25+ kids plus a couple parents

Great turn out even though we had to move it inside due to weather. The kids still had a great time and towards the end we did open outside for more space, and they liked that as well. EL Agave food truck did well that night and we heard some great reviews about them and the desert truck we had. People like that there were options and heard it was the first time they had a desert truck.

Adult Improve Comedy Night on 6/23/2023 @ Tamaya Hall

Cost:

- **Comedians- \$650.00 (\$0.00 payment due to negative feedback)**
- **Décor, food, alcohol- \$569.98**
- **100 chairs \$364.00**
- **Total Cost- \$933.98**



No Photos 😞 . AM was bartending and forgot. Comedy night usually gets a really good turnout. Unfortunately, not all the comedians/vendors were well received. AM had extensive convos with the producer after the show for days as she was hearing the complaints.

The producer does apologize on behalf of her comedians and is upset as well that residents did not enjoy it and that some if not most were offended. She offered another service free of charge, but AM declined as this was the first and last time the vendor will be used. AM asked if this could be the free show and the producer reluctantly agreed.

AM will do a better job in screening and finding appropriate acts/vendors for services.

Poolside Games & Music w/ DJ Mike on 7/03/2023 @ Tamaya Pool



Cost:

- **DJ Mike- \$400.00**
- **lemonade, popsicles, game toys- \$98.36**
- **Total Cost- \$498.36**

Attendance – 50+ kids plus a couple parents

Really great turnout! The weather was touch and go but it was clear enough to complete all our games during the event hours. We made to keep everyone hydrated with water and lemonade that we placed out as it was hot that day. Everyone enjoyed and at the end we passed out popsicles and they really appreciated that.

4th of July Summer Lua W/ Performance by Lanakila's on 7/04/2023 @ Tamaya Pool





Cost:

- Lanakila's \$1775.00
- EATS! Food truck (free)
- Water/fruit punch- \$37.45
- Total Cost- \$1812.45

Attendance – 70+ kids & families

Really great turnout! The weather was touch and go but it was clear during the show. The audience/residents had a lot of fun. They were very interactive with the performers and the performers were engaging and funny. Heard a lot of great comments especially how they alternated between kids and adults and then large groups, so everyone had a chance to participate. Eats food truck did great as well. Heard they sold out!

Wild Wonders Animal Show on 7/08/2023 @ Tamaya Hall



Cost:

- Wild Wonders \$300.00
- decor, goodie bags- \$59.75
- snacks, drinks- \$125.14
- Total Cost- \$484.89

Attendance – 70+ kids plus parents

Really great turnout! The kids loved and parents alike loved the show. Kids loved getting chance to hold the reptiles. It was suggested to do this events 2x a year. AM will make this happen.



JULY PROGRAMMING:

- **Yoga with Larissa on Mondays**- Has been cancelled.
- **Strength, Balance, and Flexibility with Emma** – Has ended for season. Will resume in Fall
- **Water Fitness**- Started on June 3rd.
- **Zumba with Tangie B** – Participation still slow some weeks but Tangie still continues to bring excellent services to residents that do come regularly
- **Personal Training w/ Tennille Weems**- This instructor is up to standard.
- **Uptraining Jax Group Fitness W/ Nicole Doherty & Caroline Holmes**- June was a trial month. They had low sign ups for July. Will try again in August.

SOCIAL CLUBS:

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

AMENITY CENTER:

- Released July Calendar of events and newsletter.
- New housekeeper started late June
- Tree cutting around pools happened early July. We are continuously doing our best to monitor the condition and cleanliness of the pool and pool area.
- Power for columns will happen. Front columns by gates were power washed just need remaining areas.
- Soccer shots would like to come back but are asking for nonresidents to be able to participate as well just like at other properties to be able to keep enrolments numbers?

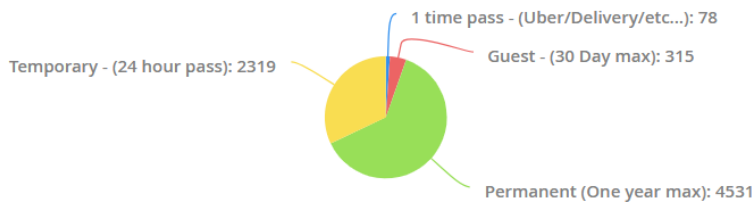
GENERAL ITEMS:

- Tree Amigos started on July 1st starting with spraying the weeds
- Guest policy? We are seeing that most residents have more than 4 guests and are asking for exceptions for 1 or 2 extra guests. AM was asked last min on 7/08/2023 if 18 guests (kids) could come to pool area w/o reservation and she politely declined as she is doing her best to enforce rules placed by board.
- Kids? Kids under 10 are notated but not necessarily counted if there's already 4 adults.
- Summer Camp/Date night? Is doable. To get around some requirements, charge for food/snacks only. More to come.
- Dog poop stations? Constant complaints about no place to throw away dog poop. People place them in bushes or leave them where they are especially In common parks. Residents are asking if they can be placed around Tamaya.

