Amelia Concourse

Community Development District

November 17, 2026

AGENDA

Amelia Concourse
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.AmeliaConcourseCDD.com

November 10, 2026

Board of Supervisors
Amelia Concourse Community Development District
Staff/Supervisor Call In #: 1-877-304-9269 Code 3537070

Dear Board Members:

The Amelia Concourse Community Development District Meetings are scheduled to be held **Tuesday, November 17, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Staff Reports (1)
   A. District Engineer
      1. Update on Dream Finder's Request Relating to the Swales Behind Orchard Blossom Trail

      2. Consideration of Proposal for a Stormwater Needs Analysis

   B. Landscape Maintenance

V. Approval of Minutes of the September 15, 2026 Meeting

VI. Amenity Center Renovation Proposals
   A. Splash Pad Painting

   B. Water Fountain Replacement

   C. Wading Pool Demo / Pavers

D. Additional Shrubs Along Fenceline

E. Shade Structure in Wading Pool Area

F. Additional Tables and Chairs

VII. Ratification of Agreement with Community Association and Lifestyle Management III, LLC for Facility Management, Field Operations Management, Janitorial Services, Pool Maintenance and Additional Maintenance and Repair Services

VIII. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

IX. Consideration of Phase III Improvements and Work Product Acquisition

X. Staff Reports (2)
A. District Counsel

B. District Manager – Update on Goals and Objectives for Fiscal Year 2026

C. Field Operations Manager – Report

XI. Financial Reports
A. Financial Statements as of October 31, 2026

B. Approval of Check Register

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – January 19, 2027 at 11:00 a.m. at the Amelia Concourse Amenity Center

XIV. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Amelia Concourse Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Amelia Concourse Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

2.

Yuro & Associates, LLC

- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

Date: November 10, 2026

To: Amelia Concourse Community Development District

Re: **2027 Stormwater Needs Analysis**

Description:

Per Section 403.9302, *Florida Statutes*, special districts that either own or operate stormwater management systems were required to create a 20-year needs analysis back in 2022, and that analysis must be updated every five (5) years making the next report due by June 30, 2027. We propose to complete this updated analysis by the due date utilizing the 17-page template provided by the Office of & Demographic Research. A summary of our efforts that will be required to comply with the requirements of section 403.9302 will include:

- A detailed description of the stormwater management system and its facilities and project.
- The number of current and projected residents served, calculated in 5-year increments.
- The current and projected service area for the stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major component.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The Plan will include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.
- Coordinate with the District Manager and/or other District Staff, as necessary to ensure all required elements are satisfactorily addressed.

We proposed to complete this effort for a **total Lump Sum cost of $8,500.00.**

Authorized By:

_____ Date	11/10/2026
Amelia Concourse CDD	Michael J. Yuro, P.E. Date *Yuro & Associates, LLC*

145 Hilden Road, Unit 108, Ponte Vedra, FL 32081
(904) 343-0929 * myuro@mjyuro.com

FIFTH ORDER OF BUSINESS

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, September 15, 2026, at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Khristen Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Operations Manager
Mark Smolarsky	The Greenery
Terry Glynn *by phone*	GMS

The following is a summary of the discussions and actions taken at the September 15, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Staff Reports (1)**

A. District Engineer – Update on Dream Finder's Request Relating to the Swales Behind Orchid Blossom Trail

Mr. Yuro informed the Board that he has not received any replies from Dream Finders on the status of the swale. It was also reported that he was working with District Counsel on a list of

Phase 3 invoices that the developer is requesting to be reimbursed for. Ms. Gentry added that she expects to have some documents at the next meeting for the Board to review in consideration of those reimbursements to the developer. She reminded the Board that these were reimbursements due for costs the developer expended for the initial construction of the public improvements in Phase 3, and are reimbursable under applicable bond agreements.

The Board asked that a message be sent to the community to inform them of why Phase 3 is not complete yet.

Ms. Gentry asked if the Board would like to authorize her to explore the possibility of using the remaining bond funds to complete the work that needs to be done to complete Phase 3. She explained that she wanted board authorization before going down this avenue of research, but it could be a solution if the Board's goal is to close out the Phase 3 project.

Mr. Yuro cautioned against using the bond funds to construct the swale.

The Board was in favor of trying to find a solution to closing out Phase 3, however they were not in favor of the CDD taking over the swale project.

B. Landscape Maintenance

Mr. Smolarsky provided an update on the landscape maintenance projects.

Ms. Mullins asked Mr. Smolarsky to check the irrigation schedule as the sprinklers were running during the day.

Ms. Snow stated that the area just past the Bellflower entrance has been skipped by the mowers on multiple occasions.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 21, 2026 Meeting**

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor, the July 21, 2026 meeting minutes were approved as presented.

FIFTH ORDER OF BUSINESS **Update on Amenity Center Renovations**

Ms. Mullins stated that the intention is to demo the wading pool and add pavers, footers, and new shade structures. Permits and drawings are needed, which the shade structure company

can install along with the pavers, however they cannot handle the footers. It was noted the estimates for each portion of the project should be available by the November meeting.

SIXTH ORDER OF BUSINESS Discussion of Fishing in District Ponds

Mr. Laughlin stated that he had spoken to the Sheriff's Office and obtained a trespass form that he will complete. The Sheriff's Office has also asked for a resolution or a motion authorizing staff to trespass non-residents.

> On MOTION by Mr. Busby seconded by Ms. Snow with all in favor authorizing the board members and staff members to trespass non-residents from District property was approved.

NINTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing further to report, the next item followed.

B. District Manager – Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented proposed goals and objectives for fiscal year 2027, noting they are the same as what was approved for the previous year.

> On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the fiscal year 2027 goals and objectives were approved.

Next, Mr. Laughlin stated that GMS is separating the onsite management services from the district management services into two different companies for insurance purposes. It was noted service rates and staff will remain the same. He asked for a motion if the Board was amenable to transferring amenity and operations management services to CALM, LLC. The agreement would be ratified and made effective as of the next meeting.

> On MOTION by Mr. Busby seconded by Ms. Snow with all in favor, transferring amenity and operations management services to

CALM III, LLC was approved with the Chairman authorized to execute the agreement between meetings.

C. Field Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review.

2. Proposal for Holiday Lighting

Ms. Mullins presented a proposal to install and eventually remove the holiday décor and lighting totaling $2,990.

Mr. Laughlin stated that he would reach out to the HOAs to see if they would contribute towards the cost.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor, proposal from Celebration Lights was approved

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

Copies of the financial statements were included in the agenda package.

B. Approval of Check Register

A copy of the check register totaling $80,303.76 was included in the agenda package.

On MOTION by Ms. Snow seconded by Ms. Chamerda with all in favor the Check Register was approved.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – November 17, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SIXTH ORDER OF BUSINESS

Amelia Concourse CDD
Amenity Center Renovation Proposals
November 17, 2026

Vendor	Price	Notes
	Splash Pad Painting	
Safe Slide Restoration	**$ 22,425.00**	
The Experts in Slides, LLC	**$ 10,310.00**	
	Water Fountain Replacement	
CJ Bass Plumbing	**$ 1,356.00**	
	Wading Pool Demo/Pavers	
The Greenery	**$ 9,855.00**	
	Additional Shrubs Along Fenceline	
The Greenery	**$ 526.49**	Add 11-3 gallon Viburnum along fence line in the pool area for screening.
	Shade Structure in Wading Pool Area	
The Greenery	**$ 6,120.00**	6 - 36"x36"x36" footers
Thompson Awnings	**$ 13,800.00**	18'x18' Shade Structure
	$ 19,920.00	**Total Cost for Shade Structure**
	Shade Structure near Pool Equipment Area	
The Greenery	**$ 2,295.00**	2 - 36"x36"x36" footers
Thompson Awnings	**$ 7,700.00**	8'x15' Shade Structure
	$ 9,995.00	**Total Cost for Shade Structure**
	Additional Tables and Chairs	
Pool Furniture Supply	**$ 5,904.12**	Cost for 5 tables and 20 chairs. Individual cost is approx. $346 per table and $194 per chair but may vary slightly dependng on number ordered due to discount. Style and color are being matched to current ones as closely as possible.

A.

Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration
P.O. Box 102, Farmington, MO 63640
O: 855-639-7543 / C: (573) 225-4765
www.safeslides.com

September 25, 2026

Amelia Concourse CDD / Attn: Kelly Mullins
85200 Amaryllis Court, Fernandina Beach, FL 32034
304-389-2198 / kmullins@gmsnf.com

Hello Kelly,
The following is a proposal for the restoration of your play structure. This proposal is based on the information sent to Safe Slide Restoration. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 - year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- **All Project Managers are ACMA Certified**
- **Gel Coat Thickness Meets OEM Standards**
- **Meeting Deadlines**
- **Responsive**



Steel Structure Description:
Play Structure

Work Description:
Sand Blast and Paint

- Hot water wash structure
- Spot blast rusted areas that have failing coating per AMPP SSPC-SP6
- Hand Tool rusted areas where blasting is not possible, per AMPP SSPC-SP2
- Power Tool rusted areas where blasting is not possible, per AMPP SSPC-SP3
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Seal rusted areas with macro epoxy 5000
- Prime coat areas with macro epoxy 646
- Apply finish coat with poly-siloxane paint
- NOTE: On play structures, blasting or painting beneath the main platform will not be included unless specifically requested

Steel Structure Description:
Fiber Grate Decking on Steel Structure

Work Description:
Paint

- Sand and prep stair treads and platforms for coating
- Coat stair treads and platforms with texturized coating
- Application of high-visibility contrasting nosing stripe as needed or requested

Project Amount: ……..……. $22,425.00

Note: This contract expires in 30 days from the date on the first page of this document.

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or scrape with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge).**

If there are any previous coatings; Safe Slide Restoration does not warranty any substrates previously coated after the manufacture's original coating, or any previous repairs. We do not cover any defects made by the manufacturer(s), as determined by our staff. If a warranty is necessary, Safe Slide Restoration covers cost of materials, labor & accommodations. The cost of a lift, scaffolding, or any equipment rentals for warranty work is the responsibility of the customer. There will be an additional charge for failed coatings. Recaulking seams does not apply if the seams are fiberglassed over. If we are repairing leaking seams the customer is responsible for identifying the leaking seams. The cost of a lift is not included in the above pricing. If a lift is needed, we are not responsible for any broken concrete. Sometimes slides require a second coat of paint to achieve the desired finish. If a second coat of paint is required there will be an additional charge of 50 % of the original paint price. The pricing does not include the cost of state taxes or licenses, if required.

Safe Slide Restoration reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide Restoration deems possible. This may require, but not limited to: working 12 hours a day / seven days a week. The park is responsible to provide an adequate water source and electric power for the duration of the job.

Payment Terms:

- **50%** due prior to project start.
  - Of the initial payment, ***30% of the total contract value*** is ***non-refundable*** and is required to cover project mobilization, scheduling, travel, and material procurement costs.
  - The remaining **20%** of the initial payment is applied toward the project balance.
- The remaining **50%** of the contract balance is due ***Net 15*** from the final invoice date.

Note: These payment terms may be negotiable, please connect with your Customer Representative if you need alternative options for your budget/needs.

After 15 days, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

Signatures:

Amelia Concourse CDD: _____ Date: _____

Print: _____

Safe Slide Restoration: _____ Date: _____

Print:_____

Information Request:

Physical/Shipping Address: _____

Billing Address: _____

Billing Contact: _____ Title: _____

Email: _____ Phone: _____

Main Contact: _____ Title: _____

Email: _____ Phone: _____

Secondary Contact: _____ Title: _____

Email: _____ Phone: _____

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world; and we look forward to putting our expertise to work for you. Please visit our online store to purchase any products you may need for maintenance, and feel free to call my cell at 573-225-4765 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
Dalton King
Regional Account Manager
dalton.king@safeslides.com



Safe Slide
NACOM
Specialty Coatings and Maintenance Services
NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.

ACMA American Composites Manufacturers Association
CSLB
AIMS INTERNATIONAL
CCT Certified Composites Technician
ASTM INTERNATIONAL
AMPP
SPRAT Society of Professional Rope Access Technicians
ASNT
OSHA 30 Hour Safety Certified

Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**
****Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration (also referred to as Safe Slide) reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide deems necessary. This may require, but is not limited to: working 12 hours per day and 7 days per week. Customer is responsible for providing access to an adequate water source (5 GPM), electrical power (multiple circuits will be needed), waste removal access i.e. dumpsters, and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down no less than 45 days before the start of project. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where a lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. A walkthrough of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. In the event that the customer does not attend the scheduled walk-through, their absence will be interpreted as tacit approval of all work completed. Safe Slide is not responsible for unscheduled return work if the customer misses scheduled post project walkthrough and sign-off. If the customer requests to postpone the walkthrough, any delays are subject to additional charge (determined by how long Safe Slide must stay on site to complete the required walk-through and sign-off.) We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of $90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Safe Slide Restoration warrants that the coating system applied will be free from adhesion failure caused solely by defective surface preparation or defective application. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide's original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

Minor, isolated coating defects that do not indicate widespread adhesion failure are not considered a warranty claim. **Minor defects include localized coating loss, chips, or blemishes affecting a cumulative area of less than sixteen (16) square inches within any one affected section.** If a valid warranty claim is confirmed, Safe Slide Restoration's sole obligation and the customer's exclusive remedy shall be, at Safe Slide Restoration's discretion, to repair or recoat the defective area. This warranty does not include reimbursement for labor performed by others, downtime, removal of surrounding materials, or any consequential or incidental damages.

Warranty claims must be submitted in writing within five (5) business days of discovery and Safe Slide Restoration must be provided reasonable access to inspect the affected area prior to repairs being performed.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

The Experts in Slides, LLC
Waterslide Maintenance, Repair, and Restoration.
P.O Box #122,
Cedarcreek, MO 65627
Ph. (682) 472-9671
Waterslideexperts.com

QUOTE

Quote: # 586
Date: 09/22/26

To: Kelly Mullins
Amelia Concourse
85200 Amaryllis Ct.
Fernandina Beach, FL 32034

Salesperson	Job	Days On Site:	Expiration Date:
Chad Galloway	APU	(2-3 Days)	60 Days

Qty	Description	Unit price	Line total
1	Rust Control, Apply Primer on Bare Metal, and Paint all Steel on (1) APU.	$9,210.00	$9,210.00
1	Travel.	$1,100.00	$1,100.00
	(50% Deposit Required prior to Scheduling.)		
		Subtotal	$10,310.00
		Sales Tax	0.00
		Total	$10,310.00

Scope of Work:

- Grind down all rust, prep all steel, apply inhibitor, prime, and paint steel on (1) APU.
-Mask as needed.
-Clean Job Site.

WARRANTY: (**Under Terms and Conditions**) The Experts in Slides warrants all of its work (with the exception of Buffing, Waxing & Caulking, and painted water structures submerged under water are not covered by warranty, with the exception of Gel Coat) to be free from defects in material and workmanship under normal use and service with proper maintenance for a period of 12 months from the date of service or installation. Full payment for the project must be made to activate the warranty. If The Experts in Slides' work is found to be defective within this period, it will provide the labor and materials to repair the defects. Certain product and material warranties are provided by others and will be subject to their respective terms. The Experts in Slides is not required to provide any warranty work if the final payment is not received within 10 calendar days of signing the final walkthrough. THE EXPRESS WARRANTIES CONTAINED IN THIS
PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES AND ARE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES NOT RELYING UPON THE EXPERTS IN SLIDES' SKILL AND JUDGMENT IN SELECTING OR FURNISHING GOODS SUITABLE FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO WARRANTIES THAT ARE NOT CONTAINED IN THIS AGREEMENT. THE EXPERTS IN SLIDES SHALL NOT BE LIABLE FOR DAMAGES, INCLUDING SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THESE SERVICES OR THEIR USE BY BUYER.
THESE WARRANTIES SHALL NOT APPLY TO PRODUCTS THAT HAVE BEEN USED IN A MANNER OUTSIDE OF THE GUIDELINES SUGGESTED BY THE EXPERTS IN SLIDES OR THAT HAVE BEEN SUBJECT TO ANY MISUSE OR ABUSE, MISAPPLICATION, REPAIR, OR TAMPERING IN ANY WAY AS TO AFFECT PERFORMANCE.

