

Beach Community Development District

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Orlando, FL 32817
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Members of the Board of Supervisors
Beach Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of Beach Community Development District will be held **Tuesday, July 10, 2018 at 1:45pm** at the offices of ICI Homes 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258. The following is the proposed agenda for this meeting.

Board of Supervisors' Meeting

A. Business Matters

- Call to Order
- Roll Call
- Public Comment Period
 1. Consideration of Minutes of the April 5, 2018 Board of Supervisors Meeting
 2. Consideration of Minutes of the May 31, 2018 Board of Supervisors Meeting
 3. Consideration of Resolution 2018-06, Designating a Date, Time and Location for the 2018 Landowners' Meeting [*suggested date of November 1st, 2018*]
 4. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2018-07, Adopting the Fiscal Year 2019 Budget and Appropriating Funds (*Proposed Budget Under Separate Cover*)
 5. Public Hearing on the Imposition of Special Assessments
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2018-08, Imposing Special Assessments and Certifying an Assessment Roll
 6. Public Hearing on Amending & Adopting Rules Regarding District Amenities
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2018-09, Amending & Adopting Rules Regarding District Amenities
 7. Ratification of Payment Authorization Nos. 80-84
 8. Ratification of Debit Card Purchase Authorization # 2018-5 & 2018-6
 9. Review of District Financial Statements

B. Other Business

- Staff Reports
 - Attorney
 - Engineer
 - Manager
 - Setting Fiscal Year 2019 Meeting Schedule – *The First Thursday of Every Month starting October 4, 2018 thru September 5, 2019 at 11:00 AM at the offices of ICI Homes 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258.*
 - Audience Comments and Supervisors Requests

C. Adjournment

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the April 5, 2018
Board of Supervisors Meeting

MINUTES OF MEETING

*Beach Community Development District
Board of Supervisors Meeting
Thursday, April 5, 2018 at 11:08 a.m.
ICI Homes
14785 Old St. Augustine Road Suite 3,
Jacksonville, FL 32258*

Present and constituting a quorum:

Kelly McCarrick	Board Member
Andy Hagan	Board Member
Laurel Carman	Board Member

Also present were:

Vivian Carvalho	District Manager, Fishkind & Associates
Jennifer Walden	Fishkind & Associates
Wes Haber	District Counsel, Hopping Green & Sams
Mike Veazey	Development Project Manager, ICI Homes
Scott Wild	District Engineer, England-Thims & Miller, Inc.
Don Craig	District Engineer, England-Thims & Miller, Inc.
Wanda Boyd	Public
Brian Boyd	Public
Joan Ruggerio	Public
Gina Martin	Leland Management, Inc. (via phone)

FIRST ORDER OF BUSINESS

Business Matters

Call to Order

The meeting was called to order and roll call was initiated. Quorum was established with the attendance of Board Members Kelly McCarrick, Andy Hagan, and Laurel Carman. Others in attendance are listed above.

Public Comment Period

There were no members of the public present at this time.

Administer Oath of Office to Joan Schmieder

Ms. Carvalho explained that Ms. Schmieder is not present and will be administered the Oath of Office at or prior to the next meeting.

Consideration of Minutes from the November 2, 2017 Board of Supervisors Meeting

The Board reviewed the minutes from the November 2, 2017 Board of Supervisors meeting.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved the minutes from the November 2, 2017 Board of Supervisors meeting, subject to corrections from District Counsel.

Ratification of Resolution 2018-01, District Boundary Amendment

Ms. Carvalho explained that this was a document that was drafted by District Counsel's Office. Mr. Haber explained that this is a resolution that is similar in form to other resolutions that this Board has seen regarding amending the District's boundary. This resolution authorizes the removal of Parcel E2 from the District's boundary. The Chair executed this resolution prior to today's meeting. Mr. Haber noted that after ratification his office will work with the City of Jacksonville to file a petition and move forward with having Parcel E2 removed. There were no questions.

On MOTION by Mr. Hagan, seconded by Ms. Carman, with all in favor, the Board ratified Resolution 2018-01, District Boundary Amendment.

Consideration of Resolution 2018-02, Ratifying Temporary Rental Fee and Setting a Public Hearing

to Adopt Rules Regarding District Amenities

Mr. Haber stated this Board has previously gone through the process of adopting fees but there was desire to have a rental fee for the group fitness room. This resolution is to have that additional fee adopted. Mr. Haber stated that a date for the public hearing is needed and noted that it is a 30 to 31-day notice. He recommended the June meeting. Discussion took place about the urgency of adopting this. Mr. Haber said that it is temporarily implemented but he wants to have it formally adopted and give the public the opportunity to be heard.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board tabled Resolution 2018-02.

Ms. Carvalho requested a motion to approve Resolution 2018-02, Ratifying temporary rental fee and setting the date of the public hearing for July 12, 2018 at this location at 1:45 p.m.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-02, Ratifying Temporary rental fee and Setting the Public Hearing for July 12, 2018 at 1:45 p.m. at this location.

Review & Acceptance of FY 2016 Audit Report from CRI

Ms. Carvalho explained that the audit is required to be done every year. Mr. Haber stated this this is considered a clean audit.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board accepted the Fiscal Year 2016 Audit Report from CRI.

Consideration of Resolution 2018-03, Election of Officers

Ms. Carvalho explained that this is a resolution to include her as an additional officer for the District and remove certain officers that are no longer with Fishkind & Associates. It will also add Ms. Walden as Assistant Secretary. Ms. McCarrick asked about Ms. Burns and Mr. MacLaren providing a resignation letter for the District. Mr. Haber responded that the purpose of the resolution is to replace the previous Fishkind & Associates employees as Officers of the District. Ms. McCarrick asked if it would be prudent to have another Board Member as Secretary because many District documents require Secretary signature. Mr. Haber responded that he is fine with the signature on the resolutions being done by either a Secretary or Assistant Secretary.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved Resolution 2018-03, Election of Officers.

Consideration of Resolution 2018-04, Approving a Preliminary Budget for Fiscal Year 2019 and Setting a Public Hearing Date

Ms. Walden contacted Ms. Glasgow who said that the Tax Roll deadline is August 1, 2018. The District needs to hold the public hearing in July. A discussion took place and it was decided to hold the public hearing on July 12, 2018 at 1:45 p.m.

Ms. Carvalho explained that the preliminary budget is reflects actual expenses as well as some anticipated expenses that the District is going to incur during Fiscal Year 2019. She looked up the assessment notice that went out originally and she noted that the current amount of the budget does not exceed the assessment notice. Ms. McCarrick asked what the assessment notice is per unit. Ms. Carvalho responded that it is \$1,250.00 per unit for O & M expenses. Ms. McCarrick asked Mr. Veazey if the District anticipates needing to notice for a higher amount. Mr. Veazey responded that the District might notice for a higher amount. Mr. Haber said that there is a separate notice that the District would need to send out and that notice requires 30 days advance of the Public Hearing date. He stated that if the Board determines that the District needs to increase assessments then the District will need to hold another meeting by June 1, 2018. Ms. Walden asked if the overall budget can be increased between now and July 12, 2018. Mr. Haber responded

that the District can increase it as long as it holds a meeting and notice it if it results in an increase in assessments.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-04, Approving a Preliminary Budget for Fiscal Year 2019 and Setting July 12, 2018 at 1:45 PM at this location the Public Hearing.