TEK Control:

VISITOR ARRIVALS BY TYPE

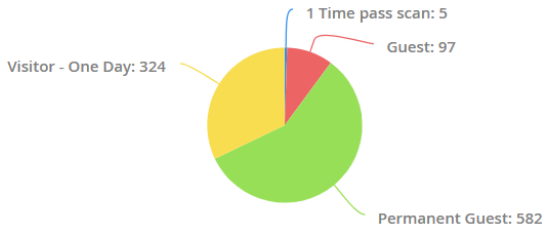
Custom Date 06/13/2023 07/10/2023



VISITOR PASSES BY PASS TYPE



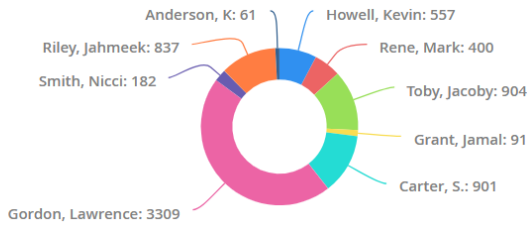
Custom Date 06/13/2023 07/10/2023



VISITORS ADMITTED BY OFFICER



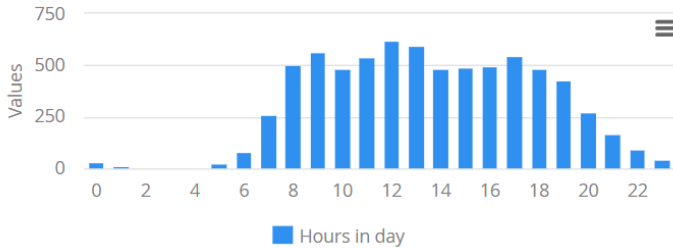
Custom Date 06/13/2023 07/10/2023



VISITOR ARRIVALS BY HOUR



Custom Date 06/13/2023 07/10/2023



VISITOR ARRIVAL STATISTICS



Custom Date 06/13/2023 07/10/2023

258.68

Average Per Day

0

Average Process Time (seconds)

Manager's Report

JULY EVENT HIGHLIGHTS:

Storytime and Craft Hour on 7/21/2023 @ Tamaya Hall



Cost:

- **Décor/supplies- \$12.99 for popsicle sticks (Ms. Pat continues to purchase/bring in items for story time out of the kindness of her heart & is not being reimbursed)**
- **Food/snacks/beverages- \$90.74 (about 17.97 of that was used to purchase chips 2x Tostitos and 2x gold pretzels for monthly Trivia)**
- **Total Cost- \$103.73**

Attendance – 15+ kids plus parents

Great turnout for first evening story time (June story time was 4-5PM, this one was 6-7PM). Kids loved the camping theme and enjoyed the smores they made. They loved the craft and being able to make their own tents.

BYOB Monthly Trivia on 7/20/2023 @ Tamaya Hall

NO PHOTOS SORRY 😞

Cost:

- **DJ BRIG- \$200.00**
- **Prizes- Used the last of donated items (2) plus rental voucher**
- **Food/snacks/beverages- about \$17.97 of that purchased is 2x Tostitos and 2x gold pretzels. We had leftover salsa from the previous month.**
- **Total Cost- \$217.97 (approx.)**

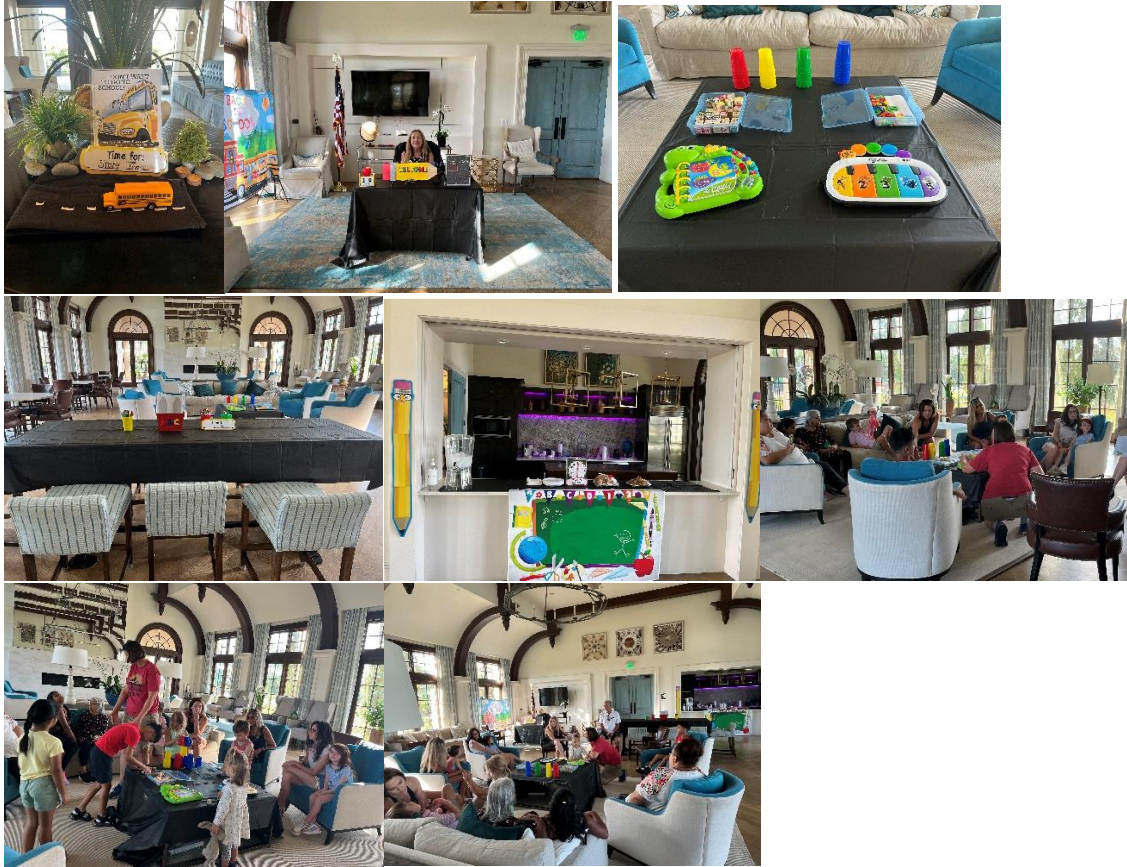
Attendance – 20+

Lower turnout than last month but could've been due to last minute vacations. We had a new host and she received great/very positive feedback regarding the whole thing. From having good "trivia questions" to thank you for having small hints like the music in the background or just an actual clue that can help. It was suggested I have a social hour before for people to talk and hangout before the game starts which I will start doing.