B.

CJ BASS PLUMBING INC

924 T.J. Courson Road | Fernandina Beach, Florida 32034
904-838-9935 | cjbassplumbinginc@gmail.com | WWW.CJBASSPLUMBING.COM

RECIPIENT:

Amelia Concourse CDD C/O First Coast CMS Dan Walker
475 West Town Place
St. Augustine, Florida 32092

SERVICE ADDRESS:

85200 Amaryllis Court
Fernandina Beach, Florida 32034

Estimate #3231

Sent on	Oct 20, 2026
Total	**$1,396.68**

Product/Service	Description	Qty.	Unit Price	Total
DESCRIPTION OF JOB	We will come out and shut off water to current water fountain and disassemble and remove off of wall and install new water fountain refrigerated and repipe the lines back in	1	$0.00	$0.00*
QUOTE INFO	If any unforeseen issues arise there could be a price increase and a price will be given. If paying by credit card there will be a 4% convenience fee added to the bill, if paying cash or check there is no fee. If anything needs to be done outside the scope of work above there could be a price increase and a price would be given.	1	$0.00	$0.00*
Elkay water fountain refrigerated		1	$825.00	$825.00
LABOR 2 MEN	Hourly labor charge for 2 Men	2.5	$190.00	$475.00*
Straight, Angle Stop (Comp, IPS or Glue)Wolverine Brass	Shutoff valve for toilets or sinks	1	$35.00	$35.00*
20” Lavatory No burst supply line	Water supply line for sinks	1	$21.00	$21.00*

CJ BASS PLUMBING INC

924 T.J. Courson Road | Fernandina Beach, Florida 32034
904-838-9935 | cjbassplumbinginc@gmail.com | WWW.CJBASSPLUMBING.COM

Product/Service	Description	Qty.	Unit Price	Total
WARRANTY FOR WORK	Our service warranty expires after 1 year of installation. We cover our service installation. All parts furnished by either us or owner will be covered under manufacturers warranty. We are not responsible for anything existing or provided by homeowner. STOPPAGES: There is NO WARRANTY on any stoppages due to many factors from human error (flushing wipes, feminine products, thick toilet paper etc) to faulty plumbing in ground.	1	$0.00	$0.00*
CREDIT CARD CONVENIENCE FEE	3% FEE ADDED TO ELECTRONIC TRANSACTIONS, NO FEE IF PAYING BY CHECK OR CASH. INVOICE ADJUSTED AT TIME OF PAYMENT.	0.03	$1,356.00	$40.68*

* Non-taxable

Total $**1,396.68**

Reviews

Julie Lasserre-Adams

Professional Service Will call again if needed!

teri

Quick to respond. Knowledgeable. Professional. I definitely recommend this company.

Fred Cadora

Check Bass is commendable. I had all the plumbing done by them , most recently installing a garbage disposal. I am about to call them for another project.

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

C.

October 26, 2026

Contract No. - 97009

Amelia Concourse CDD

Paver installation around the pool, 256sqft.

400sqft total to make the right side level for no water pots

- inspect and prepare the existing concrete surface
- Establish proper levels and elevations for new paver installation.
- Supply and install pavers over existing concrete.
- Perform necessary cuts and fitting around the wadding pool edge.
- Apply joint sand and complete final cleanup

Remove fence and fix pavers around the pool. Around the 10 panels and 10 post with concrete

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Miscellaneous - Subcontractor	7,300.00	$1.35	$9,855.00
			$9,855.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Enhancement Work	$0.00	$0.00
Landscape Enhancement Work	$0.00	$9,855.00
	$0.00	**$9,855.00**

Sale	$9,855.00
Sales Tax	$0.00
Total	**$9,855.00**

By _____

MARK SMOLARSKY

Date 10/26/2026

The Greenery, Inc.

By _____

Date _____

Amelia Concourse CDD

D.

October 20, 2026

Contract No. - 96900

Amelia Concourse CDD

Add 11-3 gallon Viburnum along fence line in the pool area for screening.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Viburnum 'Mrs. Schillers Delight' - 3 Gal	11.00	$38.42	$422.57
Bagged Mulch	7.00	$14.85	$103.92
			$526.49

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Enhancement Work	$0.00	$422.57
Landscape Enhancement Work	$0.00	$103.92
	$0.00	**$526.49**

Sale	$526.49
Sales Tax	$0.00
Total	**$526.49**

By _____

MARK SMOLARSKY

Date 10/20/2026

The Greenery, Inc.

By _____

Date _____

Amelia Concourse CDD

E.

October 27, 2026

Contract No. - 97299

Amelia Concourse CDD

6-36"x36"x36' footers

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Miscellaneous - Subcontractor	5,100.00	$1.20	$6,120.00
			$6,120.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Enhancement Work	$0.00	$0.00
Hardscapes	$0.00	$6,120.00
	$0.00	**$6,120.00**

Sale	$6,120.00
Sales Tax	$0.00
Total	**$6,120.00**

By _____

MARK SMOLARSKY

Date 10/27/2026

The Greenery, Inc.

By _____

Date _____

Amelia Concourse CDD

PROPOSAL

September 9, 2026

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
Email: sales@thompsonawning.com

Proposal #1 Submitted To:
AMELIA CONCOURSE
Attn: Kelly Mullins
85200 Amaryllis Court
Fernandina Beach, FL 32034

Phone: 304.389.2198
email: acmanager@gmsnf.com

Project: Pool Deck – New Awning- 18' x 18'

One (1) Canvas Awning complete with:

1. Awning style: Hipped-roof A-frame with Six (6) posts.
2. Awning Size: 1 @ Width: 18'- 0", Total Drop: 3'- 0", Projection: 18'- 0", Truss: 8"
3. Fabric Mfg.: Sunbrella, Color: Eastridge Cocoa (#4994).
4. Scallop Style: None.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
   Fabric attached to frame: Laced, utilizing brass grommets. Heat sealed seams.
6. Double lacers required to hold canopy fast to frame and reduce wind abrasion. Quantity: 8.
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet. Stainless steel and aluminum hardware.
   - Supported by six (6) Powder coated Black posts anchored into new footers.
     **Footers and paver work not included.*
8. Final measurements required: Yes.
9. Installation to begin approximately 6 - 8 weeks from approved permit.

Quote price: $12,000.00

Thompson Awning will provide (1) engineered drawing and pull permit: $1,800.00

Total Price: $13,800.00 ***(50% deposit required)***

Notes: 1. Any applicable taxes included.
2. This proposal may be withdrawn by us if not accepted within 30 days.

Warranty: Manufacturer's warranty on fabric – 10 years. Workmanship – 2 years

Authorized by Bob O'Brien: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. A late charge of 1 1/2% per month will be added to the unpaid balance starting on the agreed upon payment date. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.
All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____

October 26, 2026

Contract No. - 97253

Amelia Concourse CDD

Add 2 36"x36"x36" footers, Amelia Concourse will provide inserts for the post

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Miscellaneous - Subcontractor	1,700.00	$1.35	$2,295.00
			$2,295.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Hardscapes	$0.00	$2,295.00
	$0.00	**$2,295.00**

Sale	$2,295.00
Sales Tax	$0.00
Total	**$2,295.00**

By _____

MARK SMOLARSKY

Date 10/26/2026

The Greenery, Inc.

By _____

Date _____

Amelia Concourse CDD

PROPOSAL

September 9, 2026

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
Email: sales@thompsonawning.com

Proposal #2 Submitted To:
AMELIA CONCOURSE
Attn: Kelly Mullins
85200 Amaryllis Court
Fernandina Beach, FL 32034

Phone: 304.389.2198
email: acmanager@gmsnf.com

Project: Pool Deck – New Awning-8' x 15'

One (1) Canvas Awning complete with:

1. Awning style: Hipped-roof A-frame with Two (2) posts.
2. Awning Size: 1 @ Width: 8'- 0", Total Drop: 2'- 6", Projection: 15'- 0", Truss: 6"
3. Fabric Mfg.: Sunbrella, Color: Eastridge Cocoa (#4994).
4. Scallop Style: None.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
   Fabric attached to frame: Laced, utilizing brass grommets. Heat sealed seams.
6. Double lacers required to hold canopy fast to frame and reduce wind abrasion. Quantity: 4.
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet. Stainless steel and aluminum hardware.
   - Supported by two (2) Powder coated Black posts anchored into new footers.
     **Footers and paver work not included.*
8. Final measurements required: Yes.
9. Installation to begin approximately 6 - 8 weeks from approved permit.

Quote price: $6,500.00

Thompson Awning will provide (1) engineered drawing and pull permit: $1,200.00

Total Price: $7,700.00 ***(50% deposit required)***

Notes: 1. Any applicable taxes included.
2. This proposal may be withdrawn by us if not accepted within 30 days.

Warranty: Manufacturer's warranty on fabric – 10 years. Workmanship – 2 years

Authorized by Bob O'Brien: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. A late charge of 1 1/2% per month will be added to the unpaid balance starting on the agreed upon payment date. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.
All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____

F.

Pool Furniture Supply
A Furniture Leisure Web Store

PO Box 2390
Bunnell, FL 32110

Phone: (877) 646-6320
Fax : (386) 437-6652

Quote

Date	Quote No.
9/22/2026	PFS25171

Bill To

Amelia Concourse CDD
Kelly Mullins
85200 Amaryllis Court
Fernandina Beach, FL 32034

Ship To

Amelia Concourse CDD
Kelly Mullins
85200 Amaryllis Court
Fernandina Beach, FL 32034
US

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
CK-50SL	Classic Sling Dining Chair, 1.25" Powder Coated Extruded Aluminum Tube Frame. 17"SH Frame Color: Leisure Brown-231 Sling Color: Chesterfield List: $219.95	20	194.00	3,880.00T
C-36F	36" Round Classic Fiberglass Top Dining Table with 1"O.D. Powder-coated Aluminum Frame, No Umbrella Hole. Frame Color: Leisure Brown-231 List: $379.95	5	346.00	1,730.00T
Estimated Lead Time	Estimated lead time is 6-8 weeks, not including transit. ***THIS QUOTE IS VALID FOR 30 DAYS***		0.00	0.00T
S&H	Shipping and Handling. Commercial Delivery - LTL with DELIVERY APPOINTMENT, LIFT GATE UNLOAD - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials.		294.12	294.12

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to $24,999.99 require a 50% deposit, all orders $25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a “Return Authorization” from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All efforst will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer’s responsibility and is not included in the above price.

Subtotal

Sales Tax (7.0%)

Order Total

Signature Title _____... Date _____...

Pool Furniture Supply
A Furniture Leisure Web Store

PO Box 2390
Bunnell, FL 32110

Phone: (877) 646-6320
Fax : (386) 437-6652

Quote

Date	Quote No.
9/22/2026	PFS25171

Bill To	Ship To
Amelia Concourse CDD Kelly Mullins 85200 Amaryllis Court Fernandina Beach, FL 32034	Amelia Concourse CDD Kelly Mullins 85200 Amaryllis Court Fernandina Beach, FL 32034 US

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
Inspection by Custo...	**Customer MUST INSPECT all products in the Driver's presence during the Time of Delivery. *Take pictures of the package as it arrives. *Accept the delivery even if damaged. Note any observed damages of the packaging or products on the Bill of Lading before signing. If B.O.L is electronic, request an Exception Number from the driver. *If the driver cannot wait for inspection & there are damages to the packaging, note “Subject to Inspection” on the B.O.L. or request the Exception Number before they leave. **CONTACT Your Sales Rep WITHIN 48 HOURS of DELIVERY with pictures, the number of products affected, any missing pieces, and/or damage details for further assistance on Freight Claims and resolutions. --- PLEASE NOTE: FREIGHT DAMAGE & MISSING PARTS Discovered After The Carrier Has Left Will Be The Responsibility of the Receiving Party. ---		0.00	0.00T
Credit Card Usage Fee	4% Credit Card Fee ** Fee Will Not Apply to Payments Made by Paper CHECK or ACH. ** Credit Card Fees Are NON-Refundable**		0.00	0.00T

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to $24,999.99 require a 50% deposit, all orders $25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a “Return Authorization” from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All efforst will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer’s responsibility and is not included in the above price.

Subtotal	$5,904.12
Sales Tax (7.0%)	$392.70
Order Total	$6,296.82

Signature _____... Title _____... Date _____...





Classic Sling Dining Arm Chair - Commercial Aluminum Frame

Model | FPCK-50SL

Stackable: Yes
Assembly Required: No
Seat Material: Sling
Frame Material: Powder Coated Aluminum
Frame Size: 1.25 " Round Tubing
Seat Height: 17 inches
Length: 18 inches
Width: 22 inches
Height: 35 inches

Description

The Classic Sling Dining Arm Chair is budget-friendly and a versatile seating option for outdoor dining spaces. This chair combines a stackable aluminum frame with a commercial-grade sling fabric to provide superior comfort and longevity. Crafted with a 1-inch round extruded aluminum for excellent strength. Choose between numerous smooth or textured finishes for a customized look to match your preferences and venue aesthetic. Featuring a timeless design with a gently curved backrest to maximize both comfort and lumbar support for your guests. The commercial-grade sling fabric is double-stitched to ensure long-lasting tautness and resist sagging, even with frequent use. Thanks to its stackable design, this chair offers convenient storage options when not in use. The Classic Sling Dining Arm Chair is suitable for most dining-height tables. Add a touch of timeless style and reliable durability to any restaurant outdoor dining space, lounge patio, or poolside setting with the Classic Sling Dining Arm Chair!



SEVENTH ORDER OF BUSINESS

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

AGREEMENT BETWEEN AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC FOR FACILITY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, JANITORIAL, POOL MAINTENANCE, AND ADDITIONAL MAINTENANCE AND REPAIR SERVICES

This Agreement ("Agreement") is made and entered into to be effective as of 12:00 a.m. on October 1, 2026 ("Effective Date"), by and between:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District has constructed and maintains an amenity center with a gathering room, swimming-pool facilities, splash pad, playground, restrooms, parking areas, and related recreational improvements (collectively, the "Amenities"), together with entrance features, lakes and stormwater-management ponds, landscape and irrigation improvements, CDD-owned tracts and easements, and related common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations

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while performing its obligations under this Agreement, including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 2 of this Agreement.

A. ***Fees and Expenses:***

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- Facility Management Services: Twenty-Two Thousand Two Hundred Eighteen Dollars and No Cents ($22,218.00) per year.
- Field Operations Management Services: Twenty-Two Thousand Two Hundred Eighteen Dollars and No Cents ($22,218.00) per year.
- Janitorial Services: Ten Thousand Four Hundred Thirty Dollars and No Cents ($10,430.00) per year.
- Pool Maintenance Services: Twenty Thousand Seven Hundred Thirty-Nine Dollars and No Cents ($20,739.00) per year.

The total annual fee for the foregoing fixed Services is Seventy-Five Thousand Six Hundred Five Dollars and No Cents ($75,605.00), which shall be invoiced and paid in equal monthly installments during each Term. The compensation described herein shall only be invoiced for Services actually provided during the term. Should there be any reduction in Services, or if Services shall be performed for less than a full month or Term, compensation shall be prorated accordingly.

Additional Maintenance and Repair Services requested by the District on an as-needed basis shall be compensated at the hourly rate set forth in Exhibit A or Exhibit B, plus reimbursable expenses, and shall be invoiced monthly in arrears. Additional Maintenance and Repair Services shall be invoiced at Forty-Five Dollars and No Cents ($45.00) per hour, together with any approved reimbursable expenses.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature (for example, hourly or part-time staffing, additional work, and per-occurrence services) shall be invoiced monthly in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to

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which payment is to be remitted. Proper and undisputed invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees is subject to approval by the District's Board of Supervisors, must comply with the amendment procedure in this Agreement, and shall be presented as a proposal in substantially the form attached hereto as Exhibit C. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12)-month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12)-month period. Evidence of price or fee adjustments will be incorporated in the District's adopted or amended Fiscal Year Budget, but approval of any budget containing such price or fee adjustments shall not constitute Board approval of the price or fee adjustment.

B. ***Condition Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

C. ***Additional Work.*** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment are subject to approval by the District's Board of Supervisors and shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. Additional work or services shall be charged at the Contractor's approved hourly rate or per occurrence, as authorized by the District and negotiated by the Parties, and invoiced in arrears as provided in Section 3.A.iii.