Ms. McCarrick asked for a reconciliation of current cash and potential surplus from the District Management accounting department because it might help offset or avoid an assessment increase. She requested that the budget be sent to her and to work with Mr. Veazey on the various line items. Ms. Walden stated that the District's June meeting is scheduled for June 7, 2018. Ms. Carvalho asked Ms. McCarrick if it would make sense between now and the end of May to have a meeting between Ms. Carvalho, Ms. McCarrick, and Mr. Veazey to review all the budgets. Ms. McCarrick responded she and Mr. Veazey will correspond with Ms. Carvalho via email. Mr. Haber asked if the meetings can be changed to July 11, 2018. Ms. Carvalho responded that she is in a different area of Florida on that date. Ms. Walden said that she can cover the meeting if it is required. Lengthy discussion ensued on revising the Public Hearing Date. Ms. Carvalho requested that the Board rescind the motion and amend the public hearing date to July 10, 2018. A discussion took place that Amelia National CDD would be moved to the July 10, 2018 date as well.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved amending the Public Hearing Date from July 12, 2018 to July 10, 2018 for both Resolutions 2018-02 and 2018-04.

Ms. Carvalho listed that Cedar Pointe will be at 1:30 p.m., Beach at 1:45 p.m., Villages of Westport at 2:30 p.m. at the current location, and Amelia National at 11:30 a.m. at a different location.

Consideration of Financial Advisory Agreement

Ms. Carvalho explained that this is an agreement from Fishkind & Associates and that the purpose of it is to have it in place due to certain changes to Securities Exchange Act

(SEC) & Municipal Securities Rulemaking Board (MSRB). Ms. Walden stated that this was not the original agreement and it is just updated in form and it includes a minimal fee and it is covered under the District Management Fee already. Ms. Carvalho requested a motion to approve the Financial Advisory Agreement.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved the Financial Advisory Agreement.

Ratification of Payment Authorizations 60 - 79

These have previously been approved by the Chair and need to be ratified by the Board.

On MOTION by Mr. Hagan, seconded by Ms. Carman, with all in favor, the Board ratified Payment Authorizations 60 – 79.

Ratification of Debit Card Purchase Authorization # DC2017-2 – 2017-5 & 2018-1 – 2018-4

The Board reviewed the debit card purchases for amenity center items purchased by amenity staff that had been previously approved.

On MOTION by Mr. Hagan, seconded by Ms. Carman, with all in favor, the Board ratified Debit Card Purchase Authorization # DC2017-2 – 2017-5 & 2018-1 – 2018-4.

Review of District Financial Statements

The Board reviewed the District’s financial statements. There was no action required by the Board.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

Attorney – No Report

Engineer – Mr. Wild distributed his Engineer's Report. Under A.J. Johns, Inc. Contract is Change Order #13A. These are primarily for Tamaya C/D Phase 2 Subdivision Construction and Phase 3 Earthwork Contract. This incorporates the Phase 3 drainage utilities to complete the subdivision construction. He noted that the increase is \$2,649,186.93 bringing the total cost to \$8,029,378.58. Mr. Craig stated that the District Engineer is negotiating with A. J. Johns, Inc. on the change of contract times and asked for Change Order 13A to be approved in substantial form.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Change Order 13A in Substantial Form.

Mr. Wild presented Change Order #18 to the Board. He explained that it is for the landscape and irrigation of Tamaya North Buffer in the amount of \$49,898.71 with Sun State Nursery & Landscaping, Inc.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved Change Order #18 in the amount of \$49,898.71 with Sun State Nursery & Landscaping, Inc.

Mr. Wild presented Change Order #19 to the Board. He explained that it is to Sunstate Nursery & Landscaping, Inc. for Tamaya North Buffers A&B also referred as the buffers at Bastia Court and Preveza Court in the amount of \$61,576.75.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Change Order #19 in the amount of \$61,576.75 with Sun State Nursery & Landscaping, Inc.

Mr. Wild requested ratification of Requisitions 455-490 in the amount of \$505,202.62.00 and approval of Requisitions Nos. 491-498 in the amount of \$84,862.25 and a combined total of \$590,064.87.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board ratified Requisition Nos. 455-490 and approved Requisition Nos. 491-498 for a combined total of \$590,064.87.

Mr. Wick presented Work Authorization No. 26 to the Board for Ratification. He explained that it is for limited construction administration for an hourly rate with a budget estimate of \$95,000.00.

On MOTION by Mr. Hagan , seconded by Ms. McCarrick, with all in favor, the Board approved Work Authorization No. 26 for an hourly rate with a budget estimate of \$95,000.00.

Mr. Wick requested ratification of Change Orders, #9, #10A, #11, #12A and #13A. He explained that these are for Tamaya C/D Phase 2. He noted that Change Order 10A is with A. J. Johns, Inc. for Tamaya Subdivision Phase 2 and Subdivision and Construction of Phase 3 Earthwork. Mr. Wick explained that Change Order 9 is with A. J. Johns, Inc. for Tamaya C/D Phase 2 Subdivision Construction and Subdivision Construction of Phase 3 Earthwork. Mr. Wick stated that it is an increase of \$5,355.48 bringing that contract to a total of \$5,259,937.48. Mr. Wick explained that Change Order #10A is for additional work for Tamaya C/D Phase 2 and it increased \$27,619.28. Change Order #11 is with A. J. Johns, Inc. for Phase 2 for additional work

for Tamaya Phase 1 for a total of \$20,295.00. Change Order #12A is with A. J. Johns, Inc. for Phase 2 Subdivision Construction and Phase 3 Earthwork for an increase of \$72,340.09. Change Order #13A with A.J. Johns, Inc. for Tamaya C/D Phase 2 Subdivision Construction and Phase 3 Earthwork bringing the contract to a total of \$5,380,191.65.

On MOTION by Mr. Hagan, seconded by Ms. Carman, with all in favor, the Board approved Change Orders #9, #10A, #11, #12A and #13A to A.J. Johns, Inc.

Mr. Veazey requested approval from the Board to install a fence across the JEA Easement to prevent trespassers. He stated that JEA finally approved the fence in the amount of \$6,450.00.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved installing a fence across the JEA Easement in the amount of \$6,450.00.

Mr. Veazey requested approval for lights at the Amenity Center for the steps going into the fitness center. The amount is \$4,265.00.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved lighting in the amount of \$4,265.00.