AUGUST EVENT HIGHLIGHTS:



Storytime and Craft Hour on 8/10/2023 @ Tamaya Hall



Cost:

- **Decor- \$0 (Ms. Pat continues to purchase/bring in items for story time out of the goodness of her heart & is not being reimbursed)**
- **Food/snacks/beverages- 72.33**
- **Total Cost- \$72.33**

Attendance – 10+ kids plus parents

Small turnout this time around but kiddos and parents alike loved the back-to-school theme. The younger kids who didn't necessarily could or wanted to do the craft had other things like toys and building blocks to keep active which they seem to enjoy. We will be changing and holding Storytime on Sundays afternoon going forward.

AUGUST PROGRAMMING:

- **Yoga with Larissa on Mondays-** Has been cancelled.
- **Strength, Balance, and Flexibility with Emma –** Has ended for season. Will resume in Fall (October)
- **Water Fitness-** Started on June 3rd. Will end on the last week of September.
- **Zumba with Tangie B –** Participation still slow class on hiatus for MONTH OF AUGUST to reevaluate time/days.
- **Personal Training w/ Tennille Weems-** This instructor is up to standard.



- **Uptraining Jax Group Fitness W/ Nicole Doherty & Caroline Holmes-** June was a trial month. They had low signups for July. Did not come back in August, may not as the interest did not meet expectations.
- **Verve Health & Fitness Personal Training w/ Tim Cossey** – New resident trainer approved this month to start personal fitness classes in gym.

SOCIAL CLUBS:

- Current clubs: Lunch bunch, Bible study, Bunco, Garden Club
- New club- Tamaya Chapter Chatters first meet Tuesday August 29th at 7PM

AMENITY CENTER:

- Released August Calendar of events and newsletter.
- Was billed for bunny from April/easter event (\$200.00)
- Black Algae in pool has been scrubbed/cleaned
- Power wash for front columns at gym entrance along with front columns at entrance gates has been completed
- Height Clearance for vehicle at guard house fixed
- Was billed for bunny we had back in April
- Trees cut down on Provati

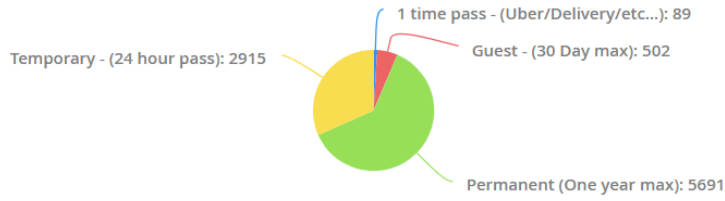
GENERAL ITEMS:

- Soccer shots would like to come back but are asking for nonresidents to be able to participate as well just like at other properties to be able to keep enrollment numbers or can they forgoe the 10% fee and just do 2 age groups that will get the most enrollment from just Tamaya residents.
- Resident suggested sharable little library (Nicest/cheapest one on amazon \$249. Or have someone build it? Can get free materials from lumber yards etc. Will also look at cheaper options)
- Resident suggested removal of 10 ft clearance.
- Residents suggest lights at basketball court
- Updating signs around Amenity center starting with Event lawn
- Guest policy? We are seeing that most residents have more than 4 guests and are asking for exceptions for 1 or 2 extra guests. AM was asked last min on 7/08/2023 if 18 guests (kids) could come to pool area w/o reservation and she politely declined as she is doing her best to enforce rules placed by board.
- Kids? Kids under 10 are notated but not necessarily counted if there's already 4 adults.
- Summer Camp/Date night? Is doable. To get around some requirements, charge for food/snacks only. More to come.
- Dog poop stations? Constant complaints about no place to throw away dog poop. People place them in bushes or leave them where they are especially In common parks. Residents are asking if they can be placed around Tamaya.
- 2 Quotes for playground shades in the works. Hope to have by CDD meeting

TEK Control:

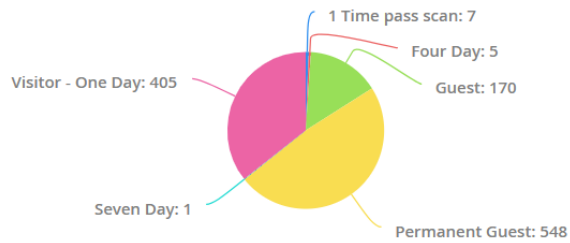
VISITOR ARRIVALS BY TYPE

Custom Date 07/12/2023 08/13/2023



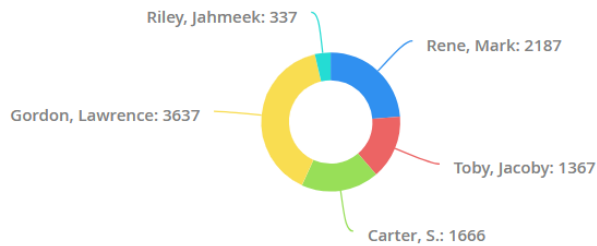
VISITOR PASSES BY PASS TYPE

Custom Date 07/12/2023 08/13/2023



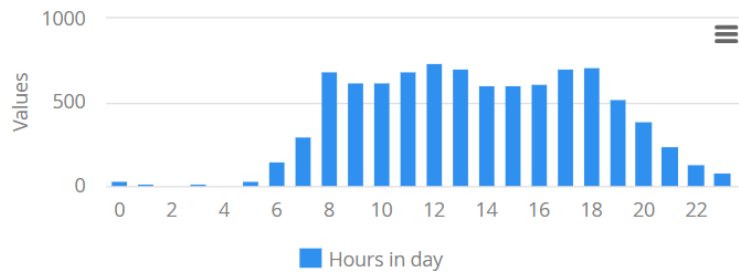
VISITORS ADMITTED BY OFFICER

Custom Date 07/12/2023 08/13/2023



VISITOR ARRIVALS BY HOUR

Custom Date 07/12/2023 08/13/2023



VISITOR ARRIVAL STATISTICS



Custom Date ▾

 07/12/2023

 08/13/2023

278.61

Average Per Day

0

Average Process Time (seconds)