D. ***Accounting Records; Late Payment.*** The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 3.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the prior month and any other sums due to the Contractor. The Contractor shall notify

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

the District in writing if any payment due hereunder is not paid within forty-five (45) days of the invoice date and, after a reasonable opportunity to cure, may cease performing services under this Agreement if payment is not made. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

E. ***Payment Disputes.*** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

4. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto and as described in Section 3.C. hereunder.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property, or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. [Intentionally Omitted.]

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals). The Contractor is as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor. The Contractor must ensure that all subcontractors satisfy the insurance requirements set forth herein. Nothing contained herein is intended to create a contractual relationship between any subcontractor and the District.

G. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's

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employees and subcontractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. Subject to Section 10 of this Agreement, this provision is meant to be exhaustive; should any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District. Contractor agrees that the compensation described hereunder has been negotiated to include consideration for the indemnification provisions provided for in this Agreement.

H. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

I. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

J. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies and Rules of Procedure, and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District and not included in **Exhibits A or B** hereto. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent desired by the District and not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District-specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

K. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall, to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

L. Contractor shall require all authorized users of District Amenities or Facilities to complete applicable registration forms and waivers prior to use of the Amenities and/or

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Facilities as set forth in the District's applicable rules and policies.

M. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities and Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenities and Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

N. [Intentionally Omitted.]

O. Staffing. The selection, hiring, assignment, scheduling, supervision, discipline, and replacement of all personnel providing the Services shall be within the sole discretion of Contractor, consistent with Sections 4.D and 4.G of this Agreement. Contractor shall proactively communicate to the District Manager and to the Board, at or before the next regularly scheduled Board meeting, any change in key on-site personnel assigned to the District (including the Facility Manager and Field Operations Manager), and shall consider in good faith any input the Board provides; provided, however, that such input shall be advisory and shall not limit Contractor's authority under this Section. As of the Effective Date, Contractor has assigned Kelly Mullins, an employee of Contractor, as Facility Manager for the District. Ms. Mullins shall remain assigned to the District unless and until Contractor determines, in its reasonable business judgment, that a change in assignment is warranted. If a replacement Facility Manager is needed, Contractor shall notify the District Manager in writing and shall provide the Focal Supervisor the opportunity to meet with prospective candidates before Contractor makes its final selection. For purposes of this Section, the "Focal Supervisor" shall be the Chairperson of the Board of Supervisors, unless the Board designates another Supervisor by resolution. Any such meeting shall be advisory only, and final selection, employment, supervision, and compensation of the Facility Manager shall remain the sole responsibility of Contractor.

5. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District and its patrons, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72)

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hours notify the District in writing of all such orders or requirements.

7. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than forty-eight (48) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

8. TERMINATION.

A. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

B. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days' written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.

C. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

i. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

ii. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

iii. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

9. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

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i. Workers' Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Amenities and/or Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Employer's Liability Coverage with limits of $250,000.

v. Employment theft dishonesty/commercial crime insurance in the amount of $500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the State of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

10. INDEMNIFICATION.

A. **Contractor Indemnification.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services, or any other work or services performed under this Agreement, to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, including any such claim in which the District is named as a party together with Contractor.

B. **District Indemnification.** To the extent allowable under applicable law, and subject to Section 10.C., below, the District agrees to indemnify and hold harmless Contractor and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses,

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damages, costs, court costs, and expenses, including reasonable attorneys' fees, that Contractor may incur, become responsible for, or be caused to pay out to the extent caused by: (i) work or services that Contractor performs at the direction of the Board, as approved at a noticed public meeting and memorialized in writing, that fall outside the scope of the Services described in Exhibit A, except to the extent caused by the negligence, recklessness, or willful misconduct of Contractor in performing such work; or (ii) the negligent acts or omissions of the District, its Board, or its employees acting within the course and scope of their employment, excluding Contractor and its personnel and the District's other independent contractors.

C. The District's obligations under Section 10.B. are limited to the limits of liability set forth in Section 768.28, Florida Statutes, and the District shall be obligated to indemnify Contractor only to the extent such obligation is covered by the District's insurance. Any amounts paid under Section 10.B. shall be aggregated with, and not in addition to, any amounts paid by or on behalf of the District to any person for claims arising out of the same incident or occurrence for purposes of the limits set forth in Section 768.28, Florida Statutes. Nothing in this Section shall be deemed a waiver of the District's sovereign immunity, an increase in the limits of the District's liability, or consent to be sued by third parties, as further provided in Section 16 of this Agreement.

D. Obligations under this Section, whether of Contractor or the District, shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred; provided, however, that the District's obligations remain subject to Section 10.C., above.

E. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenities and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

F. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District or Contractor, as applicable, shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

11. DEFAULT AND ENFORCEMENT.

A. ***Remedies.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.

B. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by

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a third party to this Agreement.

C. ***Enforcement of Agreement.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section shall survive termination of this Agreement.

D. ***Controlling Law and Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

12. MISCELLANEOUS.

A. ***Entire Agreement.*** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

B. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

C. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. ***Severability***. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

F. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

G. ***Counterparts.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

H. ***Negotiation at Arm's Length***. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

I. ***Conflicts***. To the extent the terms of this Agreement and any exhibit hereto conflict, the

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terms of this Agreement control.

13. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A.	**If to District:**	Amelia Concourse Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager, Daniel Laughlin DLaughlin@gmsnf.com
	With a copy to:	Kilinski | Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301 Attn: District Counsel, Lauren Gentry Lauren@cddlawyers.com
B.	**If to the Contractor:**	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: President, Darrin Mossing DMossing@gmstnn.com
	With a copy to:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Chief Operating Officer, Keith Nelson KNelson@calmfla.com
	And:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Vice President, Alison Mossing AMossing@gmstnn.com
	And:	Community Association and Lifestyle Management III, LLC 699 North Federal Highway, Suite 300 Fort Lauderdale, FL 33304 Attn: Kurt Zimmerman, Registered Agent Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which

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Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

14. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO DLAUGHLIN@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. TERM. The initial term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1)-year terms, unless terminated pursuant to its terms. This Agreement shall be binding upon the Parties as of the date of the last signature

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of the Parties hereto ("Execution Date"), and the Services and compensation hereunder shall begin on the Effective Date. Between the Execution Date and the Effective Date, Contractor may undertake transition activities, including establishing bank accounts, onboarding personnel, and coordinating with the District and its vendors, at no additional cost to the District. If the Execution Date is after the Effective Date, this Agreement shall apply to Services provided on and after the Effective Date.

18. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

A. ***Compliance with Section 20.055, Florida Statutes.*** If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

B. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the provisions of Florida law ("**Public Integrity Laws**") listed below apply to this Agreement. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

C. ***Anti-Human Trafficking Requirements.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

D. ***Compliance with E-Verify.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement

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immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Execution Date, to be effective as of the Effective Date.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

By: Signed by: Harvey Greenberg 0A79A816FDE84EA...

Print: Harvey Greenberg

Its: Chairperson

□ Chairperson/ □ Vice Chairperson, Board of Supervisors

Dated: 2026-11-11

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Dated: 2026-11-12

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

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ACKNOWLEDGEMENT OF CESSATION OF FACILITY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, JANITORIAL, AND POOL MAINTENANCE SERVICES

Date: September 15th, 2026

To: Amelia Concourse Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Facility Management, Field Operations Management, Janitorial, and Pool Maintenance Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Amelia Concourse Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated October 16, 2006, as amended from time to time (the "District Management Agreement"). In addition, GMS-NF has provided Facility Management, Field Operations Management, Janitorial, Pool Maintenance, and additional maintenance and repair services to the District under that certain Agreement for Facility and Field Management Services between the District and GMS-NF, effective August 1, 2023 (the "Facility and Field Management Agreement"), and has continued to provide those services thereafter.

GMS-NF hereby acknowledges that the Facility and Field Management Agreement, to the extent still in effect, and the Facility Management, Field Operations Management, Janitorial, Pool Maintenance, and additional maintenance and repair services provided by GMS-NF will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Facility Management, Field Operations Management, Janitorial, Pool Maintenance, and Additional Maintenance and Repair Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

Approved:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

By: Signed by: Harvey Greenberg
0A79A816FDE84EA...
Print: Harvey Greenberg
Its: ☒Chairperson/☐Vice Chairperson, Board of Supervisors
Signature Date: 2026-11-11

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: DocuSigned by: Darrin Mossing
3CA8CBD20A734F6...
Print: Darrin Mossing
Its: President
Signature Date: 2026-11-12

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
Facility Management • Oversee the recreation facilities. • Duties include issuing access cards, processing reservation requests, monitoring the use and condition of the facility, responding to and reporting rules violations, and attempting to resolve issues on behalf of the residents, as appropriate. • Attention to detail and top-notch customer service is important to the community. • Repair minor issues that do not require a trade license, can be completed in the required time frame, and do not require prior approval from management. • Procure a third-party proposal for any issue that cannot be repaired "in house." • Provide, at a minimum, one (1) site visit per week during the off season, and two (2) site visits per week during the busy season (Memorial Day to Labor Day).
Field Operations Management • Manage operations outside the amenity center, such as the landscape maintenance contractor and lake maintenance contractor, review utility bills, approve invoices for payment, assist with annual budget preparations, etc. • Provide professional interaction and coordination with outside entities, which may include, but not be limited to, District vendors, the homeowner's association, landscape maintenance, and other service contractors, along with the administration of contracts with one or more of the same. • Monitor the performance of the District's vendors and service providers and ensure that contractual requirements are met. • Note any maintenance needs for District facilities and procure proposals for repair or additional service when needed. • Communicate with all stakeholders and provide a monthly report to the Board.
Janitorial Services • Clubhouse

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Description of Services
- Empty and replace liners in all garbage cans (each visit)   - Clean clubhouse restrooms and stock if needed (each visit)   - Clean entrance doors inside and out (each visit)   - Sweep and mop ceramic tile (each visit)   - Wipe down all tables, coffee tables, and end tables (each visit)   - Clean kitchen area and wipe down appliances (each visit)   - Dust all pictures, light fixtures, A/C vents, and TVs (monthly)   - Clean interior windowsills and glass windows (monthly)   - Dust blinds/window treatments and interior ceiling fans (monthly)   - Pool/Playground Bathrooms   - Empty and replace liners in garbage cans (each visit)   - Sanitize countertops and diaper changing stations (each visit)   - Sanitize all toilets, urinals, and sinks (each visit)   - Sweep and sanitize floors (each visit)   - Clean all mirrors (each visit)   - Wipe down and disinfect partition doors (each visit)   - Restock all paper products, soaps, and toiletries (as needed)   - Dust all light fixtures, vents, and door frames (monthly)   - Exterior/Police Grounds   - Empty all exterior garbage cans and replace liners (each visit)   - Police pool deck for trash (each visit)   - Clean exterior windows and windowsills (monthly)   - Clean soffits and fascia boards (monthly or as needed)   - Recreational Amenities   - Arrange pool furniture and blow off decks (each visit)   - Clean water fountains (each visit)   - Wipe down pool furniture (weekly)   - Check sand in ashtrays and clean/replenish, if applicable (monthly)   - High dust exterior ceiling fans and light fixtures (weekly or as needed)   - Check light bulbs and replace any that are burnt out (each visit)   - Anticipated Frequency of Cleanings: - October 1st to April 30th: One (1) day per week   - May 1st to September 30th: Two (2) days per week   - Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.   - The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.   - Contractor to provide janitorial equipment; District to provide all cleaning supplies, chemicals, and materials, including paper supplies, trash can liners, and soap.

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Description of Services

Pool Maintenance
 	
• Provide certified pool technicians to conduct general maintenance of the pool and pool chemicals, including monitoring and maintaining correct water chemistry.
• Conduct a series of water tests at each site visit and use the results to determine the chemicals needed to maintain purity and balance as recommended by NSPF and as required by the State of Florida.
• Clean the filter, pump, and skimmer baskets as needed, and perform general maintenance and adjustment of pool equipment as needed.
• Vacuum the pool regularly and skim surface water to remove floating debris. Manually clean pool steps and tiles as needed.
• Inspect the pool regularly and correct anything that appears to be in violation of the State pool code, or notify management so that it may be corrected as soon as possible.
• Keep a hand-written record of pool activities and a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and maintenance tasks performed that day.
• Routine chemical tests: Free Chlorine Residual, pH, Acid Demand, Total Alkalinity, Calcium Hardness, and Cyanuric Acid.
• Anticipated Frequency of Service:
  o April 15th to September 15th: Three (3) days per week
  o September 16th to April 14th: Two (2) days per week
  o Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.
  o The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.
• Non-routine or additional work will be billed separately only after approval of the District. This includes work on mechanical seals, bearings, gaskets, light bulbs, or any part of the pool that is not “routine” pool maintenance.
• Chemicals and filter media used to properly treat and balance the pool are not included in the pricing and will be billed separately at actual cost with no markup.

Communication and Board Meetings • Maintain courteous and respectful communication with the District Board, residents, and others at all times. • Provide monthly reporting to the District Board of Supervisors and attend Board meetings. • Provide recommendations on vendor changes, performance, and contract administration.

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Description of Services
• Contractor will not have authority to enter into contracts on behalf of the District and will present all proposals to the District Manager.

Additional Maintenance & Repair Services
 	
• In-house maintenance services for small to medium-sized requests, coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors, including:
  o Pressure washing
  o Pool area maintenance (awnings, pavers, etc.)
  o Basic electrical repairs
  o Basic plumbing repairs
• Additional maintenance and repair services authorized by the District are invoiced at $45.00 / Hour, plus reasonable expenses. Materials are billed at cost with no markup.

General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. **FACILITY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Facility Management: • The Facility Manager is an onsite part-time position. • Oversees the amenity center, access cards, reservations, and resident services. • Annual Fee paid in equal monthly payments.	**$22,218**
Field Operations Management: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. • Annual Fee paid in equal monthly payments.	**$22,218**
Janitorial Services • The Janitorial Technician is an on-site part-time position. • Provides general janitorial cleaning services for the Amenity Center, common areas, and other District-owned facilities. • Annual Fee paid in equal monthly payments. (Excluding Supplies)	**$10,430**
Pool Maintenance: • The Pool Maintenance Technician is an onsite part-time position. • Provides pool maintenance for the District three (3) days per week from April 15th to September 15th and two (2) days per week from September 16th to April 14th. • Annual Fee paid in equal monthly payments. (Excluding Chemicals and Filter Media)	**$20,739**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Additional Maintenance and Repair Services: • CALM III provides Additional Maintenance and Repair Services on an as-needed basis at the direction of the District Board of Supervisors and/or the District Manager. o General maintenance services are invoiced at $45.00/Hour	**Standard Hourly Rates Plus Reimbursable Expenses**
Out-of-Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Standard Hourly Rates: • Additional scope services not included in the Standard Scope of Services will be invoiced monthly in arrears based on actual hours worked. • The hourly rate for the Field Operations Manager is $85.00/Hour.	**As Defined**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C
Proposal

Incorporated subject to Section 12 I

[5 Pages To Follow]

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

September 15th, 2026

Daniel Laughlin, District Manager
Amelia Concourse Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Facility Management, Field Operations Management, Janitorial, Pool Maintenance and Additional Maintenance & Repair Services

Dear Daniel:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Amelia Concourse Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Facility Management	$19,320	$19,320	$22,218
Field Operations Management	$19,320	$19,320	$22,218
Janitorial Services	$9,840	$9,840	$10,430
Pool Maintenance	$19,565	$19,565	$20,739
Total	**$68,045**	**$68,045**	**$75,605**
Additional Maintenance (Hourly)		$40/Hour	$45/Hour

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration in providing the outlined services for your community. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 · PALM COAST, FL 32137 · (813) 344-4844 · FACSIMILE (954) 721-9202
HTTPS://CALMFLA.COM/

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Exhibit A
Scope of Services

Facility Management

- Oversee the recreation facilities.
- Duties include issuing access cards, processing reservation requests, monitoring the use and condition of the facility, responding to and reporting rules violations, and attempting to resolve issues on behalf of the residents, as appropriate.
- Attention to detail and top-notch customer service is important to the community.
- Repair minor issues that do not require a trade license, can be completed in the required time frame, and do not require prior approval from management.
- Procure a third-party proposal for any issue that cannot be repaired "in house."
- Provide, at a minimum, one (1) site visit per week during the off season, and two (2) site visits per week during the busy season (Memorial Day to Labor Day).