Mr. Veazey stated that the District has requested a 4 way stop sign at the corner of Danube and Brett Unger. Mr. Veazey explained that it would be adding two additional stop signs and putting 4-way notifications under each and the two existing signs in the total amount of \$2,600.00.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all in favor, the Board approved the 4-way stop sign request and 2 additional stop signs in the amount of \$2,600.00.

Mr. Veazey brought up the soliciting issues in the community. He stated that the District has a No Soliciting sign at the entrance to the Amenity but it does not have one at the gate house. He requested a No Soliciting sign at the gate house in the amount of \$900.00.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved the No Soliciting sign at the Gate House in the amount of \$900.00.

Mr. Veazey explained that there are rules at the Fitness Center stating that only individuals 18 years of age or older are allowed to use the Fitness Center during designated operating hours and no one under the age of 18 is allowed in the Fitness Center at any time without adult supervision. He noted that the District has had younger children playing around and he got feedback from residents saying that there are some younger kids up there that want to work out. He suggested changing the policy for the age limit at the Amenity Fitness Room. Mr. Veazey recommended that residents 16 and over could use the fitness equipment, residents between 12-15 can use the fitness equipment with adult supervision, and residents under 12 are not allowed to use the fitness equipment. Ms. Ruggiero stated that even with adult supervision no one under the age of 16 should be allowed to use the equipment due to liability and safety issues. She mentioned that some adults use the equipment and do not pay attention to what their children are doing which is part of the problem. Mr. Haber said that there are other Districts that have implemented this allowance and residents must go through a District Designated Tutorial and a waiver must be signed by the child and the parents that acknowledges that they release the District from any damages. The approval would require anyone between the age of 12-15 to prove that they have taken a course and submit a signed document. Children 12 and under need to be supervised by a parent or legal guardian.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved modifying the Rules adopt the Age Change Policy subject to the Safety Class and designate District Staff to work with Mr. Veazey on the language of the Policy Change.

There were no Supervisor requests so Ms. Carvalho opened the floor for audience comments.

Mr. and Ms. Boyd brought up issues regarding security and tailgating and the installation of a gate arm. They asked if the District was going to start being patrolled by security again. Ms. Boyd mentioned issues with landscaping. Ms. Boyd mentioned the issues previously discussed about the unsupervised children in gym. She suggested hiring additional staff to monitor the Fitness Center and general rule enforcement. Mr. Boyd stated that the temporary entrance off of Beach Boulevard has a gate that is accessible to everyone and he suggested that it should be locked because anyone can walk into the community. Ms. Boyd mentioned that the path off the main entrance is accessible to people outside of the community. She also mentioned the use of the Amenity facilities by non-residents and suggested use of the keypad to limit the people using the facility to the residents.

Ms. Ruggerio said that she has a list of resident concerns but her computer crashed and asked to copy the list and bring them to Mr. Veazey. Mr. Veazey said that he can make copies and respond. She stated that she did receive a response Monday but it was lost. She brought up that once of the responses to the path was that it was not in the design which is why the District will not have gates and it concerns her because it is a safety issue.

Ms. Carvalho asked if any residents on the phone had audience comments for Beach CDD. Those on the phone were residents of another District.

Mr. Boyd asked how many houses would be in the development for Beach CDD. Ms. McCarrick responded that the total planned behind the gates is just under 1000 which depends on each phase and the size of the lots.

Ms. Overpeck asked the Board to consider adding a virtual trainer in the exercise room. The Board agreed to look up the cost. Mr. Overpeck asked about mowing the area in Tract C discussed earlier in the meeting. Mr. Veazey said that he will have the Landscaper mow once per month. Ms. Ruggerio said that the residents have commented of 2000 units being built in the community. Ms. McCarrick responded that the entire community including the land west of Tamaya Boulevard in the PUD which was approved for 2400 units but the parcels west of Tamaya that are not behind the gate could add another 1000 units depending on the density. The number of units behind the gates

are planned for 1000 units. Ms. McCarrick mentioned that those units west of Tamaya Boulevard that have been sold have been removed from the boundary and do not share the Amenities. The residents responded that they see them crossing the street in bathing suits often coming over to use the facilities.

Mr. Veazey stated that the tailgating and the arm were discussed at the last CDD meeting and he noted that it is pending funding and the District did not receive the funding for the gate arm so it has not been installed. The amount was around \$6,200.00.

Mr. Veazey explained that prior to the Security switch the gate hours were 6:00 p.m. to 6:00 a.m. and the guard was there from 6:00 p.m. to midnight and there was a car and they could patrol. In the daytime there was a patrol patrolling the community but they did not know where the patrolling was supposed to occur in the community. Mr. Veazey said that is why it was removed and it was discussed at the CDD meetings. At the meeting in November 2017 District staff recommended the new security company because the Board was not happy with the old security company. Ms. McCarrick stated that the Board made a change regarding the front gate and the patrolling due to the residents input. Mr. Veazey stated that the District is paying more money to get the better-quality guards. He said that the visitor management system is extra. Ms. Ruggiero mentioned that when she told the guard about someone tailgating he had a nonchalant response. Mr. Veazey stated that the post orders can be changed with the current security. Mr. Veazey indicated that the security company does not have a car to patrol at the moment. Mr. Veazey stated that the District has the opportunity to use security at the Amenity to make sure rules are being followed. He noted that the hours will be random and security will increase as the activity at the Amenity Center increases. Mr. Boyd said that he went over the budget that was sent out and noted that there was no price for security on there. He mentioned that a few months ago there were regular police that were in the District and asked if they would be there for a while. Mr. Veazey responded that the District brought up the issue with the barcode reader and that it has been adjusted once and the gate company looked at why it is not reading every resident card. He said that the front gate should be active and a lock gate was approved at the last meeting that will work with the access card for the Amenity. Comcast came last Friday because the District needs the service from the internet to get the access to use the same cards and it should be running by the end of the week. Mr. Veazey stated that the District eliminated the grasses at the roundabout because Ms. Ruggiero mentioned that she couldn't see and the District asked maintenance to keep the grasses by the paths trimmed during the year. Mr. Veazey answered the concerns pertaining to the Fitness Center. He mentioned that in the budget there is no staff to have someone in the Amenity Center. He told the residents to let District staff and Leland know if there are issues and staff can look back on the cameras and see who is there in order to send notices out to violators. The District has the right to suspend use of the facility if there is a violation.