Field Operations Report

- Routine Maintenance around Amenity Center
- Tree Cutting at Provati



- Power wash to columns at entrance to Tamaya and gym

EXHIBIT 17



STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

STATE PERMIT # _____

DATE May 2023

NAME OF POOL Family Pool ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	5			7.5										
2	4			7.5										
3	5			7.5										
4	5			7.5										
5	5			7.5										
6	3			7.4										
7	3			7.4										
8	4			7.4										
9	5			7.4										
10	4			7.4										
11	4			7.5										
12	3			7.5										
13	3			7.6										
14	3			7.6										
15	3			7.6										
16	3			7.6										
17	3			7.6										
18	3			7.6										
19	3			7.6										
20	3			7.6										
21	4			7.6										
22	5			7.7										
23	6			7.7										
24	6			7.7										
25	6			7.7										
26	7			7.7										
27	7			7.8										
28	7			7.8										
29	7			7.7										
30	7			7.8										
31	7			7.6										



STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

STATE PERMIT # _____

DATE May 2023

NAME OF POOL Lap Pool ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	4			7.7										
2	4			7.8										
3	4			7.8										
4	4			7.8										
5	4			7.8										
6	4			7.8										
7	4			7.8										
8	3			7.9										
9	3			7.8										
10	3			7.8										
11	3			7.9										
12	3			7.9										
13	3			7.9										
14	2			8										
15	3			7.9										
16	4			7.8										
17	5			7.7										
18	6			7.6										
19	7			7.5										
20	8			7.4										
21	8			7.5										
22	8			7.5										
23	8			7.6										
24	8			7.7										
25	7			7.7										
26	7			7.7										
27	7			7.8										
28	7			7.8										
29	6			7.7										
30	5			7.6										
31	4			7.5										



STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

STATE PERMIT # _____

DATE May 2023

NAME OF POOL Splash Pad ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	6			7.6										
2	6			7.7										
3	5			7.7										
4	4			7.8										
5	3			7.3										
6	8			7.8										
7	8			7.7										
8	8			7.7										
9	8			7.8										
10	7			7.8										
11	6			7.9										
12	5			7.9										
13	4			7.6										
14	4			7.8										
15	4			7.8										
16	3			7.8										
17	3			7.8										
18	2			7.8										
19	2			7.8										
20	2			7.8										
21	2			7.9										
22	2			7.6										
23	2			7.7										
24	2			7.7										
25	2			7.8										
26	2			7.8										
27	2			7.6										
28	2			7.8										
29	2			7.7										
30	2			7.6										
31	2			7.5										



**STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT**

STATE PERMIT # _____

DATE June 2023

NAME OF POOL Splash Pad ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	8			7.9										
2	5			7.1										
3	3			7.3										
4	2			7.4										
5	3			7.8										
6	3			7.8										
7	4			7.7										
8	5			7.6										
9	5			7.6										
10	5			7.7										
11	7			7.6										
12	7			7.4										
13	6			7.8										
14	5			7.7										
15	5			7.7										
16	4			7.6										
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19	4			7.5										
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21	6			7.7										
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23	7			7.8										
24	7			7.8										
25	7			7.8										
26	6			7.8										
27	6			7.8										
28	6			7.7										
29	6			7.7										
30	6			7.7										
31														



**STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT**

STATE PERMIT # _____

DATE June 2023

NAME OF POOL Lep Pool ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	2			7.3										
2	2			7.3										
3	2			7.3										
4	2			7.3										
5	3			7.4										
6	3			7.4										
7	4			7.4										
8	4			7.5										
9	4			7.4										
10	4			7.5										
11	3			7.6										
12	3			7.6										
13	3			7.7										
14	3			7.6										
15	3			7.7										
16	3			7.6										
17	3			7.5										
18	2			7.5										
19	2			7.5										
20	2			7.4										
21	2			7.4										
22	2			7.4										
23	2		7.3											
24	2		7.3											
25	2		7.5											
26	1		7.3											
27	2		7.4											
28	2		7.4											
29	3		7.5											
30	3		7.4											
31														



**STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT**

STATE PERMIT # _____

DATE June 2023

NAME OF POOL Family Pool ADDRESS _____

Days of month	Chlorine residual			pH			Filter Gauge Reading			POOL VOLUME IN GALLONS _____				Remarks Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons		
1	3			7.4										
2	3			7.5										
3	3			7.6										
4	3			7.6										
5	3			7.6										
6	4			7.5										
7	4			7.5										
8	4			7.4										
9	4			7.4										
10	5			7.4										
11	4			7.5										
12	4			7.4										
13	4			7.4										
14	5			7.5										
15	4			7.5										
16	3			7.5										
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18	4			7.4										
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25	3			7.5										
26	3			7.5										
27	3			7.5										
28	4			7.5										
29	5			7.5										
30	5			7.5										
31														

EXHIBIT 18

August 7, 2023

Dear Supervisor Renn,

Thanks for your feedback. We are here to serve the Board and the community and the more we hear from its stakeholders the better we can tailor our approach to best meet the needs of everyone. As you know the feedback we get can often be conflicting as one person's solution can be another person's problem. But we always strive to partner with the Board to strike the right policy balance, that is enforceable and execute it faithfully, to hopefully satisfy the majority in a way that creates the best value with the resources entrusted to Vesta.