Field Operations Management

- Manage operations outside the amenity center, such as the landscape maintenance contractor and lake maintenance contractor, review utility bills, approve invoices for payment, assist with annual budget preparations, etc.
- Provide professional interaction and coordination with outside entities, which may include, but not be limited to, District vendors, the homeowner's association, landscape maintenance, and other service contractors, along with the administration of contracts with one or more of the same.
- Monitor the performance of the District's vendors and service providers and ensure that contractual requirements are met.
- Note any maintenance needs for District facilities and procure proposals for repair or additional service when needed.
- Communicate with all stakeholders and provide a monthly report to the Board.

Janitorial Services

- Clubhouse
    - Empty and replace liners in all garbage cans (each visit)
    - Clean clubhouse restrooms and stock if needed (each visit)
    - Clean entrance doors inside and out (each visit)
    - Sweep and mop ceramic tile (each visit)
    - Wipe down all tables, coffee tables, and end tables (each visit)

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

- Clean kitchen area and wipe down appliances (each visit)
- Dust all pictures, light fixtures, A/C vents, and TVs (monthly)
- Clean interior windowsills and glass windows (monthly)
- Dust blinds/window treatments and interior ceiling fans (monthly)

- Pool/Playground Bathrooms
  - Empty and replace liners in garbage cans (each visit)
  - Sanitize countertops and diaper changing stations (each visit)
  - Sanitize all toilets, urinals, and sinks (each visit)
  - Sweep and sanitize floors (each visit)
  - Clean all mirrors (each visit)
  - Wipe down and disinfect partition doors (each visit)
  - Restock all paper products, soaps, and toiletries (as needed)
  - Dust all light fixtures, vents, and door frames (monthly)
- Exterior/Police Grounds
  - Empty all exterior garbage cans and replace liners (each visit)
  - Police pool deck for trash (each visit)
  - Clean exterior windows and windowsills (monthly)
  - Clean soffits and fascia boards (monthly or as needed)
- Recreational Amenities
  - Arrange pool furniture and blow off decks (each visit)
  - Clean water fountains (each visit)
  - Wipe down pool furniture (weekly)
  - Check sand in ashtrays and clean/replenish, if applicable (monthly)
  - High dust exterior ceiling fans and light fixtures (weekly or as needed)
  - Check light bulbs and replace any that are burnt out (each visit)
- Anticipated Frequency of Cleanings:
  - October 1st to April 30th: One (1) day per week
  - May 1st to September 30th: Two (2) days per week
  - Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.
  - The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.
- Contractor to provide janitorial equipment; District to provide all cleaning supplies, chemicals, and materials, including paper supplies, trash can liners, and soap.

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Pool Maintenance

- Provide certified pool technicians to conduct general maintenance of the pool and pool chemicals, including monitoring and maintaining correct water chemistry.
- Conduct a series of water tests at each site visit and use the results to determine the chemicals needed to maintain purity and balance as recommended by NSPF and as required by the State of Florida.
- Clean the filter, pump, and skimmer baskets as needed, and perform general maintenance and adjustment of pool equipment as needed.
- Vacuum the pool regularly and skim surface water to remove floating debris. Manually clean pool steps and tiles as needed.
- Inspect the pool regularly and correct anything that appears to be in violation of the State pool code, or notify management so that it may be corrected as soon as possible.
- Keep a hand-written record of pool activities and a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and maintenance tasks performed that day.
- Routine chemical tests: Free Chlorine Residual, pH, Acid Demand, Total Alkalinity, Calcium Hardness, and Cyanuric Acid.
- Anticipated Frequency of Service:
    - April 15th to September 15th: Three (3) days per week
    - September 16th to April 14th: Two (2) days per week
    - Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.
    - The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.
- Non-routine or additional work will be billed separately only after approval of the District. This includes work on mechanical seals, bearings, gaskets, light bulbs, or any part of the pool that is not "routine" pool maintenance.
- Chemicals and filter media used to properly treat and balance the pool are not included in the pricing and will be billed separately at actual cost with no markup.

Communication and Board Meetings

- Maintain courteous and respectful communication with the District Board, residents, and others at all times.
- Provide monthly reporting to the District Board of Supervisors and attend Board meetings.
- Provide recommendations on vendor changes, performance, and contract administration.
- Contractor will not have authority to enter into contracts on behalf of the District and will present all proposals to the District Manager.

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Additional Maintenance & Repair Services

- In-house maintenance services for small to medium-sized requests, coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors, including:
    - Pressure washing
    - Pool area maintenance (awnings, pavers, etc.)
    - Basic electrical repairs
    - Basic plumbing repairs
- Additional maintenance and repair services authorized by the District are invoiced at $45.00 / Hour, plus reasonable expenses. Materials are billed at cost with no markup.

Docusign Envelope ID: 39F9B5BB-47BD-82D0-8095-91CCEC223FC6

Exhibit D

Certificates of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1609643080 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Amelia Concourse Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER	**CANCELLATION**
Amelia Concourse Community Development District 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** PETER J. KRAMER

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	BODILY INJURY (Per accident)	$ 1,000,000
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

Amelia Concourse Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Vicky Zelen PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Bridgefield Casualty Insurance Company INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Amelia Concourse CDD 475 West Town Place Suite 114 St Augustine, FL 32092	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: Vicky M. Zelen <LFU>

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

Madison Oran
Notary Public

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

EIGHTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Amelia Concourse Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Amelia

Concourse Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 533,629
DEBT SERVICE FUND – SERIES 2007	$ 249,764
DEBT SERVICE FUND – SERIES 2016	$ 249,780
DEBT SERVICE FUND – SERIES 2019A	$ 264,594
CAPITAL RESERVE FUND	$ 84,879
TOTAL ALL FUNDS	$ 1,382,646

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[Begins on following page]

Amelia Concourse
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 477,433	$ 9,149	$ 486,582	$ 486,582
Interest Income	5,000	15,996	20,996	20,996
Other Income	1,000	25,050	26,050	26,050
Total Revenues	**$ 483,433**	**$ 50,196**	**$ 533,629**	**$ 533,629**
Expenditures				
General & Administrative:				
Supervisors	$ 3,600	$ 200	$ 3,800	$ 3,800
FICA Expense	275	15	291	291
Travel	300	(300)	-	-
Engineering	7,500	4,233	11,733	11,733
Attorney Fees	20,000	5,316	25,316	25,316
Annual Audit	4,500	50	4,550	4,550
Dissemination	12,152	500	12,652	12,652
Assessment Roll	8,680	0	8,680	8,680
Property Appraiser	5,000	(153)	4,847	4,847
Trustee Fees	14,946	(865)	14,081	14,081
Arbitrage	1,800	-	1,800	1,200
Management Fees	53,135	-	53,135	53,135
Information Technology	2,315	-	2,315	2,315
Website Maintenance	1,157	-	1,157	1,157
Telephone	500	(244)	256	256
Postage	1,000	(657)	343	343
Insurance	12,672	(733)	11,939	11,939
Printing and Binding	750	(365)	385	385
Legal Advertising	2,500	(1,480)	1,020	1,020
Other Current Charges	1,000	325	1,325	1,325
Office Supplies	100	(96)	4	4
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 154,057**	**$ 5,747**	**$ 159,804**	**$ 159,204**
Operations & Maintenance				
Field:				
Contract Services:				
Landscape Maintenance	$ 58,250	$ (19,294)	$ 38,956	$ 38,956
Lake Maintenance	9,400	(3,312)	6,088	6,088
Field Operations Management	19,320	-	19,320	19,320
		-	-	
Repairs & Maintenance:				
Repairs & Maintenance	18,000	-	18,000	13,096
Irrigation Repairs	4,000	-	4,000	3,137
Landscape Contingency	10,000	3,493	13,493	13,493
Utilities:				
Electric	35,000	912	35,912	35,912
Water & Sewer	23,000	(13,526)	9,474	9,474
Total Field	**$ 176,970**	**$ (31,727)**	**$ 145,244**	**$ 139,477**

Amelia Concourse
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Center:				
Insurance	$ 22,361	$ (2,471)	$ 19,890	$ 19,890
Facility Management	19,320	-	19,320	19,320
Pool Maintenance	19,565	1,170	20,735	20,735
Pool Chemicals	13,500	3,117	16,617	16,617
Pool Permits	530	(15)	515	515
Cable	2,200	202	2,402	2,402
Janitorial	9,840	-	9,840	9,840
Facility Maintenance	15,635	-	15,635	2,340
Pest Control	1,000	347	1,347	1,347
Refuse	750	96	846	846
Holiday Decorations	2,000	2,230	4,230	4,230
Reserves:				
Capital Reserve Funding	75,000	-	75,000	75,000
Total Amenity Center	**$ 181,701**	**$ 4,676**	**$ 186,377**	**$ 173,082**
Total Expenses	**$ 512,729**	**$ (21,304)**	**$ 491,425**	**$ 471,763**
Excess Revenues (Expenditures)	$ (29,296)	$ 71,500	$ 42,204	$ 61,865
Fund Balance - Beginning	$ 29,296	$ (71,500)	$ (42,204)	$ 505,373
Fund Balance - Ending	$ -	$ -	$ -	$ 567,238

Amelia Concourse
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Capital Reserve Funding	$ 75,000	$ -	$ 75,000	$ 75,000
Interest Income	5,000	4,879	9,879	9,879
Total Revenues	**$ 80,000**	**$ 4,879**	**$ 84,879**	**$ 84,879**
Expenditures				
Capital Outlay	$ 20,000	$ -	$ 20,000	$ -
Repair and Replacements	50,000	50,000	100,000	99,775
Total Expenditures	**$ 70,000**	**$ 50,000**	**$ 120,000**	**$ 99,775**
Excess Revenues (Expenditures)	$ 10,000	$ (45,121)	$ (35,121)	$ (14,896)
NET CHANGE IN FUND BALANCE	**$ 10,000**	**$ (45,121)**	**$ (35,121)**	**$ (14,896)**
Fund Balance - Beginning	$ 309,218	$ (8,193)	$ 301,025	$ 301,025
Fund Balance - Ending	$ 319,218	$ (53,314)	$ 265,904	$ 286,130

NINTH ORDER OF BUSINESS

November 17, 2026

Amelia Concourse Community Development District
c/o Daniel Laughlin, District Manager
Governmental Management Services - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Letter Regarding Acquisition of Certain Phase III Sitework Improvements and Work Product

Dear Mr. Laughlin,

Dream Finders Homes, LLC ("**Developer**") hereby notifies the Amelia Concourse CDD ("**District**") that the Developer has completed and wishes to convey to the District certain "**Work Product**" and "**Improvements**" as described in **Exhibit A** attached hereto. The Developer agrees to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements. Such Improvements and Work Product are included within the scope of the District's Capital Improvement Plan, and Specifically the "Phase III Project" as more specifically described in the *Amelia Concourse Subdivision Phase III Engineer's Report*, prepared by McCranie and Associates and dated January 26, 2016, which was subsequently updated January 7, 2019 (together, the "Engineer's Report")

As consideration for the conveyance of the Improvements and Work Product, and pursuant to the Acquisition Agreement, the District agrees to pay the Developer up to **$392,310.40**, not to exceed the amount of the funds on hand in the construction and acquisition account established in conjunction with issuance of the District's Series 2019 Bonds, representing the actual cost of completing the Improvements and the Work Product. Developer agrees that there are no outstanding amounts identified in **Exhibit A** still owed to contractors for any of the Improvements and/or Work Product.

Sincerely,
DREAM FINDERS HOMES, LLC

Name: _____
Title: _____

District Acceptance:
AMELIA CONCOURSE
COMMUNITY DEVELOPMENT AGREEMENT

Chairperson, Board of Supervisors

EXHIBIT A

Description of Improvements and Work Product

Improvements:

The following Improvements located on the property described as follows:

Tracts A, B-1, B-2, B-3, WJ-1, WJ-2, and the 30' emergency access right-of-way as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "A"* recorded in Official Records Book 2365, Pages 1252-1255, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A and B as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "B"* recorded in Official Records Book 2365, Pages 1256-1258, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A, 1, and 2 as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "C"* recorded in Official Records Book 2369, Pages 448-450, inclusive, of the Official Records of Nassau County, Florida.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

POTABLE WATER/SANITARY SEWER/RECLAIM UTILITIES: All potable water, sanitary sewer, and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment, and appurtenances thereto which are physically connected to or may be reasonably considered part of the aforementioned potable water, sanitary sewer, and reclaim utility improvements.

ELECTRICAL UTILITIES AND LIGHTING: All undergrounded electrical utility conduits, transformer/cabinet pads, electric manholes, streetlights, and all facilities, equipment, and appurtenances which are physically connected to or may be reasonably considered part of the electrical utility system that is not otherwise owned or intended to be owned by the applicable electrical utility provider or other unit of government.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

Work Product:

All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public Improvements constructed for Phase III.

Table 1 – Costs

[See following page]

Supplier Name	Invoice No.	Pay Status	Invoice Date	Invoice Amount	Eligibility (Yes/Prorated)	Notes
Aero Photo, Inc.	215758	Paid	9/8/2021	$77.14	Y	
Aero Photo, Inc.	222917	Paid	4/29/2019	$1,465.66	Y	
Aero Photo, Inc.	232878	Paid	2/11/2020	$77.14	Y	
Aero Photo, Inc.	248028	Paid	5/11/2021	$308.56	Y	
Aero Photo, Inc.	252911	Paid	10/13/2021	$77.14	Y	
Aero Photo, Inc.	253781	Paid	11/11/2021	$77.14	Y	
Aero Photo, Inc.	254683	Paid	12/13/2021	$77.14	Y	
Ages of Jax, Inc.	212274	Paid	5/31/2021	$97.50	Y	ROW repairs
AJ Johns, Inc	17160	Paid	4/15/2019	$500.00	Y	Deaf child sign
All Lines Insurance Agency, Inc.	1562	Paid	3/20/2020	$288.00	Y	Phase 3A Bond
All Lines Insurance Agency, Inc.	1579	Paid	4/1/2020	$1,035.00	Y	Phase 3B Bond
All Lines Insurance Agency, Inc.	1580	Paid	4/1/2020	$518.00	Y	Phase 3C Bond
All Lines Insurance Agency, Inc.	1987	Paid	10/15/2020	$4,267.00	Y	Phase 3 ROW Bond
All Lines Insurance Agency, Inc.	1997	Paid	10/20/2020	$15,861.00	Y	Phase 3 Bond
All Lines Insurance Agency, Inc.	2085	Paid	12/7/2020	$414.00	Y	Phase 3 Bond
Arc Surveying and Mapping Inc	11674	Paid	2/15/2019	$1,600.00	Y	Survey for plat - prorate
Arc Surveying and Mapping Inc	11852	Paid	5/21/2019	$3,712.50	Y	Survey for plat - prorate
Arc Surveying and Mapping Inc	12190	Paid	10/18/2019	$1,120.00	P	Survey for plat - prorate @50% (OG invoice = $2,240)
Arc Surveying and Mapping Inc	12313	Paid	1/13/2020	$387.50	P	Survey for plat - prorate @50% (OG invoice = $775)
Arc Surveying and Mapping Inc	12405	Paid	2/27/2020	$1,705.00	P	Survey for plat - prorate @50% (OG invoice = $3,410)
Arc Surveying and Mapping Inc	12425	Paid	3/12/2020	$525.00	Y	Survey for plat - prorate
Arc Surveying and Mapping Inc	12467	Paid	4/1/2020	$12,800.00	Y	Survey for plat - prorate
Arc Surveying and Mapping Inc	12501	Paid	4/23/2020	$3,740.00	P	Survey for plat - prorate @50% (OG invoice = $7,480)
Arc Surveying and Mapping Inc	12897	Paid	12/31/2020	$907.50	Y	Survey for plat - prorate
Bartram Trail Surveying, Inc.	235249	Paid	10/21/2020	$95.00	Y	drainage plan
BTI HD Drilling, Inc	0622	Paid	12/25/2021	$1,250.00	Y	Vac service
BTI HD Drilling, Inc	1022	Paid	2/8/2022	$1,250.00	Y	Vac service
Civil Concrete Inc	1654	Paid	10/9/2020	$16,110.00	Y	sidewalk/curb
Donald S Clark	3273	Paid	5/18/2020	$1,020.00	Y	street signs
Donald S Clark	3667	Paid	4/3/2022	$250.00	Y	street signs
First Coast Electric LLC.	15085 APP#1	Paid	10/15/2019	$6,399.00	Y	conduit
First Coast Electric LLC.	15086 APP#1	Paid	10/15/2019	$30,240.00	Y	installing main electrical conduit - street lights/transformers
First Coast Electric LLC.	15117 APP#2	Paid	11/5/2019	$4,806.00	Y	conduit
First Coast Electric LLC.	15192 APP#2	Paid	1/2/2020	$28,912.50	Y	conduit
GHIOTTO & ASSOCIATES, INC.	3912	Paid	3/8/2021	$4,035.00	Y	surveying/staking
Greenpoint, Inc.	11343	Paid	2/25/2022	$53,000.00	Y	grading pond/common area
Greenpoint, Inc.	12364	Paid	3/25/2022	$44,000.00	Y	sodding banks/open space
HB Next, Inc. - 8	385676	Paid	6/20/2022	$575.00	Y	
KCE, Inc	8838	Paid	4/30/2020	$25,750.00	Y	tree installation
MW Reliable Enterprises, LLC	4727	Paid	9/24/2020	$1,100.00	Y	fill dirt - ROW
MW Reliable Enterprises, LLC	4736	Paid	10/3/2020	$2,625.00	Y	fill dirt - bulkhead wall
MW Reliable Enterprises, LLC	4759	Paid	10/26/2020	$260.00	P	Prorate @50% (OG invoice = $520)
MW Reliable Enterprises, LLC	4787	Paid	11/12/2020	$1,337.50	P	clearing behind lot prorate @50% (OG invoice = $2,675)
MW Reliable Enterprises, LLC	4896	Paid	3/4/2021	$1,637.50	P	fill dirt prorate @50% (OG invoice = $3,275)