Ms. Boyd indicated that residents were told that there would be classes in the fitness center. Mr. Veazey said that the classes are not in the budget to be paid for by the CDD and always thought that residents would pay and mentioned that the District has not had enough participation to keep any classes or teachers there. The District set up yoga and

zumba classes but the teachers cannot afford to be there because they are getting one person or no one. Mr. Veazey stated that there is a CD player in the Fitness Center and there are CDs with zumba and yoga classes so residents can put one in and do it together. Ms. McCarrick indicated that when issues are raised the District asks Mr. Veazey to bring to the Board proposals for the Board to vote on but as it relates to general information Ms. McCarrick stated that Mr. Veazey is the residents' best resource and today the Board voted on various things that he brought back to the Board for review and consideration. Ms. McCarrick indicated that Mr. Veazey is happy to stay with residents after the meeting to answer any questions that the residents have.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the April 5, 2018 Beach Community Development District Board of Supervisors meeting was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the May 31, 2018
Board of Supervisors Meeting

MINUTES OF MEETING

*Beach Community Development District
Special Board of Supervisors Meeting
Thursday, May 31, 2018 at 11:31 a.m.
ICI Homes
14785 Old St. Augustine Road Suite 3,
Jacksonville, FL 32258*

Present and constituting a quorum:

Kelly McCarrick	Board Member
Andy Hagan	Board Member
Laurel Carman	Board Member

Also present were:

Jennifer Walden	Fishkind & Associates	(via phone)
Wes Haber	Hopping Green & Sams	(via phone)
Kurt	Public	

FIRST ORDER OF BUSINESS

Business Matters

Call to Order

The meeting was called to order and roll call was initiated. Quorum was established with the attendance of Board Members Kelly McCarrick, Andy Hagan, and Laurel Carman. Others in attendance are listed above.

Public Comment Period

Ms. Walden stated that this is a public comment period is for any members of the public desiring to speak on a specific item on the agenda. There were no public comments at this time.

**Letter from Supervisor of
Elections – Duval County**

Ms. Walden explained that each year the District is required to state on the record the number of registered voters in the District. Ms. Walden noted that as of April 17, 2018

there were 818 registered voters within the District. The District has been established for over six years and has more than 250 registered voters. No action is required.

Consideration of Resolution 2018-05, Instructing the Duval County Supervisor of Elections to Begin Conducting the District's General Election

Ms. Walden explained that the resolution notes all five seats and their expiration dates. She noted that Seats 2, 4, and 5 are all due to expire November 2018. This resolution notes that two of those three seats that are expiring this year will move over to the general election. Ms. Walden noted that Seat 4 and 5 will be up for the general election. Ms. Walden indicated that along with this resolution, District staff will be running an ad notating the qualifying period for residents wishing to run for those seats. Ms. Walden asked for any questions or discussion on the resolution.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-05, Instructing the Duval County Supervisor of Elections to Begin Conducting the District's General Election.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

Attorney – No Report

Engineer –Not Present

Manager – Ms. Walden noted that the next meeting is scheduled for July 10, 2018 and this is when the District will hold the public hearing for the adoption of the Fiscal Year 2018-2019 Budget.

THIRD ORDER OF BUSINESS

Audience Comments and Supervisors Requests

There were no Supervisor requests and no audience comments.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Walden requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the May 31, 2018 Beach Community Development District Special Board of Supervisors Meeting was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-06,
Designating a Date, Time and Location for
the 2018 Landowners' Meeting
[suggested date of November 1, 2018]

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kelly McCarrick	11/2020
2	Andy Hagan	11/2018
3	Joanne Schmieder	11/2020
4	Virginia Bomhold	11/2018
5	Laurel Carman	11/2018

This year, Seat 2, currently held by Andy Hagan, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four year period. Seat 4, currently held by Virginia Bomhold, and Seat 5, currently held by Laurel Carman, are subject to a General Election process to be conducted by the Duval County Supervisor of Elections, which General Election process has been addressed by a separate resolution.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November ____, 2018, at ____ a/p.m., and located at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its July 10, 2018 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and

are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando, Florida 32817.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2018.

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Beach Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 600.36 acres, located north of Beach Boulevard, east of Kernan Boulevard, south of Atlantic Boulevard and west of Hodges Boulevard in Jacksonville, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando, Florida 32817, Ph: (407) 382-3256 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Vivian Carvalho
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BEACH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2018

TIME: _____ .M.

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BEACH COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Beach Community Development District to be held at _____, on November ____, 2018, at ____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BEACH COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2018

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Beach Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: _____

Signed: _____

Printed Name: _____

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Fiscal Year 2017 Audit Report
(provided under separate cover)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-07,
Adopting the Fiscal Year 2019
Budget and Appropriating Funds
(proposed budget provided under separate cover)

RESOLUTION 2018-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Beach Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Beach Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - (SERIES 2013A)	\$ _____
DEBT SERVICE FUND - (SERIES 2015A)	\$ _____
DEBT SERVICE FUND - (SERIES 2015B)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2018.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-08,
Imposing Special Assessments and
Certifying an Assessment Roll
(exhibits provided under separate cover)

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beach Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Operations and maintenance assessments directly

collected by the District are due according to the following schedule: 25% due no later than October 15, 2018, 25% due no later than January 15, 2019, 25% due no later than April 15, 2019 and 25% due no later than July 15, 2019. Debt service assessments directly collected by the District are due according to the following schedule: \$ _____ due no later than April 15, 2019, and \$ _____ due no later than October 15, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 10th day of July, 2018.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-09,
Amending & Adopting Rules Regarding
District Amenities

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished

SECTION 2. Fees for use of the District’s recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of July, 2018.

ATTEST:

**BEACH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Rates, Fees & Charges

Exhibit A

Rates and Fees

Rental of Group Fitness Room	\$350.000
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**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization Nos.
80 - 84

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #80
4/4/2018

Item No.	Payee	Invoice #	General Fund
1	The Lake Doctors, Inc Water Management Service	354326	\$ 900.00
2	Allied Universal Vehicle Lease, CyGop	7806854	\$ 269.92
3	Florida Natural Gas Gas Service 2/20-3/21/2018	229927ES	\$ 12.50
4	Comcast Acct 8495 74 122 4232235 Acct 8495 74 122 4205736	3/30-4/29/2018 3/28-4/27/2018	\$ 139.50 \$ 442.71
5	FastSigns Double Sided Coroplast Sign	29960590	\$ 258.76
6	JEA Acct 4860168796	2/19-3/20/2018	\$ 21,596.11
7	tfc Equipment Finance Excercise Equip,ent	5433941	\$ 1,939.30
8	Jani-King of Jacksonville Cleaning Service- April 2018	JAK04180418	\$ 1,175.00
9	FishKind & Associates District Management - March 2018	22290	\$ 2,180.59
10	Hopping Green & Sams General Counsel Project Construction	99074 99075	\$ 188.00 \$ 70.50
11	Securitas Security Services USA, Inc Security Services	E4041327	\$ 2,839.00
12	Turner Pest Control Pest Control Monthly Service	5181343	\$ 95.00
13	Crystal Clean Pool Service, Inc Monthly Fountain Service Monthly Pool Service	M18007 M18006	\$ 595.00 \$ 3,830.00
14	Financial News & Daily Record Meeting Notice 3/29/2018	18-02562D	\$ 73.88
15	Gina Martin Reimbursement of Purchase - HomeGoods	4/4/2018	\$ 38.84