The sooner you bring concerns to our attention the easier it is for us to solve them expeditiously. I was caught off guard at the July board meeting when you stated that Vesta was falling below your expectations. In the hours that we spent together that week going over the budget this had not been mentioned to me. If you had brought it up, I would have been happy to go over these concerns to help resolve them sooner. However, I still appreciate you for bringing this to my attention via the letter so that I may help improve upon Vesta's current performance. Below I have listed the concerns you noted in your letter, as well as some background and analysis. I am happy to discuss any of these items with you to best ensure your satisfaction going forward.

1. [Improve response times for addressing resident and board concerns and other notes issues and deficiencies \(Grade: C\)](#)
 - a. [Vesta took too long to complete the landscaping RFP for our landscaping services which resulted in residents criticizing Vesta and the Board on Facebook.](#)

Background: We looked back over the timeline to see what the drivers were and where improvements could be made.

6/20: Board agreed to have a landscape RFP done by District Management in conjunction with the Finance Task Force and be brought back to the August meeting

7/18: Susan Shemanski (task force) reported RFP not finalized, but would be for next

meeting 8/19: Meeting was canceled due to lack of quorum

9/19: Task Force was not present to discuss their RFP recommendations—item tabled to next meeting

10/14: DM emailed DE requesting a landscaping map be created

10/17: Meeting canceled due to lack of quorum

11/07: Task Force presented recommendation for RFP

11/13: DE meets with Ron (Vesta) onsite to see landscaping areas

11/22: Preliminary map of landscaped area sent from DE to Ron

11/28: Ron emails DE letting him know locations not on map that need to be added

12/1: Final map received from DE

12/6: Initial draft sent from sent to DM from Ron
12/7: Dana (Vesta) sends DM final with watermark removed
12/7: DM sent to DC
12/14: DC send revisions to be considered to DM, DM sends to Dana
12/19: Dana sent final version to DM for review
12/19: Susan (RFP task force) made comments at board meeting- changes incorporated
12/20: Advertising language provided to Jackie (DM) from DC
12/20: Dana sent final version with updates from meeting
12/27: Advertisement placed
2/1: Bids opened
February Meeting: Board tabled to next meeting
March Meeting: Board tabled to next meeting
April Meeting: Board voted to approve Tree Amigos
May: Formal notice was sent with a start date of July 1, 2023

Analysis:

I believe that this helps accurately display the timeline that ensued on the Landscape RFP. Most of the delay resulted from not having a quorum and the work required by the RFP Task Force (6/20-11/7). Beach CDD is unique (none of our other 20 or so local CDDs we work with use such) in their engagement of resident groups which does take time but also provides greater community involvement and likely more satisfaction with the results but comes at the expense of speed. The process moved expeditiously after 11/7. Our staff worked diligently with the task force committee to complete the tedious task of a 57-page RFP. Ron worked directly with the DE to confirm all areas were covered to have an adequate scope of work for the vendors proposals. Our staff also made the recommendation to hire the mulch contractor directly rather use the landscape vendor as middleman with increased markup, saving the District money.

b. [Vesta takes too long to address problems in our fitness center, and the Wi-Fi.](#)

Background:

3/10/22: Vesta staff sent 2 quotes to DM to be added to the April agenda package. The 3rd requested quote did not respond.

I pulled this from the May 9, 2022, board meeting minutes:

Mr. Renn requested an update on the Wi-Fi repairs for the fitness center, Tamaya Hall, and the pool area. Mr. Zastrocky stated that this was on the capital project list he had put together and that he was currently waiting to hear back on one estimate. Mr. McGaffney explained that staff was in the process of prioritizing capital projects for the June meeting. Mr. Renn indicated that he would like to prioritize Wi-Fi. He asked if the Board could make a motion for the repairs, as this had been discussed for nearly 2 years at Board meetings. Mr. McGaffney pointed out that he had not seen any of the District's financials as of yet. Ms. Papelbon expressed that she would not want to vote that night but that she agreed Wi-Fi should be made a priority.

9/22/22: Dr. Renn thanks Ron at the meeting for getting the Wi-Fi extenders replaced.

Analysis:

According to the meeting minutes, the Wi-Fi had been down for two years prior to Vesta management. Our staff was able to come in, diagnosis the problem, and get quotes in one month of onboarding with Beach CDD. The delay was due to this being a capital project expenditure and needing approval from the board. As soon as this was completed, Ron resolved the long-standing Wi-Fi issue at Tamaya.

c. [Vendor damage at guard shack still in disrepair.](#)

Background:

4/14: Liberty Landscape truck hits guard shack. Liberty verbally agrees to pay for damages in lieu of filing a police report.

4/17: DM puts Egis (District insurance company) on notice

4/24: Ron determines that Liberty is not hiring the contractor themselves, so he reaches out to All Weather directly for an estimate

5/15: Ron receives estimate from All Weather

5/17: Ron notifies Liberty of the repair estimate

5/22: Liberty responds and would like an opportunity to get quotes from other vendors as they feel this vendor is too high.

7/1: Liberty still had not responded, so Ron emailed giving them a deadline

7/10: Egis (District insurance company) contacted Liberty for update, Liberty responded agreeing to pay for the initial quote that Ron provided from All Weather

7/26: Need signature from Board Chair, however Chair is understandably reluctant to sign because we still had not received the check from Liberty Landscape

7/31: Board Chair signed All Weather Contractors agreement to begin

work 8/3: Check received from Liberty to cover the cost of damage

8/11: Repairs completed to guard shack

Analysis: Advanced Security did the incident report since the damage occurred after hours. Going forward, all property damage will be reported to JSO so a report can be sent to the insurance company, if needed. We will email copies of all police reports to DM and Board to keep everyone informed.

d. The dumping area on Pescara Drive that Vesta has known about for many months not resolved.