Nassau County BCC	3005AC3 PLAT	Paid	2/17/2020	$1,194.00	P	prorate @50% (OG invoice $2,388)
Nassau County BCC	3B&C PLAT FEES	Paid	3/18/2020	$1,649.00	P	prorate @50% (OG invoice $3,298)
Nassau County BCC	AC PH3 PLATABC	Paid	11/7/2019	$1,190.00	P	prorate @50% (OG invoice $2,380)
Nassau County BCC	AC PHASE III PLAT	Paid	10/29/2019	$10.00	P	prorate @50% (OG invoice $20)
Nassau County BCC	AMELIA INSP FEES	Paid	4/18/2019	$3,600.00	Y	prorate
Nassau County BCC	AMELIA PH III PLAT	Paid	12/23/2019	$3,703.50	P	prorate @50% (OG invoice $7,407)
Nassau County BCC	INSP FEE AMELIA 3A	Paid	5/17/2019	$2,100.00	Y	prorate
Onsight Industries, LLC	002-20-27 3094-1	Paid	4/29/2020	$5,447.69	Y	mailbox CBUs
Onsight Industries, LLC	002-20-28 0058-1	Paid	8/31/2020	$19,410.71	Y	mailbox CBUs
Onsight Industries, LLC	002-20-28 0058-2	Paid	9/11/2020	$4,119.50	Y	mailbox CBUS
Shaw's Land Clearing, LLC	6447	Paid	9/25/2020	$1,625.00	P	clearing trees - prorate @50% (OG invoice $3,250)
Southern Fence, Inc.	2672	Paid	5/6/2021	$48,000.00	Y	hardscape/fence
Southern Fence, Inc.	2935	Paid	1/19/2022	$16,700.00	Y	hardscape/fence
Surveying and Mapping, LLC	201143541.2	Paid	7/25/2022	$2,685.00	Y	survey
Surveying and Mapping, LLC	201143541.3	Paid	7/25/2022	$621.00	Y	boundary survey
Surveying and Mapping, LLC	201143541.4	Paid	7/25/2022	$276.00	Y	survey
Synergy Rents, LLC	392990-0001	Paid	10/9/2020	$1,748.73	Y	equipment rental
Synergy Rents, LLC	392990-0002	Paid	10/26/2020	$310.35	Y	equipment rental
Synergy Rents, LLC	392990-0003	Paid	10/27/2020	-$256.97	Y	equipment rental
Synergy Rents, LLC	392990-0004	Paid	10/27/2020	-$62.07	Y	equipment rental
The Prosure Group Inc.	216659	Paid	10/7/2021	$1,067.00	Y	Phase 3
Trim All Lawn Services	50336	Paid	5/21/2021	$562.50	Y	
			TOTAL	$392310.40		

AFFIDAVIT REGARDING COSTS PAID
ACQUISITION OF PHASE III
WORK PRODUCT AND IMPROVEMENTS

STATE OF FLORIDA
COUNTY OF _____

I, _____, as _____ of **DREAM FINDERS HOMES, LLC**, a Florida limited liability company ("**Developer**") and the developer of certain lands within the Amelia Concourse Community Development District ("**District**"), being duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. I am employed by the Developer as its _____. I have authority to make this affidavit on behalf of the Developer.

3. The District's Amelia Concourse Subdivision Phase III Engineer's Report, prepared by McCranie and Associates and dated January 26, 2016, which was subsequently updated January 7, 2019 (collectively, the "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

4. Developer has expended funds to develop certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements for purposes of the District's audit.

5. No money is owed to any contractors or subcontractors for any work performed on the completed improvements set forth in **Exhibit A**.

6. I acknowledge that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A** and for representation of the same in its financial reports.

[Signatures on following page]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ___ day of _____ 2026.

Dream Finders Homes, LLC

_____
By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____ 2026 by _____, as _____ of Dream Finders Homes, LLC, who [ ] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A – Description of Improvements and Work Product

EXHIBIT A

Description of Improvements and Work Product

Improvements:

The following Improvements located on the property described as follows:

Tracts A, B-1, B-2, B-3, WJ-1, WJ-2, and the 30' emergency access right-of-way as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "A"* recorded in Official Records Book 2365, Pages 1252-1255, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A and B as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "B"* recorded in Official Records Book 2365, Pages 1256-1258, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A, 1, and 2 as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "C"* recorded in Official Records Book 2369, Pages 448-450, inclusive, of the Official Records of Nassau County, Florida.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

POTABLE WATER/SANITARY SEWER/RECLAIM UTILITIES: All potable water, sanitary sewer, and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment, and appurtenances thereto which are physically connected to or may be reasonably considered part of the aforementioned potable water, sanitary sewer, and reclaim utility improvements.

ELECTRICAL UTILITIES AND LIGHTING: All undergrounded electrical utility conduits, transformer/cabinet pads, electric manholes, streetlights, and all facilities, equipment, and appurtenances which are physically connected to or may be reasonably considered part of the electrical utility system that is not otherwise owned or intended to be owned by the applicable electrical utility provider or other unit of government.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

Work Product:

All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public Improvements constructed for Phase III.

Table 1 – Costs

[See following page]

DISTRICT ENGINEER'S CERTIFICATE
PHASE III WORK PRODUCT AND IMPROVEMENTS

_____ ___, 2026

Board of Supervisors
Amelia Concourse Community Development District

Re: Amelia Concourse Community Development District (Nassau County, Florida)
Acquisition of Phase III Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Yuro & Associates, LLC ("**District Engineer**"), as engineer for the Amelia Concourse Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**") of the "**Work Product**" and "**Improvements**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amelia Concourse Subdivision Phase III Engineer's Report*, prepared by McCranie and Associates and dated January 26, 2016, which was subsequently updated January 7, 2019 (collectively the "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements or design.

4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities. District Engineer further hereby acknowledges that the District is acquiring or has acquired the Improvements and the Work Product in conjunction therewith and has the District has the unrestricted right to rely upon the work product for it intended use, including the right to rely on any and all warranties, defects, and claims related to said work product.

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

Under penalties of perjury, I declare that I have read the foregoing District Engineer's Certificate and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2026.

_____
Mike Yuro, P.E.
Yuro & Associates, LLC
Florida Registration No. _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by Mike Yuro, on behalf of Yuro & Associates, LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____
Print Name:_____
Commission No.:_____
My Commission Expires: _____

DEVELOPER ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND WORK PRODUCT AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE COMPLETION OF SAME

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ___ day of _____, 2026, by _____, _____ of **DREAM FINDERS HOMES, LLC**, with offices located at 14701 Phillips Highway, Suite 300, Jacksonville, FL 32256 ("Developer"), in favor of the **AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT** ("District"), a local unit of special-purpose government situated in Nassau County, Florida, with offices located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (the "Improvements") and associated plans, designs, permits and other work product (the "Work Product") related to the development of Phase III of the District. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.

SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District's right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. WARRANTY. Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A,** but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District's right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.

SECTION 4. INDEMNIFICATION. Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product except as identified in **Exhibit A,** including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements or Work Product. Notwithstanding the foregoing, to the extent any amounts remain to be paid to contractors or professionals

performing the work, Developer agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property.

SECTION 6. PUBLIC RECORDS. Developer acknowledges that all documents connected with the Improvements, Work Product, and acquisition thereof may be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to construct the Improvements and complete the Work Product, such as invoices, payment applications, and other payment records.

SECTION 7. EFFECTIVE DATE. This Developer Acquisition and Warranty Acknowledgement shall take effect upon execution.

DREAM FINDERS HOMES, LLC

_____
By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of □ physical presence or □ online notarization this ____ day of _____, 2026, by _____ of Dream Finders Homes LLC, who □ is personally known to me or □ who has produced _____ as identification, and □ did or □ did not take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
PHASE III WORK PRODUCT AND IMPROVEMENTS

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2026, by **_____,** a Florida _____, having offices located _____ ("**Professional**"), in favor of the **Amelia Concourse Community Development District** ("**District**"), which is a local unit of special-purpose government situated in the Nassau County, Florida, and having offices at c/o Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

RECITALS

WHEREAS, pursuant to that certain _____ ("**Contract**") dated _____, 20__, between Professional and Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**") has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer is in the process of conveying the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens and is fit for its intended use, designed within all applicable federal, state and local guidelines and regulations and is free from defects.

3. **RELEASE.** Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, may be freely transferred to the District from the Developer.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution. This Release is effective only for the Work Product, and Professional is not waiving or releasing any rights with respect to future work to be conducted for the Developer pursuant to its existing agreement or a future agreement.

[PROFESSIONAL]

_____
By:_____
Its:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ of _____ and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF
_____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Work Product

BILL OF SALE
PHASE III WORK PRODUCT AND IMPROVEMENTS

THIS BILL OF SALE is made to be effective as of the ___ day of _____, 2026, by and between **Dream Finders Homes, LLC,** a Florida limited liability company, whose local mailing address is 14701 Philips Highway, Suite 300, Jacksonville, FL 32256 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Amelia Concourse Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property, assets and rights, to-wit:

a) ***Improvements* –** The following Improvements located on the property described as follows:

Tracts A, B-1, B-2, B-3, WJ-1, WJ-2, and the 30' emergency access right-of-way as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "A"* recorded in Official Records Book 2365, Pages 1252-1255, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A and B as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "B"* recorded in Official Records Book 2365, Pages 1256-1258, inclusive, of the Official Records of Nassau County, Florida; and

Tracts A, 1, and 2 as identified on the Plat entitled *Amelia Concourse – Phase Three – Unit "C"* recorded in Official Records Book 2369, Pages 448-450, inclusive, of the Official Records of Nassau County, Florida.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

POTABLE WATER/SANITARY SEWER/RECLAIM UTILITIES: All potable water, sanitary sewer, and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment, and appurtenances thereto which are physically connected to or may be reasonably considered part of the aforementioned potable water, sanitary sewer, and reclaim utility improvements.

ELECTRICAL UTILITIES AND LIGHTING: All undergrounded electrical utility conduits, transformer/cabinet pads, electric manholes, streetlights, and all facilities, equipment, and appurtenances which are physically connected to or may be reasonably considered part of the electrical utility system that is not otherwise owned or intended to be owned by the applicable electrical utility provider or other unit of government.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

b) ***Work Product*** **–** All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public Improvements constructed for Phase III.

c) **Additional Rights** - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product ("**Warranty and Indemnity Rights**"), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights).

To have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

a) In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

b) Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

c) The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, the Developer shall provide any warranties required by any other governmental entity in connection with the

turnover of any of the Improvements thereto, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.

d) By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e) Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

f) This instrument shall be governed by, and construed under, the laws of the State of Florida.

g) This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

DREAM FINDERS HOMES, LLC

_____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of Dream Finders Homes, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF
_____

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

TENTH ORDER OF BUSINESS

B.

Amelia Concourse Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Amelia Concourse Community Development District

District Manager:_____ Date:_____

Print Name:_____

Amelia Concourse Community Development District

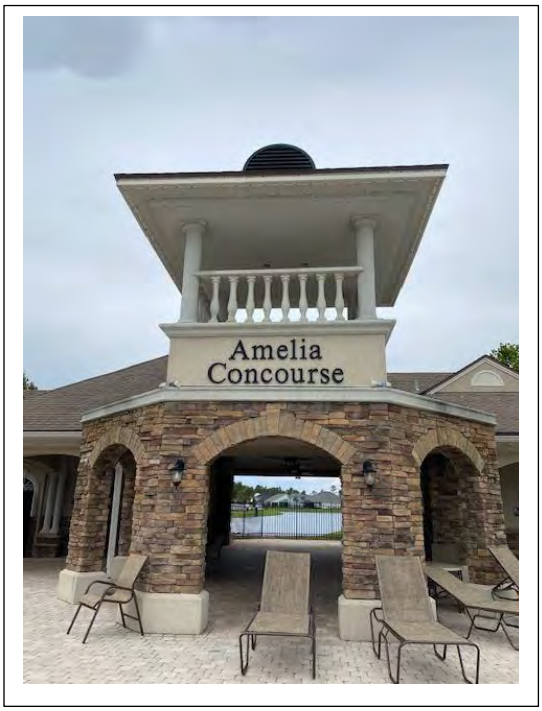
C.

Amelia Concourse

11/17/2026

Community Development District

Amenity Management & Field Operations Report



Kelly Mullins
AMENITY & FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse
Community Development District

Amenity & Field Operations Report

November 17, 2026

To: Board of Supervisors

From: Kelly Mullins
Amenity & Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

The following is a summary of items related to the amenity center, field operations & maintenance of Amelia Concourse CDD.

Communication

- Any resident questions or concerns can be sent by email to Acmanager@gmsnf.com
    - Any resident that needs to request an access card should reach out to the above email. Many new residents have been doing so, and the CDD email on the information center at the front of the community seems effective.
    - GMS has been sending out monthly newsletter email blasts and summaries of CDD meetings to increase communication and transparency with residents.
    - Message board at entrance is being updated per HOA request for meeting dates.

Operations Updates

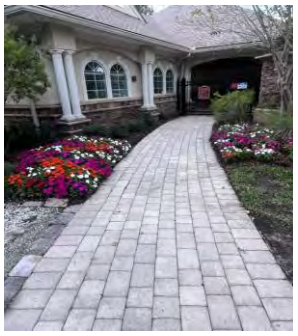
- GMS staff is monitoring the security system and cameras, making necessary corrections, and notifying the security company when any technical issues arise.
- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and distributed by GMS.
- Checks payable to the CDD for replacement cards and reservations are being deposited and documented by GMS.
- GMS staff is rearranging the meeting room as necessary after HOA meetings and resident rentals.
- Garbage is being taken to the curb weekly by GMS staff.
- Pool chemicals are being checked and ordered by GMS.
- Restrooms and social room are being cleaned. Trash is being emptied once a week, or more often by management if needed. Bathrooms are being restocked as necessary.

Summer Pool Usage

- Summer Usage – During the summer months of June, July, and August, 267 households accessed the main gate, representing 58% of the community.