Total

~~\$36,636.61~~

\$ 36,374.69

Kam

Kelly McCarrie
Chairman

Secretary/Assistant Secretary

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #81
4/26/2018

Item No.	Payee	Invoice #	General Fund
1	America's Office Source		
	Plastic cups	137920	\$ 25.27
	Office Supplies	137115	\$ 151.84
	Switch, Desktop 5pot	138553	\$ 62.58
2	Securita Security Service		
	Security Service 3/16-3/29	E4051142	\$ 2,856.00
	Security Service 3/30-4/12	E4063008	\$ 2,856.00
3	Hopping Green & Sams		
	General Counsel	99605	\$ 211.50
4	City of Jacksonville		
	Off duty police officer	ARS018002683	\$ 80.00
5	Fishkind & Associates		
	District Management	22453	\$ 2,165.85
6	Southeastern Paper Group		
	Bathroom Materials	4126165	\$ 169.94
7	tcf Equipment Finance		
	Exercise Equipment	5474449	\$ 1,939.30
8	FastSigns		
	Single Sided Sign	29960900	\$ 86.25
9	Turner Pest Control		
	Commercial Pest Control	5220404	\$ 95.00
10	Ken Thomas		
	Riembursement 2/27-4/7	04072018	\$ 241.91
11	Sun State Nursery & Landscaping		
	Irrigation Inspection and Repairs 6 & 34	318025	\$ 121.98
	Irrigation Inspection and Repairs 4 & 16	318024	\$ 88.70
	Landscaping Maintenance Amenity Center - April	0418009	\$ 6,333.34
	Landscaping Maintenance - April	0418010	\$ 10,800.00
	Landscapae Maintenance North - April	0418011	\$ 4,687.13
	Landscapae Maintenance Ph2 - April	0418012	\$ 2,666.66
	Landscaping Maintenance Amenity Center - March	0318009	\$ 6,333.34
	Landscaping Maintenance - March	0318010	\$ 10,800.00
	Landscapae Maintenance North - March	0318011	\$ 4,687.13
	Landscape Maintenance Ph2 - March	0318012	\$ 2,666.66
12	Comcast Business		
	Acct 8495741224210330	4/3-5/2/2018	\$ 337.00
13	Advanced Disposal		
	Acct PC099684	PC0001330647	\$ 113.43
14	Custom Pump & Controls		
	Lift Station Inspection	18-314-02	\$ 135.00
15	Crystal Clean Pool Service		
	Pool Service	M18282	\$ 3,830.00
	Fountain Service	M18283	\$ 595.00
Total			\$65,136.81

Secretary/Assistant Secretary

Chairman

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #82
5/8/2018

Item No.	Payee	Invoice #	General Fund
1	Comcast Business		
	Acct 8495 74 122 4210330	5/1/2018	\$ 337.00 ✓
	Acct 8495 74 122 4232235	4/26/2018	\$ 139.29 ✓
	Acct 8495 74 122 4205736	4/24/2018	\$ 442.32 ✓
2	Carr Riggs & Ingram		
	Second billing on Audit	16433157	\$ 1,100.00 ✓
2	Gina Martin		
	Reimbursement	4/21/2018	\$ 51.77 ✓
3	America's Office Source		
	Dell Computer	123628	\$ 379.87 ✓
4	Advanced Disposal		
	Acct PC099684 - April 2018	PC0001334857	\$ 106.47 ✓
5	Financial News & Daily Record		
	Notice of Meetings	18-03471D	\$ 73.88 ✓
6	Bel Air Cleaning		
	Install Signs, Cleaning Debris	701148	\$ 350.00 ✓
7	The Lake Doctors		
	Water Management Service	360339	\$ 800.00 \$900 ✓
8	Jani King of Jacksonville		
	Cleaning - May 2018	JAK05180417	\$ 1,175.00 ✓
9	Securitas Security Services		
	Security Service 4/13-4/26	E4073720	\$ 2,856.00 ✓
10	Southeastern Paper Group		
	Towels, Hand Sanitizer	4148760	\$ 328.31 ✓
11	Bob's Backflow & Plumbing Services		
	Backflow Test	47092	\$ 200.00 ✓
Total			\$8,339.91 \$8,439.91

Secretary/Assistant Secretary

Kelly McCarrillo

Chairman

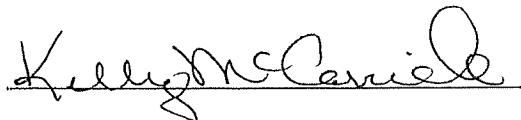
**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #83
5/21/2018

RECEIVED MAY 25 2018

Item No.	Payee	Invoice #	General Fund
1	Hopping Green & Sams General Counsel Boundary Amendment	100156	\$ 852.00
		100157	\$ 164.50
2	The Lake Doctor Water Management Addtn Area	329418	\$ 100.00
3	Habitech System Alarm System	1327730	\$ 89.85
4	Newton Musical Wunderbar Band 10/5/2018	10052018	\$ 550.00
5	Belet's Painting & Maintenance Exterior Trellis Restain	15-1937	\$ 2,300.00
6	Crystal Clean Pool Service Pool Service - May 2018 Fountain Services - May 2018 Slide Pool floor treatment	M18569	\$ 3,830.00
		M18570	\$ 595.00
		S18618	\$ 417.00
7	Coastal Maintenance Lawn Care	1815	\$ 250.00
8	Turner Pest Control Commercial Pest Control	5261790	\$ 95.00
9	Fishkind & Associates District Management - May 2018	22625	\$ 2,387.16
10	Securitas Security Services Guard Services 4/27-5/10/2018	E4084533	\$ 2,856.00
11	Alden Contracting & Services Guardhouse Barcode Reader Issue	165907	\$ 150.00
Total			\$14,636.51

Secretary/Assistant Secretary



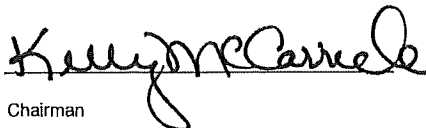
Chairman

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #84
6/11/2018

Item No.	Payee	Invoice #	General Fund
1	Johnson Controls Fire System Quarterly Invoice	20230199	\$ 526.50
2	Comcast Business Acct 8495 74 122 4205736 Acct 8495 74 122 4210330 Acct 8495 74 122 4232235	5/24/2018 6/1/2018 5/26/2018	\$ 419.97 \$ 327.00 \$ 139.29
3	Whitener's Tractor Service Clearing trees	9840	\$ 3,500.00
4	Southeastern Paper Group Wiwax Cleaner Vacuum Bags Black Roll Liner	4164903 4167296 4162450	\$ 158.18 \$ 39.19 \$ 516.23
5	JEA Acct 4860168796 Acct 4860168796	5/22/2018 4/23/2018	\$ 31,280.71 \$ 30,244.41
6	tcf Equipment Finance Exercise Equipment	5514513	\$ 1,939.30
7	Florida Natural Gas Acct 37239	237873ES	\$ 13.35
8	TMC Site Development Dispose of Sod	2165	\$ 2,800.00
9	Jani-King of Jacksonville Commercial Cleaning - June 2018	JAK06180414	\$ 1,175.00
10	Advanced Disposal Trash	PC0001341162	\$ 114.33
11	Securitas Security Services Security Service 5/11-5/24	E4093622	\$ 2,856.00
12	Financial News & Daily Record Notice of Special Meeting Notice of Qualifying Meeting	18-04276D 18-04492D	\$ 98.06 \$ 71.56
13	Brijjin Laster Off Duty Officer 5/28/2018	05282018	\$ 180.00
14	Florida Department of Health Swimming Pool Swimming Pool Swimming Pool	16-60-1627485 16-60-1627490 16-60-1679058	\$ 325.00 \$ 325.00 \$ 200.00
15	Party Solution Entertainment Pool Party Package - Event	903	\$ 150.00
Total			\$77,399.08