Background:

The dumping is from a homeowner who has landscaped their yard and left the trimmings on District property. Ron was unable to determine which homeowner left the landscape debris. He ordered a “No Dumping” sign and installed it to attempt to decrease the likelihood of future occurrences. On multiple occasions Sun State was asked to clean up the area, but they did not do so. Ron is unable to clean up the area because landscape clippings are not allowed in our dumpster. This was a low priority at the beginning of the new landscape contract due to many more noticeable areas that Sunstate allowed to decline during their tenure. He has requested Tree Amigos clean up this area on 8/16. Ron checked the area on 8/17 and work is still not completed. Ron is waiting for Tree Amigos to give a new date.

e. Vesta staff did not aggressively enforce our amenity policies for longer than a year.

Background:

The previous policies were vague and unenforceable. The board directed Vesta staff and they worked restlessly with other CDD managers, the task force committee, and with Vice Chair to ensure all recommendations were thorough, fair, and enforceable. I understand that you are frustrated over what you deem as lack of enforcement, but enforcement can’t happen until adequate polices have been instrumented and approved. During that time, the enforcement was also limited due to staffing levels. The expectation of an amenity manager who is in the office issuing car decals (or otherwise with residents) while simultaneously enforcing policies on the tennis courts and gym is unrealistic. Everyone who worked on revamping the antiquated policies, not only Vesta, but the Vice Chair, and the Task Force Committee did a painstaking job with great methodology. This was a very time-consuming process, not one to be rushed but conscientiously prepared.

Analysis:

Now we have policies that are being enforced and have a complaint log to show what was reported or noted by staff and how it was handled. This log is distributed at each board meeting. Please keep in mind that we do not have staff in the gym or on the tennis courts, so often times these are reported by residents, and we view video after the fact and determine what policies were broken and report to District manager.

- f. Add to the list, pavers needed at the mailboxes on Pescara Drive (still not installed).

Background:

In April Ron reached out to Sunstate to provide a proposal. They were having account manager turnover frequently, so they were unable to provide a proposal. Ron requested a proposal from Ancient City (the company currently doing the driveway pavers in the community) and when Tree Amigos started the new contract, he received a proposal from them as well. At the May meeting Vesta provided both quotes to have the pavers installed by the mailboxes. The board tabled the proposals until the June meeting. The June CDD meeting was canceled due to lack of quorum. At the July meeting the Chair suggested the addition of boulders that could be more cost effective than the pavers. The board tabled the meeting until August to wait until we can get quotes to add boulders in that area to prevent it from being driven on. No staff action allowed until board approval.

- 2. Improve time to repair equipment and benches in the fitness center (Grade: C)

Background:

6/27: Ron was notified of a torn bench seat on a piece of gym equipment. He emailed the service center at Life Fitness to see about ordering a new bench seat.

6/30: Still no response from service center so staff reached out to the factory rep at Life Fitness to see if he could help expedite the order request.

7/19: Factory rep came to Tamaya to get necessary information off bench at that time 2 other benches had torn upholstery.

7/28: Factory rep sent out quote which was immediately approved by

Ron 8/7: Staff is still waiting on seats to arrive so they can be installed

8/16: New seats were installed in the gym

Analysis:

Supply chain issues delayed the ability to get the seats in a timely manner. During the time that Vesta has had amenity oversight, Ron repaired the leg machine cable, clutch on the bike machine, and two consoles, all in house. This is outside of the normal scope of our contract, and timelier than the semi-annual preventative maintenance vendor the CDD is contracted with; however, Ron does this to help save the District funds. Staff will order extra seats in advance to have on hand for the future, as long as the budget allows us to do so.

- 3. Improve the quality of the pool services (Grade: D+)
 - a. Vesta took too long to address the black algae

Background:

Over Memorial Day weekend staff noted a few small dark spots on the side of the pool. During the first two weeks of June maintenance began working on trying to remedy the situation in-house. This included increasing the chlorine level and scrubbing the spots daily. Since the June meeting was cancelled staff decided to work harder to try and remedy without burdening the District with additional fees. Not only was maintenance staff scrubbing and cleaning the pool, but Vesta also recruited lifeguards and amenity staff to help. Realizing this was not a winnable battle, Ron started getting quotes from outside vendors to remove the algae after 4th of July weekend. On 7/13 Ron received the proposals and sent these to DM to review and add to the agenda for the July meeting. Vesta has contacted several pool vendors, including Big Z. The pool vendor stated that black algae is not part of a normal contract and would be considered an "upcharge". I have included a copy of the pool maintenance contract with Vesta. I have also attached a file with pool logs from May and June to show that the pool chemicals were kept in line with health department regulations per our contractual obligations.

g. Pool Maintenance.

- i. Contractor shall daily check the water quality in all District pools and recreational water features and complete equivalent to *DH Form 921 3/98 Swimming Pool Report*, as required by Chapter 64E-9.004(13), Florida Administrative Code, per site visit.
- ii. Contractor shall operate and maintain the filtration and recirculation systems for the District pools and recreational water features, which shall include, but not be limited to: conducting backwashing as needed; cleaning all filters and strainers; maintaining the District pools and recreational water features at proper water levels to maintain flow rates and filtration rates; checking valves and all other components for leaks; and maintaining the filtration and recirculation systems in proper condition.
- iii. Contractor shall manually skim, brush, and vacuum the District pools and recreational water features as needed and clean all waterline tiles.
- iv. Contractor shall advise the District Manager of any necessary repairs or replacement items due to normal wear and tear, act of God, and/or vandalism.
- v. The Parties agree that the Contractor shall independently test the water chemistry to maintain water quality levels within the requirements of Chapter 64E-9.004(d), Florida Administrative Code and shall keep an accurate and up-to-date written log of such tests during the term of this Agreement and for two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same.