Completed Projects – Landscaping



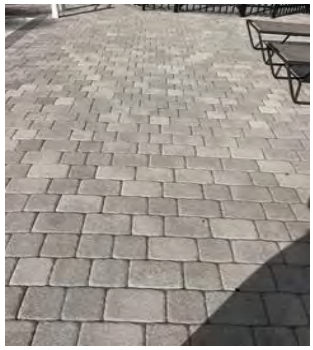


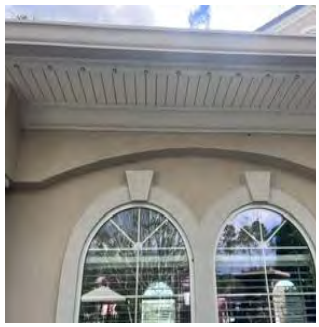


- New annuals have been planted at the main entrance and the amenity center entrance.
- The ornamental grasses on the pool deck have been cut back.
- The trees and shrubs around the pool deck have been trimmed.

Completed Projects – Maintenance





- Pressure washing has been completed for the amenity building, pool deck, splash pad deck, entrance pavers, parking lot sidewalk, and playground.

Community Update – Fishing Class

- We held a community fishing class on Saturday, October 10th. Residents joined us to learn proper fishing techniques, safe fish handling, catch-and-release best practices, and tips for fishing in our community ponds.
- The attendees had a wonderful morning and expressed their gratitude for the opportunity.
- A special thank you to CDD Supervisor Bill Toohey for volunteering his time to host this event.

Completed Projects -Ponds









- Carp Stocking (Ponds 4–7): Superior Waterways has completed all necessary steps to stock Ponds 4 through 7 with carp. A new carp barrier was installed on Pond 7, and three barriers were replaced on Pond 4. An amendment to the current carp permit was filed with the Florida Wildlife Commission (FWC), which subsequently inspected the barriers and issued the stocking permit. Stocking was completed on October 15th.
- Monthly Treatment Reports: Monthly pond treatment reports are being provided along with a summary of the work performed. Please find the reports for September and October 2026 below.

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Amelia Concourse TECHNICIAN Thomas DATE 9/22/26

TEMPERATURE (°F): <55 | 55-65 | 66-75 | **76-85** | 86-95 | 96+

CLOUD COVER: **Clear** | 25-50% | **50-75%** | Overcast

WIND: 0-5 | **6-10** | 11-15 | 16+

Lake #'s	4,5,6,7	5				
Weeds Treated	SS, A, Ch	TG, Pw, Aw				

KEY

A = Algae	Ch = Chara	Hyg = Hygrophila	Pr = Primrose	Ta = Tape Grass
Aw = Alligatorweed	Co = Coontail	Ip = Illinois Pondweed	Ru = Ruppia	Tg = Torpedograss
Bt = Baby Tears	Cb = Cuban Bulrush	Lm = Limnophila	Sag = Sago Pondweed	Wh = Water Hyacinths
Ba = Bacopa	Dw = Duckweed	Mf = Mosquito Fern	Sa = Salvinia	Wl = Water Lettuce
Bl = Banana Lilies	Fw = Fanwort	N = Naiad	Sd = Sedges	Wli = Water Lilies
Bw = Bladderwort	Gb = Giant Bulrush	Pw = Pennywort	Ss = Slender Spikerush	Wm = Water Meal
Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: Today I treated algae and Submersed weeds on Ponds 4,5,6,7, Shoreline grasses were treated on Pond 5. All accessable debris has been removed and all outflow structures have been inspected. Thank you for choosing Superior!

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H_2O	(°F)	☐ High 85-95	☑ Normal 75-86	☐ Low 75 <
DISSOLVED OXYGEN	(ppm.)	☐ High 6-8	☐ Normal 4 -6	☐ Low 4 <
pH READING		☐ Acid 1-7	☐ Neutral 7	☐ Base 7 – 14
WATER CLARITY	(Ft.)	☐ Good 6 >	☑ Fair 4-5	☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	☑ Largemouth Bass	☑ Bream	☐ Sunshine Bass	☐ Catfish	☐ Triploid Grass Carp
	☑ Mosquitofish	☐ Oscar	☐ Suckermouth Catfish	☐ Peacock Bass	☐ Mayan Cichlid
	☐ Snakehead	☐ Tilapia	☐ Florida Gar	☐ Piranha	☐ Clown Knife Fish
WILDLIFE	☐ Alligator	☑ Turtle	☐ Otter	☐ Iguana	☐ Fox
	☐ Snake	☐ Wild Hog	☐ Racoon	☐ Coyote	☐ Manatee
BIRDS	☐ Egret	☑ Muscovies	☐ Coot	☐ Bald Eagle	☐ Osprey
	☐ Anhinga	☐ Cormorant	☑ Wild Ducks	☑ Ibis	☐ Wood Stork
	☐ Limpkin	☐ Pelican	☐ Sandhill Crane	☐ Tricolored Heron	☐ Roseate Spoonbill
	☐ Moorhen	☐ Snail Kite	☐ Little Blue Heron	☐ Green Heron	☐ Great Blue Heron

OTHER: _____

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
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Lake #'s	4,5,6,7					
Weeds Treated	SS, A					

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Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: Today I treated algae and Submersed weeds on all 4 ponds. All accessable debris was removed and the outflow structures were inspected for blockages. Thank you for choosing Superior!

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H_2O	(°F)	☐ High 85-95	☑ Normal 75-86	☐ Low 75 <
DISSOLVED OXYGEN	(ppm.)	☐ High 6-8	☐ Normal 4 -6	☐ Low 4 <
pH READING		☐ Acid 1-7	☐ Neutral 7	☐ Base 7 – 14
WATER CLARITY	(Ft.)	☐ Good 6 >	☑ Fair 4-5	☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	☑ Largemouth Bass	☑ Bream	☐ Sunshine Bass	☐ Catfish	☐ Triploid Grass Carp
	☑ Mosquitofish	☐ Oscar	☐ Suckermouth Catfish	☐ Peacock Bass	☐ Mayan Cichlid
	☐ Snakehead	☐ Tilapia	☐ Florida Gar	☐ Piranha	☐ Clown Knife Fish
WILDLIFE	☐ Alligator	☑ Turtle	☐ Otter	☐ Iguana	☐ Fox
	☐ Snake	☐ Wild Hog	☐ Racoon	☐ Coyote	☐ Manatee
BIRDS	☑ Egret	☑ Muscovies	☑ Coot	☐ Bald Eagle	☐ Osprey
	☑ Anhinga	☐ Cormorant	☑ Wild Ducks	☐ Ibis	☐ Wood Stork
	☐ Limpkin	☐ Pelican	☐ Sandhill Crane	☐ Tricolored Heron	☐ Roseate Spoonbill
	☐ Moorhen	☐ Snail Kite	☑ Little Blue Heron	☐ Green Heron	☐ Great Blue Heron

OTHER:

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

Conclusion

For any questions or comments regarding the above information please contact:
Kelly Mullins, Field Operations Manager, at acmanager@gmsnf.com

Respectfully,
Kelly Mullins, LCAM

ELEVENTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting

October 31, 2026

Amelia Concourse

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 56,771	$ -	$ -	$ -	$ 56,771
Investments:					
State Board of Administration (SBA)	66,606	-	287,113	-	353,720
Custody (US Bank)	372,694	-	-	-	372,694
Series 2007					
Reserve	-	112,263	-	-	112,263
Revenue	-	134,662	-	-	134,662
Prepayment	-	5,460	-	-	5,460
Cost of Issuance	-	-	-	1	1
Series 2016					
Reserve	-	70,481	-	-	70,481
Revenue	-	104,296	-	-	104,296
Prepayment	-	33,130	-	-	33,130
Series 2019A					
Reserve	-	106,301	-	-	106,301
Revenue	-	80,825	-	-	80,825
Construction	-	-	-	19,340	19,340
Series 2019B					
Prepayment	-	277	-	-	277
Construction	-	-	-	692,880	692,880
Total Assets	**$ 496,071**	**$ 647,694**	**$ 287,113**	**$ 712,222**	**$ 2,143,100**
Fund Balance:					
Debt Service - Series	$ -	$ 647,694	$ -	$ -	$ 647,694
Capital Project - Series	-	-	-	712,222	712,222
Assigned for:					
Capital Reserve Fund	-	-	287,113	-	287,113
Unassigned	496,071	-	-	-	496,071
Total Fund Balances	**$ 496,071**	**$ 647,694**	**$ 287,113**	**$ 712,222**	**$ 2,143,100**
Total Liabilities & Fund Balance	$ 496,071	$ 647,694	$ 287,113	$ 712,222	$ 2,143,100

Amelia Concourse

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 477,432	$ 1,769	$ 1,769	$ -
Interest Income	5,000	417	1,436	1,020
Other Income	1,000	83	-	(83)
Total Revenues	**$ 483,432**	**$ 2,269**	**$ 3,205**	**$ 936**
Expenditures:				
General & Administrative:				
Supervisors	$ 3,600	$ 300	$ -	$ 300
FICA Expense	275	23	-	23
Travel	300	25	-	25
Engineering	7,500	625	-	625
Attorney Fees	20,000	1,667	-	1,667
Annual Audit	3,800	317	-	317
Dissemination	12,500	1,042	1,000	42
Assessment Roll	8,940	8,940	8,940	-
Property Appraiser	5,000	417	-	417
Trustee Fees	16,300	7,926	7,926	-
Arbitrage	1,800	150	-	150
Management Fees	54,729	4,561	4,561	-
Information Technology	2,384	199	199	-
Website Maintenance	1,192	99	99	-
Telephone	250	21	-	21
Postage	750	63	92	(29)
Insurance	13,133	12,834	12,834	-
Printing and Binding	500	42	8	34
Legal Advertising	2,500	208	-	208
Other Current Charges	1,500	125	92	33
Office Supplies	100	8	0	8
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 157,229**	**$ 39,765**	**$ 35,925**	**$ 3,839**
Operations & Maintenance				
Field:				
Contract Services:				
Landscape Maintenance	$ 59,415	$ 4,951	$ 3,305	$ 1,646
Lake Maintenance	9,400	783	2,620	(1,837)
Field Operations Management	22,218	1,852	1,852	-
Repairs & Maintenance:				
Repairs & Maintenance	16,000	1,333	-	1,333
Irrigation Repairs	4,000	333	-	333
Landscape Contingency	17,000	1,417	-	1,417
Utilities:				
Electric	37,240	3,103	3,149	(46)
Water & Sewer	25,300	2,108	601	1,508
Subtotal Field	**$ 190,573**	**$ 15,881**	**$ 11,527**	**$ 4,354**

Amelia Concourse

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Center:				
Insurance	$ 18,478	$ 18,294	18,294	$ -
Facility Management	22,218	1,852	1,852	-
Pool Maintenance	20,739	1,728	2,263	(535)
Pool Chemicals	13,500	1,125	1,565	(440)
Pool Permits	530	44	-	44
Cable	2,200	183	233	(50)
Janitorial	10,430	869	869	-
Facility Maintenance	15,635	1,303	195	1,108
Pest Control	1,000	83	83	-
Refuse	900	75	71	4
Holiday Decorations	5,000	417	1,495	(1,078)
Reserves:				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	**$ 185,630**	**$ 25,973**	**$ 26,919**	**$ (946)**
Total Operations & Maintenance	**$ 376,203**	**$ 41,854**	**$ 38,446**	**$ 3,408**
Total Expenditures	**$ 533,432**	**$ 81,619**	**$ 74,372**	**$ 7,247**
Excess (Deficiency) of Revenues over Expenditures	$ (50,000)	$ (79,351)	$ (71,167)	$ 8,183
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (50,000)**	**$ (79,351)**	**$ (71,167)**	**$ 8,183**
Fund Balance - Beginning	$ 50,000		$ 567,238	
Fund Balance - Ending	$ -		$ 496,071	

Amelia Concourse

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ 1,769	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,769
Interest Income	1,436	-	-	-	-	-	-	-	-	-	-	-	1,436
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 3,205**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,205**
Expenditures:													
General & Administrative:													
Supervisors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Assessment Roll	8,940	-	-	-	-	-	-	-	-	-	-	-	8,940
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	7,926	-	-	-	-	-	-	-	-	-	-	-	7,926
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,561	-	-	-	-	-	-	-	-	-	-	-	4,561
Information Technology	199	-	-	-	-	-	-	-	-	-	-	-	199
Website Maintenance	99	-	-	-	-	-	-	-	-	-	-	-	99
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	92	-	-	-	-	-	-	-	-	-	-	-	92
Insurance	12,834	-	-	-	-	-	-	-	-	-	-	-	12,834
Printing and Binding	8	-	-	-	-	-	-	-	-	-	-	-	8
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	92	-	-	-	-	-	-	-	-	-	-	-	92
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 35,925**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,925**
Operations & Maintenance													
Field:													
Contract Services:													
Landscape Maintenance	$ 3,305	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,305
Lake Maintenance	2,620	-	-	-	-	-	-	-	-	-	-	-	2,620
Field Operations Management	1,852	-	-	-	-	-	-	-	-	-	-	-	1,852
Repairs & Maintenance:													
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities:													
Electric	3,149	-	-	-	-	-	-	-	-	-	-	-	3,149
Water & Sewer	601	-	-	-	-	-	-	-	-	-	-	-	601
Subtotal Field Expenditures	**$ 11,527**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,527**

Amelia Concourse

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:													
Insurance	$ 18,294	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,294
Facility Management	1,852	-	-	-	-	-	-	-	-	-	-	-	1,852
Pool Maintenance	2,263	-	-	-	-	-	-	-	-	-	-	-	2,263
Pool Chemicals	1,565	-	-	-	-	-	-	-	-	-	-	-	1,565
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	233	-	-	-	-	-	-	-	-	-	-	-	233
Janitorial	869	-	-	-	-	-	-	-	-	-	-	-	869
Facility Maintenance	195	-	-	-	-	-	-	-	-	-	-	-	195
Pest Control	83	-	-	-	-	-	-	-	-	-	-	-	83
Refuse	71	-	-	-	-	-	-	-	-	-	-	-	71
Holiday Decorations	1,495	-	-	-	-	-	-	-	-	-	-	-	1,495
Reserves:													
Capital Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center:	**$ 26,919**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,919**
Total Operations & Maintenance	**$ 38,446**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 38,446**
Total Expenditures	**$ 74,372**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 74,372**
Excess (Deficiency) of Revenues over Expenditures	$ (71,167)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (71,167)
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (71,167)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (71,167)**

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 111,295	$ 408	$ 408	$ -
Interest Income	5,000	417	705	288
Total Revenues	**$ 116,295**	**$ 825**	**$ 6,573**	**$ 5,748**
Expenditures:				
Interest - 11/1	$ 26,594	$ -	$ -	$ -
Interest - 5/1	26,594	-	-	-
Principal - 5/1	55,000	-	-	-
Total Expenditures	**$ 108,188**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,108	$ 825	$ 6,573	$ 5,748
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,200)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ (1,200)	$ -	$ -	$ -
Net Change in Fund Balance	**$ 6,908**	**$ 825**	**$ 6,573**	**$ 5,748**
Fund Balance - Beginning	$ 132,197		$ 245,812	
Fund Balance - Ending	$ 139,105		$ 252,384	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 146,859	$ 533	$ 533	$ -
Interest Income	5,000	417	592	175
Total Revenues	**$ 151,859**	**$ 950**	**$ 1,125**	**$ 175**
Expenditures:				
Interest - 11/1	$ 49,650	$ -	$ -	$ -
Interest - 5/1	49,650	-	-	-
Principal - 5/1	40,000	-	-	-
Total Expenditures	**$ 139,300**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 12,559	$ 950	$ 1,125	$ 175
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,500)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ (1,500)	$ -	$ -	$ -
Net Change in Fund Balance	**$ 11,059**	**$ 950**	**$ 1,125**	**$ 175**
Fund Balance - Beginning	$ 132,628		$ 206,781	
Fund Balance - Ending	$ 143,687		$ 207,906	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 179,916	$ 662	$ 662	$ -
Interest Income	5,000	417	532	116
Total Revenues	**$ 184,916**	**$ 1,079**	**$ 1,194**	**$ 116**
Expenditures:				
Interest - 11/1	$ 63,139	$ -	$ -	$ -
Interest - 5/1	63,139	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	**$ 176,278**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,639	$ 1,079	$ 1,194	$ 116
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,900)	$ -	$ -	$ -
Transfer In/(Out)	-	-	(305)	(305)
Total Other Financing Sources/(Uses)	$ (1,900)	$ -	$ (305)	$ (305)
Net Change in Fund Balance	**$ 6,739**	**$ 1,079**	**$ 889**	**$ (190)**
Fund Balance - Beginning	$ 78,604		$ 186,238	
Fund Balance - Ending	$ 85,342		$ 187,127	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -
Interest Income	-	-	1	1
Total Revenues	**$ -**	**$ -**	**$ 1**	**$ 1**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Principal - 11/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 1	$ 1
Net Change in Fund Balance	**$ -**	**$ -**	**$ 1**	**$ 1**
Fund Balance - Beginning	$ -		$ 276	
Fund Balance - Ending	$ -		$ 277	