Secretary/Assistant Secretary


Chairman

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Debit Card Purchase Authorization Nos.
2018-5 & 2018-6

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Debit Card Purchase Authorization #: DC 2018-5
Month of February

Item No.	Payee	Purchase Date	General Fund
1	Redbox Movie rental	2/1/2018	\$ 6.42
2	Michaels Family Craft Night	2/1/2018	\$ 91.53
3	Oriental Trading Mardi Gras Murder Mystery & Family Craft Night	2/1/2018	\$ 145.67
4	Amazon.com Mustache assortment	2/4/2018	\$ 7.96
5	Amazon.com Non-slip socks	2/4/2018	\$ 24.99
6	BJs Mardi Gras Murder Mystery - food & gift cards	2/7/2018	\$ 465.29
7	Publix Mardi Gras Murder Mystery - gift cards	2/7/2018	\$ 211.90
8	Publix Mardi Gras Murder Mystery & Friday Morning Jolt	2/7/2018	\$ 233.44
9	Simply Elegant Folding chairs - Mardi Gras Murder Mystery	2/7/2018	\$ 210.19
10	ToysRUs Mardi Gras Murder Mystery - music set	2/9/2018	\$ 5.34
11	Publix Mardi Gras Murder Mystery - food platters	2/10/2018	\$ 186.15
12	Dollar Tree Mardi Gras Murder Mystery - costume jewelry	2/10/2018	\$ 50.29
13	PRP Wines Mardi Gras Murder Mystery - wine	2/10/2018	\$ 315.47
14	Michaels Returned stuffed animal	2/17/2018	\$ (5.13)
15	Michaels Easter egg hunt & stuffed animal pet adoption	2/17/2018	\$ 38.49
16	Dollar Tree Easter supplies	2/17/2018	\$ 13.91
17	Amazon.com Bike Wheel spoke beads	2/22/2018	\$ 6.50

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

18	Amazon.com Bike Wheel spoke beads	2/22/2018	\$	14.89
19	Target Easter toys & tent	2/22/2018	\$	119.81
20	Ross Bingo prizes	2/22/2018	\$	5.87
21	Walmart Easter, Bingo & Bike decorating	2/22/2018	\$	73.28
22	Dollar Tree Easter toys	2/22/2018	\$	5.35
23	PosterMyWall Easter poster	2/28/2018	\$	2.99
24	Publix Cooking school	2/28/2018	\$	345.00
			Total	\$ 2,575.60

NOTE: This is for informational purposes only. These items have already been purchased using the Valley National Bank debit card.

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Debit Card Purchase Authorization #: **DC 2018-6**
Month of March

Item No.	Payee	Purchase Date	General Fund
1	Simply Elegant Event Table & Chair Rental for Easter Event	3/28/2018	\$ 221.00
2	Walmart Various Evnets, Lawn Games, tea Various Evnets- Bingo, Ladies Night	3/29/2018 3/29/2018	\$ 25.07 \$ 262.30
3	Ross Bingo	3/29/2018	\$ 28.82
4	PosterMyWall Bingo Poster Private Event Sign	3/25/2018 3/2/2018	\$ 2.99 \$ 2.99
5	Amazon Zumba DVDs, 8GB Memory for Computer Faminly Craft Night- Paint brush & trays	3/17/2018 3/19/2018	\$ 100.42 \$ 26.53
6	Michaels Various Events	3/16/2018	\$ 6.95
7	Target Various Events Movie Night, Bingo	3/15/2018 3/6/2018	\$ 10.69 \$ 202.82
8	Total Wine Easter Egg Hunt	3/23/2018	\$ 99.13
9	Five Below Easter Egg Hun, Bingo	3/23/2018	\$ 223.94
10	Home Depot Family Craft Night	3/22/2018	\$ 34.91
11	Red Box March Movie Night	3/5/2018	\$ 6.42
12	Oriental Trading Various Events	3/4/2018	\$ 198.85
13	BJs Popsical, Wine Tasting, Bingo	3/8/2018	\$ 106.83
14	Panera Lifeguard Training	3/12/2018	\$ 71.73
15	Tyr Sport Life Guard uniform	3/14/2018	\$ 149.96
Total			\$ 1,782.35

NOTE: This is for informational purposes only. These items have already been purchased using the Valley National Bank debit card.

**BEACH
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Beach Community Development District
Statement of Activities (YTD)
As of 5/31/2018

	General Fund	Debt Service Fund Series 2013A	Debt Service Fund Series 2015A	Debt Service Fund Series 2013B	Debt Service Fund Series 2015B	Construction Fund Series 2013A	Construction Fund Series 2015A	Construction Fund Series 2013B	Construction Fund Series 2015B	Total
Revenues										
On Roll Assessments	\$395,973.10									\$395,973.10
Off-Roll Assessments	355,929.62	\$251,587.86	\$663,368.50		\$796,090.72					2,066,976.70
Other Assessments		668,637.42			4,351,639.82					5,020,277.24
Other Income & Other Financing Sources	9,245.00				(84,862.25)				84,862.25	0.00
Inter-Fund Transfers In									\$1,331,565.19	1,331,565.19
Developer Advance									519,919.21	519,919.21
Developer Contributions									\$1,936,346.65	\$1,936,346.65
Total Revenues	\$761,147.72	\$920,225.28	\$663,368.50	\$0.00	\$5,062,868.29	\$0.00	\$0.00	\$0.00	\$0.00	\$9,343,956.44
Expenses										
Public Official Insurance	\$2,363.00									\$2,363.00
Trustee Fees	13,166.64									13,166.64
Management	16,666.64									16,666.64
Engineering	0.00									0.00
Field Management	5,400.00								\$83,120.46	83,120.46
District Counsel	5,211.07								70.50	5,400.00
Dissemination Agent	0.00									0.00
Property Appraiser	5,000.00									5,000.00
Audit	4,850.00									4,850.00
Telephone	86.73									86.73
Postage	437.63									437.63
Legal Advertising	219.76									219.76
Bank Fees	0.00									0.00
Miscellaneous	466.12									466.12
Web Site Maintenance	600.00									600.00
Dues, Licenses & Fees	175.00									175.00
Alarm	239.60									239.60
Electric	92,065.45									92,065.45
Water	2,866.86									2,866.86
Irrigation	1,227.68									1,227.68
Amenity - Electric	26,528.95									26,528.95
Amenity - Cable TV	6,862.66									6,862.66
Amenity - Pool Service	31,407.28									31,407.28
Amenity - Janitorial	9,751.38									9,751.38
Amenity - Pest Control	760.00									760.00
Amenity - Security	1,300.00									1,300.00
Amenity - Landscape Improvement	330.00									330.00
Amenity - Maintenance	699.30									699.30
Amenity -Fitness Center	13,575.10									13,575.10
Amenity - Gas	708.54									708.54