Analysis:

I believe that it was understood and agreed upon at the July meeting that black algae is caused by an outside source. The contamination can be spread by a duck swimming in the pond and then entering the pool. Bathers can also transmit black algae spores when wearing a swimsuit that has not been laundered after a visit to the beach. Black algae is not caused by lack of cleaning or pool chemical levels. Vesta tried everything within their power to clean and remedy in-house before getting quotes from an

outside vendor. Big Z has recommended keeping Chlorine higher than normal (but still in acceptable range) and keeping the PH lower (but still in acceptable range) to help to mitigate our risk going forward. We cant alter the ranges on the Department of Health log sheets but we can alter our training and standards.

- 4. Improve the communities landscaping and general appearance (Grade: D)
 - a. “I can not tell whether plants, grass, or weeds are growing in the beds”

Background:

Due to a lack of consistent account managers Sunstate was not performing up to expectations. As you may recall, Ron brought this to the Board’s attention numerous times during our meetings over the last year. Tree Amigos have been the contracted vendor for only a month. The previous vendor was not fulfilling the contract to a satisfactory level, hence the decline in plant material. Despite Ron’s constant engagement with the previous vendor, constant account manager changes led to no resolve. Ron was in favor of a landscape RFP and played a vital role in getting it accomplished. When a vendor falls below the expected level of performance based on the contract, we contact them and ask that they correct the issue. If they do not do so, we notify the DM and BOS. It is an unreasonable expectation to hold staff responsible when a vendor fails to comply with their contract after staff has notified the Board of the deficiency. Tree Amigos has started an aggressive weed control effort and Ron is working with them to increase the aesthetic appeal of the District.

- 5. Improve cleaning services (Grade: C-)
 - a. Qualities of the facilities cleaning services

Background:

At the start of Vesta’s tenure with the CDD the janitorial was outsourced and contracted directly with the CDD. The CDD was not happy with the quality of work and the vendor was not sufficiently responsive as Ron held them accountable to deficiencies and their contract. We proposed taking it in house to provide more accountability and to save the CDD money. The CDD decided to make it part of Vesta’s scope. We had early success but then have had a difficult time hiring and retaining janitorial staff since. I do not believe this is a direct reflection of Vesta, but more so the current employment difficulties throughout the country. Most people are looking for full-time employment and the District only has part-time available, making it a difficult position to fill. When janitorial staff resign Ron and Loucite help as much as possible within their scope.

Analysis:

We currently have janitorial staff that is doing a good job and I hope that continues. If it does not, we have proposals from janitorial companies. If there is a “bright side” to this, we are 75% of the way through the fiscal year and the District has only incurred \$11,823 in janitorial expenses, which is less than 50% of the budget for next year. This is because of our “cost plus” model, in which you only pay for

the employee cost that you incur.

- 6. Improve enforcement of the fitness center policies (Grade: D)
 - a. Complaints about policies not being enforced

Background:

I am unsure if you are referring to prior to the time that we had breezeway staff doing the check in. If you are, then that is because there was no evening staff to enforce the policies. The District did not contract additional staff until this summer. Since then, we have had staff monitoring the check in by the gym. The Board has not approved of staff staying in the gym, which would be the only way to have full-time enforcement. When we receive a complaint, if it happens while the staff is present, they will address the issue. If we are notified of an occurrence the next day, we research the cameras and access system to determine who the individual was and follow up accordingly.

- 7. Improve our front gate security and your communication relationship with security vendor (Grade: C)
 - a. Guests are not required to prove who they are and vendors going through without being vetted

Background:

For clarification, the security vendor reports to the DM, not amenities staff. This concern has been brought up numerous times at board meetings. The security vendor has been aware of the residents' complaints for many meetings. If the board is not satisfied with the current vendor, the Board should consider the option of RFP security. This is the only vender that has not had an RFP since ICI is no longer on the board. I suggest we have Post Orders for security to follow.

Analysis:

Please see suggested daily emails from security like the ones I receive from other security vendors. See sample on next page:



Daily Activity Report

S3 Security

Start: Jul 18, 2023 07:00 AM

End: Jul 19, 2023 07:00 AM

Wed Jul 19, 2023 12:22 AM		(S) Security Patrol	820598120
Spartina Cove 13211 Spartina Grass Drive Location: Gates Unit: Mike Shaffer (S) Level 3	12:22 AM Mike Shaffer - I monitored the front entrance and exit gates throughout my shift. Both gates were in good working order. No damages were observed. 12:30 AM Mike Shaffer - I monitored the rear entrance and exit gates throughout my shift. Both gates were in good working order. No damages were observed.		
Wed Jul 19, 2023 12:15 AM		(S) Security Patrol	820595476
Spartina Cove 13211 Spartina Grass Drive Location: Common Area Unit: Mike Shaffer (S) Level 3	12:16 AM Mike Shaffer - I conducted a patrol of the community looking for parking violations. I checked Spartina Grass Drive. I cited one vehicle for parking halfway on the street and sidewalk. No further vehicles were found parked on the street. 12:22 AM Mike Shaffer - I conducted a patrol of the community looking for parking violations. I checked Spartina Grass Drive. I cited one vehicle for parking halfway on the street and sidewalk. No further vehicles were found parked on the sidewalk or grass.		
Wed Jul 19, 2023 12:10 AM		(P) Obstructing Traffic	820595031
Spartina Cove 13211 Spartina Grass Drive Location: Common Area Unit: Mike Shaffer (P) Level 1	Reported: Violating Vehicle: Lic: QGLW63 Plate State: FL Make: Honda Model: PILOT Color: Blue 12:13 AM Mike Shaffer - I found the following vehicle parked halfway on the street and halfway on the sidewalk in front of 13271 Spartina Grass Drive: Blue Honda Pilot QGLW63 FL I issued an ASAP tow sticker. 8:16 PM Mike Shaffer - I followed up on this vehicle on my next shift. 8:25 PM Mike Shaffer - This vehicle was no longer parked in the area.		