Amelia Concourse

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Capital Reserve Funding	$ 75,000	$ -	$ -	$ -
Interest	5,000	417	984	567
Total Revenues	**$ 80,000**	**$ 417**	**$ 984**	**$ 567**
Expenditures:				
Capital Outlay	$ 10,000	$ 833	$ -	$ 833
Repair and Replacements	100,000	8,333	-	8,333
Total Expenditures	**$ 110,000**	**$ 9,167**	**$ -**	**$ 9,167**
Excess (Deficiency) of Revenues over Expenditures	**$ (30,000)**		**$ 984**	
Net Change in Fund Balance	**$ (30,000)**		**$ 984**	
Fund Balance - Beginning	$ 285,836		$ 286,130	
Fund Balance - Ending	$ 255,836		$ 287,113	

Amelia Concourse

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending October 31, 2026

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	$ -	$ 52	$1,922
Transfer In	-	305	-
Total Revenues	$ -	$ 358	$ 1,922
Expenditures			
Capital Outlay	$ -	$ -	$ 1,665
Total Expenditures	$ -	$ -	$ 1,665
Excess Revenues (Expenditures)	$ -	$ 358	$ 257
Beginning Fund Balance	$ 1	$ 18,983	$ 692,624
Ending Fund Balance	$ 1	$ 19,340	$ 692,880

Amelia Concourse

Community Development District

Long Term Debt Report

Series 2007, Capital Improvement Revenue Bonds			
Optional Redemption Date	5/1/2017		
Interest Rate	5.75%		
Maturity Date	5/1/2038		
Reserve Fund Definition	7.0264% of Deemed Outstanding		
Reserve Fund Requirement	$ 112,263		
Reserve Fund Balance	112,263		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
Bonds outstanding - 9/30/2013		$	7,255,000
Less: November 1, 2013			-
Less: May 1, 2014 (Mandatory)			(125,000)
Less: May 1, 2014 (Prepayment)			(65,000)
Less: May 1, 2014 (Prior Years)			(435,000)
Less: November 1, 2014 (Prepayment)			(85,000)
Less: May 1, 2015 (Prepayment)			(75,000)
Less: December 16, 2021 (Partial Redemption)			(895,000)
Less: May 1, 2022 (Prepayment)			(200,000)
Less: August 8, 2023 (Partial Redemption)			(4,270,000)
Less: May 1, 2024 (Prepayment)			(15,000)
Less: May 1, 2024 (Mandatory)			(50,000)
Less: May 1, 2025 (Mandatory)			(50,000)
Less: November 1, 2025 (Prepayment)			(15,000)
Less: May 1, 2026 (Mandatory)			(50,000)
Current Bonds Outstanding		**$**	**925,000**

Series 2016, Capital Improvement Revenue Bonds			
Optional Redemption Date	5/1/2026		
Interest Rate	6.00%		
Maturity Date	5/1/2047		
Reserve Fund Definition	50% of MADS		
Reserve Fund Requirement	$ 70,481		
Reserve Fund Balance	70,481		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
Bonds outstanding - 6/30/2016		$	3,385,000
Less: May 1, 2018 (Mandatory)			(40,000)
Less: May 1, 2018 (Prepayment)			(60,000)
Less: November 1, 2018 (Prepayment)			(160,000)
Less: May 1, 2019 (Mandatory)			(40,000)
Less: May 1, 2019 (Prepayment)			(95,000)
Less: November 1, 2019 (Prepayment)			(600,000)
Less: May 1, 2020 (Prepayment)			(235,000)
Less: May 1, 2020 (Mandatory)			(35,000)
Less: November 1, 2020 (Prepayment)			(105,000)
Less: May 1, 2021 (Prepayment)			(80,000)
Less: May 1, 2021 (Mandatory)			(30,000)
Less: November 1, 2021 (Prepayment)			(5,000)
Less: May 1, 2022 (Prepayment)			(5,000)
Less: May 1, 2022 (Mandatory)			(30,000)
Less: November 1, 2022 (Prepayment)			(15,000)
Less: May 1, 2023 (Prepayment)			(20,000)
Less: May 1, 2023 (Mandatory)			(35,000)
Less: November 1, 2023 (Prepayment)			(5,000)
Less: May 1, 2024 (Prepayment)			(5,000)
Less: May 1, 2024 (Mandatory)			(35,000)
Less: November 1, 2024 (Prepayment)			(5,000)
Less: May 1, 2025 (Prepayment)			(35,000)
Less: May 1, 2025 (Mandatory)			(5,000)
Less: November 1, 2025 (Prepayment)			(5,000)
Less: May 1, 2026 (Prepayment)			(40,000)
Less: May 1, 2026 (Mandatory)			(5,000)
Current Bonds Outstanding		**$**	**1,655,000**

Amelia Concourse

Community Development District

Long Term Debt Report

Series 2019A, Capital Improvement Revenue Bonds			
Optional Redemption Date	5/1/2029		
Interest Rate	5.65%		
Maturity Date	5/1/2049		
Reserve Fund Definition	50% of MADS		
Reserve Fund Requirement	$ 106,301		
Reserve Fund Balance	106,301		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
Bonds outstanding - 03/20/2019		$	3,035,000
Less: May 1, 2020 (Mandatory)			(40,000)
Less: February 1, 2021 (Prepayment)			(40,000)
Less: May 1, 2021 (Prepayment)			(40,000)
Less: May 1, 2021 (Mandatory)			(40,000)
Less: August 1, 2021 (Prepayment)			(55,000)
Less: November 1, 2021 (Prepayment)			(85,000)
Less: February 1, 2022 (Prepayment)			(85,000)
Less: May 1, 2022 (Prepayment)			(35,000)
Less: May 1, 2022 (Mandatory)			(40,000)
Less: August 1, 2022 (Prepayment)			(55,000)
Less: November 1, 2022 (Prepayment)			(20,000)
Less: May 1, 2023 (Prepayment)			(35,000)
Less: May 1, 2023 (Mandatory)			(40,000)
Less: August 1, 2023 (Prepayment)			(20,000)
Less: November 1, 2023 (Prepayment)			(5,000)
Less: May 1, 2024 (Prepayment)			(5,000)
Less: May 1, 2024 (Mandatory)			(40,000)
Less: May 1, 2025 (Prepayment)			(20,000)
Less: May 1, 2025 (Mandatory)			(45,000)
Less: November 1, 2025 (Prepayment)			(5,000)
Less: May 1, 2026 (Mandatory)			(45,000)
Less: May 1, 2026 (Prepayment)			(5,000)
Current Bonds Outstanding		**$**	**2,235,000**

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE ASMT	O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	110,167.73	144,018.73	178,680.05	477,431.89	910,298.40
TOTAL NET ASSESSED	458	110,167.73	144,018.73	178,680.05	477,431.89	910,298.40

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	906,926.39	408.09	533.49	661.88	1,768.55	3,372.01
TOTAL DUE / RECEIVED	906,926.39	408.09	533.49	661.88	1,768.55	3,372.01

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	10/30/26	3,372.01	408.09	533.49	661.88	1,768.55
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,372.01	408.09	533.49	661.88	1,768.55

PERCENT COLLECTED TAX ROLL		0.37%	0.37%	0.37%	0.37%	0.37%

B.

Amelia Concourse

Community Development District

Check Register Summary

9/1/2026 - 10/31/2026

Fund	Date	Check #'s		Amount
Payroll	9/16/26	50267-50269	$	554.10
		Sub-Total	$	554.10
General Fund				
	9/11/26	2815-2819	$	5,363.38
	9/22/26	2820-2831		53,329.75
	10/5/26	2832-2835		5,869.32
	10/12/26	2836-2838		1,940.00
	10/20/26	2839-2846		28,911.06
	10/30/26	2847-2849		2,754.63
		Sub-Total	$	98,168.14
Total			**$**	**98,722.24**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50267	16	KHRISTEN R SNOW	184.70	9/16/2026
50268	13	KIMBERLY CHAMERDA	184.70	9/16/2026
50269	15	WILLIAM T BUSBY	184.70	9/16/2026
		TOTAL FOR REGISTER	554.10	

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: September 15, 2026

	Name	In Attendance	Fee
1	William Busby	✓	$200
2	Harvey Greenberg	✓	N/A
3	Bill Toohey	✓	N/A
4	Kimberly Chamerda	✓	$200
5	Khristen Snow	✓	$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

District Manager Signature

9/15/26
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK NOS. 002815-002849 AMELIA CONCOURSE - GF
BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/26	00186	9/01/26	09012026	202609	300-36900-10100		*	250.00		
			RENTAL DEPOSIT REFUND							
						CHELSY EDGINGTON			250.00	002815
9/11/26	00185	9/01/26	09012026	202609	300-36900-10100		*	250.00		
			RENTAL DEPOSIT REFUND							
						CHRISTOPHER NORBERG			250.00	002816
9/11/26	00127	9/01/26	447545	202609	320-57200-34500		*	195.00		
			SEP CLOUD ACCESS CONTROL							
						HI-TECH SYSTEM			195.00	002817
9/11/26	00170	9/01/26	1015642	202609	320-57200-46800		*	520.00		
			SEP LAKE MAINTENANCE							
						SUPERIOR WATERWAY SERVICES INC			520.00	002818
9/11/26	00022	8/25/26	8308436	202608	310-51300-32300		*	691.40		
			FY26 SE2007 TRUSTEE FEES							
		8/25/26	8308436	202608	300-15500-10100		*	3,456.98		
			FY27 SE2007 TRUSTEE FEES							
						U.S. BANK			4,148.38	002819
9/22/26	00187	9/15/26	09152026	202609	300-36900-10100		*	250.00		
			RENTAL DEPOSIT REFUND							
						CALLIE VANZANT			250.00	002820
9/22/26	00034	9/02/26	33716	202609	300-15500-10100		*	31,128.00		
			FY27 POLICY RENEWAL							
						EGIS INSURANCE ADVISORS, LLC			31,128.00	002821
9/22/26	00188	8/10/26	301	202608	320-57200-62000		*	2,675.00		
			FENCE INSTALL/RPR & RPLC							
						GAINES FENCE LLC			2,675.00	002822
9/22/26	00005	9/01/26	394	202609	320-57200-35100		*	1,610.00		
			SEP CONTRACT ADMIN							
		9/01/26	394	202609	320-57200-34000		*	1,610.00		
			SEP FACILITY MANAGEMENT							
		9/01/26	394	202609	320-57200-46000		*	820.00		
			SEP JANITORIAL							
		9/01/26	394	202609	320-57200-45300		*	1,630.42		
			SEP POOL MAINTENANCE							
		9/01/26	394	202609	320-57200-45400		*	248.00		
			POOL CHEM-TRICHLOR							
		9/01/26	394	202609	320-57200-45400		*	175.30		
			POOL CHEM-LIQUID BLEACH							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	394	202609	320-57200-45400			*	61.16		
			POOL CHEM-MURIATIC ACID								
		9/01/26	394	202609	320-57200-45400			*	15.29		
			POOL CHEM-CAL HYPO								
		9/01/26	394	202609	320-57200-45400			*	84.10		
			POOL CHEM-TILE SOAP								
							GOVERNMENTAL MANAGEMENT SERVICES			6,254.27	002823
9/22/26	00005	9/01/26	395	202609	310-51300-34000			*	4,427.92		
			SEP MANAGEMENT FEES								
		9/01/26	395	202609	310-51300-52000			*	96.42		
			SEP WEBSITE ADMIN								
		9/01/26	395	202609	310-51300-35100			*	192.92		
			SEP INFO TECH								
		9/01/26	395	202609	310-51300-32400			*	1,012.67		
			SEP DISSEM AGENT SRVCS								
		9/01/26	395	202609	310-51300-51000			*	.54		
			OFFICE SUPPLIES								
		9/01/26	395	202609	310-51300-42000			*	23.29		
			POSTAGE								
		9/01/26	395	202609	310-51300-42500			*	9.15		
			COPIES								
		9/01/26	395	202609	310-51300-41000			*	16.32		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,779.23	002824
9/22/26	00142	9/03/26	7555943	202609	320-57200-45400			*	1,201.50		
			POOL CHEMICALS								
		9/15/26	7568206	202609	320-57200-45400			*	911.75		
			POOL CHEMICALS								
							HAWKINS INC			2,113.25	002825
9/22/26	00135	9/14/26	15893	202608	310-51300-31500			*	188.50		
			AUG GENERAL SERVICES								
							KILINSKI VAN WYK PLLC			188.50	002826
9/22/26	00082	4/01/26	66623960	202604	320-53800-45513			*	83.00		
			APR FIRE ANT SERVICE								
							NADERS PEST CONTROL			83.00	002827
9/22/26	00082	7/10/26	69014491	202607	320-53800-45513			*	83.00		
			JUL FIRE ANT SERVICE								
							NADERS PEST CONTROL			83.00	002828
9/22/26	00082	9/04/26	69953591	202609	320-53800-45513			*	83.00		
			SEP FIRE ANT SERVICE								
							NADERS PEST CONTROL			83.00	002829

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/22/26	00157	9/01/26	819131	202609	320-57200-46200			*	3,305.00		
			SEP LANDSCAPE MAINT PH1&2								
							THE GREENERY OF NORTH FLORIDA INC			3,305.00	002830
9/22/26	00112	9/09/26	4184	202608	310-51300-31100			*	1,387.50		
			AUG ENGINEERING								
							YURO & ASSOCIATES, LLC			1,387.50	002831
10/05/26	00143	2/07/26	02072026	202602	310-51300-49000			*	400.00		
			WORK APPRECIATION BONUS								
							CHRISTIAN DELLINGER			400.00	002832
10/05/26	00142	9/30/26	7583993	202609	320-57200-45400			*	759.25		
			POOL CHEMICALS								
							HAWKINS INC			759.25	002833
10/05/26	00011	9/17/26	26-00263	202609	310-51300-48000			*	96.25		
			9/17 NTC OF MTGS								
							JACKSONVILLE DAILY RECORD			96.25	002834
10/05/26	00157	9/25/26	821121	202609	320-57200-46300			*	1,308.82		
			SEASONAL COLOR PH1 & PH2								
		10/01/26	821371	202610	320-57200-46200			*	3,305.00		
			OCT LANDSCAPE MAINT PH1&2								
							THE GREENERY OF NORTH FLORIDA INC			4,613.82	002835
10/12/26	00154	9/30/26	INV0319	202610	320-57200-46500			*	1,495.00		
			DEP INSTALL LIGHTS								
							CELEBRATION LIGHTS LLC			1,495.00	002836
10/12/26	00189	10/06/26	10062026	202610	300-36900-10100			*	250.00		
			RENTAL DEPOSIT REFUND								
							HANNAH DIAZ			250.00	002837
10/12/26	00127	10/01/26	449850	202610	320-57200-34500			*	195.00		
			OCT CLOUD ACCESS CONTROL								
							HI-TECH SYSTEM			195.00	002838
10/20/26	00190	10/01/26	1	202610	320-57200-35100			*	1,851.50		
			OCT CONTRACT ADMIN								
		10/01/26	1	202610	320-57200-34000			*	1,851.50		
			OCT FACILITY MANAGEMENT								
		10/01/26	1	202610	320-57200-46000			*	869.17		
			OCT JANITORIAL								
		10/01/26	1	202610	320-57200-45300			*	1,728.25		
			OCT POOL MAINTENANCE								
							CALM III LLC			6,300.42	002839