Beach Community Development District
Statement of Activities (YTD)
As of 5/31/2018

	General Fund	Debt Service Fund Series 2013A	Debt Service Fund Series 2015A	Debt Service Fund Series 2013B	Debt Service Fund Series 2015B	Construction Fund Series 2013A	Construction Fund Series 2015A	Construction Fund Series 2013B	Construction Fund Series 2015B	Total
Amenity - Admin/Operations	69,835.65									69,835.65
Amenity - Life Guards	2,438.45									2,438.45
Amenity- Gates/Control Access	1,473.95									1,473.95
Fountains	1,190.00									1,190.00
Lifestyle Programming	18,093.63									18,093.63
Tennis Courts/Basketball Courts	1,176.56									1,176.56
Amenity - Landscaping Materials	44,583.38									44,583.38
Dumpster	953.72									953.72
Guard Service	62,954.61									62,954.61
Guard House Utilities	1,608.56									1,608.56
Amenity - Fire System	1,560.30									1,560.30
Amenity - Website	1,995.68									1,995.68
Amenity - Dues, Licenses & Fees	0.00									0.00
Irrigation Parts	0.00									0.00
General Liability Insurance	3,035.00									3,035.00
Property Insurance	62,316.00									62,316.00
Lake Maintenance	7,100.00									7,100.00
Landscaping Maintenance & Material	135,476.53									135,476.53
Landscap Improvements	7,426.25									7,426.25
Contingency - Hurricane	21,925.00									21,925.00
Right of Way Mowing	1,680.00									1,680.00
Road & Entry Maintenance	350.00									350.00
Entry Water Feature	3,570.00									3,570.00
General Maintenance	10,223.37									10,223.37
Bar Code Expense	0.00									0.00
Principal Payment(s)		\$ 655,595.00			\$ 4,733,452.08					5,389,047.08
Interest Payment(s)		370,882.50	\$ 664,245.00		502,484.97					1,537,612.47
Other Financing Uses										0.00
Capital Expenditures										0.00
Total Expenses	\$703,932.03	\$1,026,477.50	\$664,245.00	\$0.00	\$5,235,937.05	\$ 4,306.35	\$0.00	\$0.00	\$1,626,754.45	\$9,344,843.34
Other Revenues (Expenses) & Gains (Losses)										
Interest Income	\$51.38	\$6,493.26	\$3,250.62		\$9,034.09	\$72.86			\$245.58	\$19,199.58
Gain (Loss) on Investments										0.00
Net Increase/Decrease in MV										0.00
Total Other Revenues (Expenses) & Gains	\$51.38	\$6,493.26	\$3,250.62	\$0.00	\$9,034.09	\$72.86	\$0.00	\$0.00	\$245.58	\$19,199.58
Change In Net Assets	\$57,267.07	(\$99,758.96)	\$2,374.12	\$0.00	(\$164,034.67)	(\$4,233.49)	\$0.00	\$0.00	\$226,646.82	\$18,312.68
Net Assets At Beginning Of Year	\$449,196.58	\$818,419.32	\$336,539.92	\$0.00	\$566,662.82	\$312.22	\$0.00	\$0.00	(\$987,478.58)	\$1,183,742.82

Beach Community Development District
Statement of Activities (YTD)
As of 5/31/2018

	General Fund	Debt Service Fund Series 2013A	Debt Service Fund Series 2015A	Debt Service Fund Series 2013B	Debt Service Fund Series 2015B	Construction Fund Series 2013A	Construction Fund Series 2015A	Construction Fund Series 2013B	Construction Fund Series 2015B	Total
Net Assets At End Of Year	\$506,463.65	\$718,660.36	\$338,914.04	\$0.00	\$402,628.15	(\$3,921.27)	\$142.33	\$0.00	(\$760,831.76)	\$1,202,055.50

Beach Community Development District
Statement of Financial Position
As of 5/31/2018

General Fund	Debt Service Fund Series 2013A	Debt Service Fund Series 2015A	Debt Service Fund Series 2013B	Debt Service Fund Series 2015B	Construction Fund Series 2013A	Construction Fund Series 2015A	Construction Fund Series 2013B	Construction Fund Series 2015B	Total
Assets									
Current Assets									
General Checking Account	\$35,052.20								\$35,052.20
Checking Account CS	500,101.38								500,101.38
Debit Card Account CS	50.00								50.00
Assessments Receivable	0.80								0.80
Accounts Receivable - Due from Developer	1,125.00								1,125.00
Prepaid Expenses	1,250.00								1,250.00
Debit Card Account	968.44								968.44
Debt Service Reserve 2013A	\$434,182.99								434,182.99
Revenue 2013A	284,477.37								284,477.37
Prepayment 2013A				\$332,503.31					332,503.31
Debt Service Reserve 2015A		6,410.73							6,410.73
Revenue 2015A									0.00
Debt Service Reserve 2013B									0.00
Revenue 2013B									0.00
Prepayment 2013B									0.00
Capitalized Interest Account 2013B				\$400,005.16					400,005.16
Debt Service Reserve 2015B				2,622.99					2,622.99
Revenue 2015B				0.00					0.00
Prepayment 2015B									0.00
Acquisition/Construction 2013A					\$385.08				385.08
Acquisition/Construction 2015A					142.33				142.33
Acquisition/Construction 2013B									0.00
Acquisition/Construction 2015B									0.00
Accounts Receivable - Due from Developer					\$1,117.06				1,117.06
Total Current Assets	\$538,547.82	\$718,660.36	\$338,914.04	\$0.00	\$402,628.15	\$142.33	\$0.00	\$6,738.14	\$2,006,015.92
Total Assets	\$538,547.82	\$718,660.36	\$338,914.04	\$0.00	\$402,628.15	\$142.33	\$0.00	\$6,738.14	\$2,006,015.92
Liabilities and Net Assets									
Current Liabilities									
Accounts Payable	\$29,984.17								\$29,984.17
Deposits - Rental	2,100.00								2,100.00
Retainage Payable					\$4,306.35				4,306.35
Total Current Liabilities	\$32,084.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,690.52
Total Liabilities	\$32,084.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,690.52
Net Assets									
Net Assets, Unrestricted	\$42,509.35	\$818,419.09	\$336,599.92	\$0.00	\$666,662.82	\$90.54			\$783,805.34
Current Year Net Assets, Unrestricted	(4,166.86)	(99,756.96)	2,374.12		(164,094.67)	51.79			(43,121.25)
Net Assets - General Government	406,687.23				(6,749.98)				399,937.25
Current Year Net Assets - General Government	61,433.93	0.23							61,434.16
Total Net Assets	\$506,463.65	\$718,660.36	\$338,914.04	\$0.00	\$402,628.15	\$142.33	\$0.00	(\$760,831.76)	\$1,202,055.50
Total Liabilities and Net Assets	\$538,547.82	\$718,660.36	\$338,914.04	\$0.00	\$402,628.15	\$142.33	\$0.00	\$6,738.14	\$2,006,015.92