Each report has pictures of what the guard observes during their shift. This could be anything from suspicious activity to overnight parking in the amenity center parking lot. If there was any reason to call JSO we are notified in the report. They will also tell me daily how many cars entered the gate through the visitor side or resident side. The report is emailed to staff and the board every morning. There is no guessing who knows what when everyone receives the same information at the same time. These reports have been crucial in keeping data and records that will be used in the future. Our security vendor needs post orders. Post orders is a document that says, "if this happens, you need to do that" with the board's directions. For example, if damage occurs to the guard shack you would call JSO and include the file number in your daily report with photos. If you get a call about suspicious activity at a neighbor's home, you will instruct the caller to call JSO. This would not be a security vendor duty as it is residential.

We strive to satisfy every resident in every interaction we have whether it is enforcing a policy or hosting an event. We try to allocate our finite resources to provide the CDD with the best bang for their buck. Unfortunately, it is unlikely we will make everyone happy with every interaction, given Tamaya has 2,467 registered voters. This doesn't include the number of children, unregistered voters, and guests. We provide lots of opportunities for residents to provide feedback (in person, via surveys, website, emails, VM messages, etc.). We receive 5 or 6 complaints a week. Most of these complaints

are related to tennis court policy violations or after hours. To keep things in perspective, this means that 99.998% of the residents are not voicing concerns about the services they are receiving from Vesta. But we are not satisfied or complacent and strive to resolve every issue brought to us.

Sincerely,

Dana Harden

Dana Harden, LCAM, AMS
Regional General Manager

EXHIBIT 19

Date of Action Item	Action Item	Status
4/17/2023	FOM to visit Durbin Crossing regarding pool lanes	
5/10/2023	DM to provide Board with Evaluation Criteria for Annual Vendor Review	
5/10/2023	Supervisors to Provide Staff with Potential Additional Sources of Funding by 5/19	5/11:Email sent to Board; one response received by 5/19 (requested response date)
5/15/2023	Dana to check and see if Vesta allows bartenders to be hired for private parties	Dana to report during 7/17 meeting.
5/15/2023	DM to see if company who contributed to landscape maintenance cost is still doing so on consistent basis	5/24: Email to Board informing them that First Florida Credit Union sends \$192.36 monthly. 7/17: agenda item.
7/17/2023	FOM to report back to Board on steps being taken to prevent black algae in future	
7/17/2023	DM to write letters to 2 residents regarding the August, 2023 Board meeting concerning possible action due to apparent Amenity Policy violation(s)	7/26: Letters sent via certified mail--Done
7/17/2023	FOM to provide additional quote on pavers for large rocks instead of pavers and to get quote from Tree Amigos	
7/17/2023	DC to review issue of black algae treatment and expectation of such with respect to pool treatment companies	
7/17/2023	AM to send out an E-Blast requesting residents to trim tree limbs that hang over roadway	7/27: E-Blast sent out by HOA-- Done
7/17/2023	FOM to obtain quotes on smart irrigation controller	
7/17/2023	DM to see if Supervisor's email addresses can be added to their contact information	Done

7/17/2023	FOM to obtain quotes for beam over visitors entrance lane at guard house	
7/17/2023	FOM to obtain quote for shade on playground	
7/17/2023	FOM to obtain quote for installation of traffic arm on visitor's lane	In the 8/21 agenda package

EXHIBIT 20

BEACH CDD MEETING AGENDA MATRIX

August, 2023	Regular Meeting: 8/21	<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> <ul style="list-style-type: none"> • Consideration of Possible Violation of Amenity Policies by Specific Residents of Tamaya • Consideration of MBS Capital Markets LLC Refunding Agreement • Consideration of Gate Arm Installation <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Jake’s Traffic Study Report (dated 7/17/2023) (original request was for discussion on overnight street parking but was expanded based on receipt of report). • Payment from Property Owners along Tamaya Boulevard for Landscape Maintenance • Board’s Guidance on Age of Guest • Board’s Guidance on Use of Ball Machines and if that is a Form of Instruction • Supervisor’s Renn’s proposed Amenity Policies Changes Regarding Bicycles, Scooters and Skateboards inside an Amenity Facility Building • Consideration of Amenity Cleaning by Vendor • Consideration of the Use of Clover Software • Discussion of Residents who Have Not Reissued Checks 	
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BEACH CDD MEETING AGENDA MATRIX

Staff Reports

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

Vendor Reports

- Tree Amigos (Update on Landscape Maintenance Turnover)

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

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">October, 2023</p>	<p>Regular Meeting: 10/16</p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Meeting Minutes • 9/18/2023 Regular Meeting • Unaudited Financials (September 2023) <p><i>Business Items</i></p> <ul style="list-style-type: none"> • Consideration of Tree Amigos Proposal for controllers <p><i>Discussions</i></p> <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 	<ul style="list-style-type: none"> • Ron to get proposal to Jackie
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BEACH CDD MEETING AGENDA MATRIX

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">November, 2023</p>	<p>Regular Meeting: 11/20</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"> ▪ 10/16/2023 Regular Meeting • Unaudited Financials (October 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

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Unscheduled Items	<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 • Agreement with City of Jacksonville for off-duty patrol of police <p><i>Staff Reports</i></p> <p><i>Public Hearing</i></p>	<ul style="list-style-type: none"> • 2/7: Reply from HOA • Based on issue of indemnification, the Board tabled this matter on 7/17/2023.
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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