Beach Community Development District
Budget to Actual
For the Period Ended 5/31/18

	Actual	Budget	Variance	Adopted FY 2018 Budget
Revenues				
Assessments	\$ 751,902.72	\$ 730,648.00	\$ (21,254.72)	\$ 1,095,972.00
Other Income & Financing Sources	9,245.00	-	(9,245.00)	-
Carryforward	-	107,214.00	107,214.00	160,821.00
Net Revenues	\$ 761,147.72	\$ 837,862.00	\$ 76,714.28	\$ 1,256,793.00
General & Administrative Expenses				
Trustee Fees	\$ 13,166.64	\$ 5,000.00	\$ (8,166.64)	\$ 7,500.00
District Management	16,666.64	16,666.67	0.03	25,000.00
Engineering	-	4,666.67	4,666.67	7,000.00
Dissemination Agent	-	4,000.00	4,000.00	6,000.00
District Counsel	5,211.07	10,000.00	4,788.93	15,000.00
Assessment Administration	5,000.00	3,333.33	(1,666.67)	5,000.00
Property Appraiser	-	-	-	-
Audit	4,850.00	5,333.33	483.33	8,000.00
Telephone	86.73	200.00	113.27	300.00
Website	600.00	600.00	-	900.00
Postage & Shipping	437.63	300.00	(137.63)	450.00
Legal Advertising	219.76	1,000.00	780.24	1,500.00
Bank Fees	-	166.67	166.67	250.00
Miscellaneous	466.12	2,000.00	1,533.88	3,000.00
Office Supplies	-	33.33	33.33	50.00
Dues, Licenses & Fees	175.00	116.67	(58.33)	175.00
Public Official Insurance	2,363.00	-	(2,363.00)	-
Total General & Administrative Expenses	\$ 49,242.59	\$ 53,416.67	\$ 4,174.08	\$ 80,125.00
Field Expenses				
Field Management	\$ 5,400.00	\$ 12,000.00	\$ 6,600.00	\$ 18,000.00
General Liability Insurance	3,035.00	47,472.00	\$ 44,437.00	71,208.00
Property Insurance	62,316.00	-	\$ (62,316.00)	-
Lake Maintenance	7,100.00	8,000.00	900.00	12,000.00
Landscaping (Including materials)	135,476.53	120,000.00	(15,476.53)	180,000.00
Landscape Improvement	7,426.25	23,333.33	15,907.08	35,000.00
Irrigation	1,227.68	3,333.33	2,105.65	5,000.00
Electric - Street Lights/Irrigation	92,065.45	94,333.33	2,267.88	141,500.00
Water Utility Service	2,866.86	-	(2,866.86)	-
Right of Way / Lake Mowing	1,680.00	5,333.33	3,653.33	8,000.00
Road & Entry Maintenance	350.00	-	(350.00)	-

	Actual	Budget	Variance	Adopted FY 2018 Budget
Entry Water Feature	3,570.00	6,666.67	3,096.67	10,000.00
Contingency - Hurricane expenses	21,925.00	-	(21,925.00)	-
General Maintenance	10,223.37	13,333.33	3,109.96	20,000.00
Total Field Expenses	\$ 354,662.14	\$ 333,805.33	\$ (20,856.81)	\$ 500,708.00

Amenity Expenses

Amenity Admin/operation	\$ 69,835.65	\$ 126,666.67	\$ 56,831.02	\$ 190,000.00
Swimming Pool Maintenance & Chemicals	31,407.28	33,333.33	1,926.05	50,000.00
Swimming Pool Chemicals		1,666.67	1,666.67	2,500.00
Amenity General Maintenance	699.30	13,333.33	12,634.03	20,000.00
Amenity Janitorial	9,751.38	13,333.33	3,581.95	20,000.00
Life Guards	2,438.45	14,666.67	12,228.22	22,000.00
Amenity Electric	26,528.95	53,333.33	26,804.38	80,000.00
Amenity Gates/Control Access	1,473.95	1,666.67	192.72	2,500.00
Amenity Website	1,995.68	6,286.67	4,290.99	9,430.00
Amenity Cable	6,862.66	6,800.00	(62.66)	10,200.00
Amenity - Dues & Licenses	-	566.67	566.67	850.00
Amenity Security	1,300.00	-	(1,300.00)	-
Fountains - Chemical and Equipment	1,190.00	2,666.67	1,476.67	4,000.00
Fitness Equipment Lease- Center	13,575.10	15,520.00	1,944.90	23,280.00
Lifestyles Programming	18,093.63	16,666.67	(1,426.96)	25,000.00
Gas	708.54	800.00	91.46	1,200.00
Tennis Court Maintenance - 4 Clay Courts	1,176.56	1,333.33	156.77	2,000.00
Landscaping Maintenance	44,583.38	50,666.67	6,083.29	76,000.00
Landscape Improvement	330.00	13,333.33	13,003.33	20,000.00
Amenity - Irrigation	-	1,666.67	1,666.67	2,500.00
Pest Control	760.00	1,333.33	573.33	2,000.00
Fire System Monitoring	1,560.30	1,666.67	106.37	2,500.00
Alarm	239.60	-	(239.60)	-
Trash Collection	953.72	1,000.00	46.28	1,500.00
Total Amenity Expenses	\$ 235,464.13	\$ 378,306.67	\$ 142,842.54	\$ 567,460.00

Security/Gate House

Guard Service	\$ 62,954.61	\$ 66,666.67	\$ 3,712.06	\$ 100,000.00
Guard House Supplies	-	533.33	533.33	800.00
Guard House Utilities	1,608.56	2,000.00	391.44	3,000.00
Guard House Repair & Maintenance	-	1,333.33	1,333.33	2,000.00
Guard House Janitorial	-	800.00	800.00	1,200.00
Bar Code Expense	-	1,000.00	1,000.00	1,500.00
Total Security/Gate House Expenses	\$ 64,563.17	\$ 72,333.33	\$ 7,770.16	\$ 108,500.00

Total Expenses	\$ 703,932.03	\$ 837,862.00	\$ 133,929.97	\$ 1,256,793.00
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Other Income (Expense)

Interest Income	\$ 51.38	\$ -	\$ 51.38	\$ -
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	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Adopted FY 2018</u>
				<u>Budget</u>
Net Income	\$ 57,267.07	\$ -	\$ (57,215.69)	\$ -