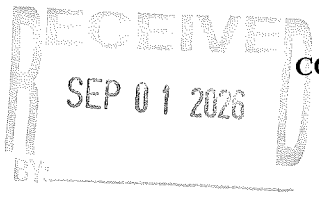
CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00005	10/01/26	396	202610	310-51300-34000			*	4,560.75		
			OCT MANAGEMENT FEES								
		10/01/26	396	202610	310-51300-52000			*	99.33		
			OCT WEBSITE ADMIN								
		10/01/26	396	202610	310-51300-35100			*	198.67		
			OCT INFO TECH								
		10/01/26	396	202610	310-51300-32400			*	1,000.00		
			OCT DISSEM AGENT SRVCS								
		10/01/26	396	202610	310-51300-51000			*	.45		
			OFFICE SUPPLIES								
		10/01/26	396	202610	310-51300-42000			*	91.99		
			POSTAGE								
		10/01/26	396	202610	310-51300-42500			*	7.95		
			COPIES								
		10/01/26	396	202610	320-57200-45400			*	248.00		
			POOL CHEM-TRICHLOR								
		10/01/26	396	202610	320-57200-45400			*	153.38		
			POOL CHEM-LIQUID BLEACH								
		10/01/26	396	202610	320-57200-45400			*	61.16		
			POOL CHEM-MURIATIC ACID								
		10/01/26	396	202610	320-57200-45400			*	84.10		
			POOL CHEM-TILE SOAP								
		10/01/26	396	202610	320-57200-45300			*	534.62		
			POOL RPR-FLOW METER&VALVE								
							GOVERNMENTAL MANAGEMENT SERVICES			7,040.40	002840
10/20/26	00005	10/08/26	397	202610	310-51300-31300			*	8,940.00		
			FY27 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			8,940.00	002841
10/20/26	00135	10/07/26	16128	202609	310-51300-31500			*	3,506.39		
			SEP GENERAL SERVICE								
							KILINSKI VAN WYK PLLC			3,506.39	002842
10/20/26	00082	10/12/26	70530437	202610	320-53800-45513			*	83.00		
			OCT FIRE ANT SERVICE								
							NADERS PEST CONTROL			83.00	002843
10/20/26	00170	10/01/26	1016496	202610	320-57200-46800			*	520.00		
			OCT LAKE MAINTENANCE								
							SUPERIOR WATERWAY SERVICES INC			520.00	002844
10/20/26	00170	10/15/26	1017230	202610	320-57200-46800			*	2,100.00		
			GRASS CARP STOCK-POND 4								
							SUPERIOR WATERWAY SERVICES INC			2,100.00	002845

*** CHECK NOS. 002815-002849 AMELIA CONCOURSE - GF
BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/20/26	00157	10/15/26	823860	202609	320	57200-46400				*	420.85		
			SEP IRRIGAITION SERVICE										
									THE GREENERY OF NORTH FLORIDA INC			420.85	002846
10/30/26	00005	10/16/26	398	202609	320	57200-62000				*	348.63		
			SEP FACILITY MAINTENANCE										
									GOVERNMENTAL MANAGEMENT SERVICES			348.63	002847
10/30/26	00142	10/21/26	7605015	202610	320	57200-45400				*	1,018.50		
			POOL CHEMICALS										
									HAWKINS INC			1,018.50	002848
10/30/26	00112	10/13/26	4215-REV	202609	310	51300-31100				*	1,387.50		
			SEP ENGINEERING										
									YURO & ASSOCIATES, LLC			1,387.50	002849

TOTAL FOR BANK A 98,168.14

TOTAL FOR REGISTER 98,168.14



Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 1, 2026	$250.00	Kelly Mullins

Payable to:

Chelsy Edgington

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund
Mailing Address 95279 Snapdragon Dr., Fernandina Beach, 32034.
(Attach supporting documentation for request.)

RECEIVED
SEP 01 2026
By:

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 1, 2026	$250.00	Kelly Mullins

Payable to:

Christopher Norberg

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund
Mailing Address 95098 Cornflower Dr., Fernandina Beach, 32034.
(Attach supporting documentation for request.)

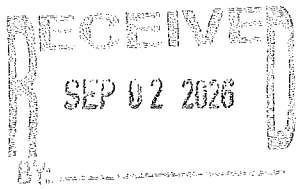
Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 447545
Invoice Date: 09/01/2026
Completed: 09/02/2026
Terms: Due On Receipt
Bid#:

Bill to:
Amelia Concourse CDD
475 W Town Place
Suite 114
Saint Augustine, FL 32092
Click Here to Pay Online!



475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control	1.00	$20.00	20.00
ADC-Access-Door-Addon	1.00	$40.00	40.00
Service Plan	1.00	$50.00	50.00
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
HT OVRC Net Pro	1.00	$25.00	25.00
Hi-Tech Commercial Video 16	1.00	$60.00	60.00
Sales Tax			0.00

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9-4-26
Acct. # 1-320-57200-34500

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	$195.00
Payments	$0.00
Balance Due	$195.00

INVOICE

Superior Waterway Services, Inc.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404

DATE	INVOICE #
9/1/2026	1015642

BILL TO

Amelia Concourse
475 West Town Place
Suite #114
St, Augustine FL 32092

P.O. No.	Terms
September ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control at Lakes 4-7	520.00	520.00
	Nassau County Sales Tax	7.00%	0.00

RECEIVED
AUG 27 2026
BY:

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-27-26
Acct. # 1-320-57200-46800

Subtotal	$520.00
Payments/Credits	$0.00
Balance Due	**$520.00**

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St Paul, MN 55107

Invoice Number: [redacted] 8308436
Invoice Date: 08/25/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Amelia Concourse CDD
c/o GMS - North Florida, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
United States

RECEIVED
AUG 28 2026
BY:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

Invoice Number: [redacted] 8308436
Current Due: $4,148.38
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8308436
Invoice Date: [redacted] 08/25/2026 [redacted]
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

[redacted]

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	$3,850.00
Subtotal Administration Fees - In Advance 08/01/2026 - 07/31/2027				**$3,850.00**
Incidental Expenses 08/01/2026 to 07/31/2027	3,850.00	0.0775		$298.38
Subtotal Incidental Expenses				**$298.38**
TOTAL AMOUNT DUE				**$4,148.38**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
SEP 15 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
September 15, 2026	$250.00	Kelly Mullins

Payable to:

Callie Vanzant

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund
Mailing Address 95086 Lavender Ln., Fernandina Beach, 32034.
(Attach supporting documentation for request.)

INVOICE

egis Insurance & Risk Advisors

Customer	Amelia Concourse Community Development District
Acct #	276
Date	09/02/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	31,128.00
Payment Amount		
Payment for:	Invoice#33716	
100126539		

Thank You

Amelia Concourse Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Please detach and return with payment

Customer: Amelia Concourse Community Development District

Invoice	Effective	Transaction	Description	Amount
33716	10/01/2026	Renew policy	Policy #100126539 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2026	31,128.00

RECEIVED
SEP 14 2026
BY: TP

RECEIVED
SEP 03 2026
BY:

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 31,128.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/02/2026

Gaines fence

(904) 753-4530 | gainesfence@gmail.com

RECIPIENT:

Kelly Mullins
94081 Goodwood Drive
Fernandina Beach, Fl 32034

SERVICE ADDRESS:

94998 Windflower Trail / Fernandina Beach
Amelia Concourse / Fernandina Beach

Invoice #301

Issued	Aug 10, 2026
Due	Aug 10, 2026
Total	**$2,675.00**
Account Balance	$2,675.00

PAST DUE

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 10, 2026				
FENCE	We propose the installation of approximately 24 feet of 2-rail aluminum; including the installation of one 4-foot gate. Two panels will be cantilevered in water.	1	$1,475.00	$1,475.00
FENCE	We propose the repair/replacement of 2 white vinyl panels.	1	$225.00	$225.00
FENCE	For the removal and reinstallation of 4-panels of fencing and one gate.	1	$975.00	$975.00

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9-15-26
Acct. # 1-320-57200-62000

RECEIVED
SEP 15 2026
BY:

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$2,675.00**
Account balance	**$2,675.00**

Pay Now

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 394
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

Bill To:
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - September 2026		1,610.00	1,610.00
Facility Management- September 2026		1,610.00	1,610.00
Janitorial - September 2026		820.00	820.00
Pool Maintenance - September 2026		1,630.42	1,630.42
Pool Chemicals - Trichlor		248.00	248.00
Pool Chemicals - Liquid Bleach		175.30	175.30
Pool Chemicals - Muriatic Acid		61.16	61.16
Pool Chemicals - Cal Hypo		15.29	15.29
Pool Chemicals - Tile Soap		84.10	84.10

RECEIVED
SEP 04 2026
BY:

Alison Mossing
9-4-26

Total	$6,254.27
Payments/Credits	$0.00
Balance Due	$6,254.27

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 395
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

Bill To:
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,427.92	4,427.92
Website Administration - September 2026		96.42	96.42
Information Technology - September 2026		192.92	192.92
Dissemination Agent Services - September 2026		1,012.67	1,012.67
Office Supplies		0.54	0.54
Postage		23.29	23.29
Copies		9.15	9.15
Telephone		16.32	16.32

Total	$5,779.23
Payments/Credits	$0.00
Balance Due	$5,779.23

Original

Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	**$1,201.50**
Invoice Number	7555943
Invoice Date	9/3/26
Sales Order Number/Type	5278111 SL
Branch Plant	74
Shipment Number	6363016

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/3/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	390.0000	GA	$3.0500	GA	3,771.3 LB	$1,189.50
		1 LB BLK (Mini-Bulk)		390.0000	GA			3,771.3 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

********** Receive Your Invoice Via Email **********

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

RECEIVED
SEP 04 2026
BY:

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9-4-26
Acct. # 1-320-57200-45400

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$1,201.50**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

[redacted]

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5[illegible]rimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3343702

Original

Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	**$911.75**	
Invoice Number	7568206	
Invoice Date	9/15/26	
Sales Order Number/Type	5288110	SL
Branch Plant	74	
Shipment Number	6376046	

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/15/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	295.0000	GA	$3.0500	GA	2,852.7 LB	$899.75
		1 LB BLK (Mini-Bulk)		295.0000	GA			2,852.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

********** Receive Your Invoice Via Email **********

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9-16-26
Acct. # 1-320-57200-45400

RECEIVED
SEP 16 2026
BY

Page 1 of 1

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$911.75**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

[redacted]

CH PAYMENTS:
X (Corporate Trade Exchange) is our preferred method. Please
member to include in the addendum the document numbers
rtaining to the payment.
r other than CTX, the remit to information may be emailed to
edit.Dept@Hawkinsinc.com

ASH IN ADVANCE/EFT PAYMENTS:
ease list the Hawkins, Inc. sales order number or your purchase
der number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3397008

KILINSKI | VAN WYK

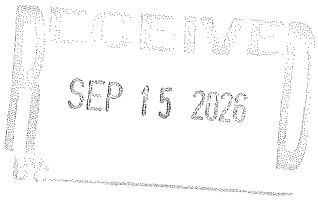
Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15893
Date: 09/14/2026
Due On: 10/14/2026

Amelia Concourse CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092



Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$188.50	) - (	$0.00	) =	**$188.50**

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	08/12/2026	Research recorded master and supplemental notices of special assessments.	0.60	$200.00	$120.00
Service	MB	08/18/2026	Research application of HB 967 (electronic payments).	0.10	$300.00	$30.00
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$385.00	$38.50
					Total	**$188.50**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

NADER'S Pest Raiders
an Arrow Exterminators® Brand

INVOICE

Bill To [1328696]	Service Address [1328696]
Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716	Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716

Invoice #	66623960	Technician	Joseph Emory
Invoice Date	04/01/26	License #	JE225335
Service Date	04/01/26	Target Pest	
		Purchase Order	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00
	Subtotal	$83.00

Approved
Kelly Mullins, Date 5-22-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

RECEIVED
MAY 22 2026
BY:

Tax	$0.00
Total	$83.00
Amount Paid	$0.00
Balance	$83.00

Reissue check. Previous check #2760, processed and mailed out on 05/28/26, wasn't received.
TP
09/17/26

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

RECEIVED
SEP 17 2026
BY:

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	Access Code to Pool Area- 7946# Performed a fire ant treatment around exterior perimeter of home. You may see dead or dying pests following service. This is normal. Thank you for choosing Naders Pest Raiders as your service provider. We truly appreciate your business. Thanks, Joseph.

AmeliaConcourse Manager <acmanager@gmsnf.com>

Fwd: Invoice for Service

1 message

Oksana Kuzmuk <okuzmuk@gmsnf.com> Wed, Sep 16, 2026 at 4:21 PM
To: AmeliaConcourse Manager <acmanager@gmsnf.com>
Cc: Todd Polvere <Tpolvere@gmsnf.com>

Hi Kelly,

Attached is the invoice for your review and approval.

Thank you,

Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774
Phone: (904) 544-6011

Begin forwarded message:

From: <jbrazee@naderspestraiders.com>
Subject: Invoice for Service
Date: September 16, 2026 at 4:17:31 PM EDT
To: <okuzmuk@gmsnf.com>

Nader's Pest Raiders
96014 Chester Rd
Yulee, FL 32097
904-225-9425

INVOICE

Bill To [1328696]	**Service Address [1328696]**
Amelia Concourse CDD Daniel Laughlin (DM) 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716 **304-389-2198**	Amelia Concourse CDD Daniel Laughlin (DM) 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716

Invoice #	69014491	Technician	Matthew Dyal
Invoice Date	07/10/26	License #	JE248110
Service Date	07/10/26	Target Pest	
		Purchase Order	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00

Subtotal	$83.00
Tax	$0.00
Total	$83.00
Amount Paid	$0.00
Balance	$83.00

Approved
Kelly Mullins, Date 9-17-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

RECEIVED
SEP 17 2026
BY:

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	Access Code to Pool Area- 7946# Today I came by and treated the yard for the control of ants. Thank you for your business!



Jamie L Brazee
Customer Care Specialist

P 904-225-9425
96014 Chester Rd, Yulee, FL 32097
naders**pestraiders.com**
Voted Top 10 USA Workplace 4 Years in a Row

Service Slip/Invoice

Nader's Pest Raiders
96014 Chester Rd
Yulee, FL 32097
904-225-9425

INVOICE:	69953591
DATE:	09/04/2026
ORDER:	69953591

Bill To: [1328696]
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Work Location: [1328696] 304-389-2198
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Work Date	Time	Target Pest	Technician		Time In
09/04/2026	09:28 AM		MDDYALA7DD	Matthew Dyal	

Purchase Order	Terms	Last Service	Map Code		Time Out
		09/04/2026		Lic:JE248110	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00

Access Code to Pool Area-[redacted]
Today i came by and treated around the targeted areas for the control of ants. Thank you for your business.

SUBTOTAL	$83.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$83.00
AMOUNT DUE	**$83.00**

RECEIVED
SEP 08 2026

Approved
Kelly Mullins, Date 9-8-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

CELEBRATING 50 YEARS 1975 2023
the greenery, inc.
– EMPLOYEE OWNED –

PO Box 6569
Hilton Head Island, SC 29938

Invoice 819131	
Date	**PO/Contract#**
09/01/26	
Account Manager	**Terms**
MARK SMOLARSKY	Net 30
Total Amount	$3,305.00

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Property Address
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#94442 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 **RENEWAL September 2026**	**$3,305.00**
Total	**$3,305.00**

RECEIVED
SEP 03 2026
BY:

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9-3-26
Acct. # 001 320 57200 46200

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$3,305.00	$0.00	$0.00	$0.00	$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
9/9/26	4184

Bill To
Amelia Concourse CDD C/O Daniel Laughlin - GMS - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092

RECEIVED
SEP 10 2026
BY:

P.O. No

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse CDD - August Engineering			
CDD Amelia ...	8/7/26	requisition #47	1	185.00	185.00
CDD Amelia ...	8/11/26	update requisition	0.5	185.00	92.50
CDD Amelia ...	8/12/26	review ph 3 cost info from attorney	1	185.00	185.00
CDD Amelia ...	8/18/26	dreamfinders corespondent with staff	1	185.00	185.00
CDD Amelia ...	8/20/26	search for amenity center asbuilts	2	185.00	370.00
CDD Amelia ...	8/27/26	review amenity plans from Daniel	1	185.00	185.00
CDD Amelia ...	8/28/26	find structural engineer for pool area	1	185.00	185.00

Total **$1,387.50**

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED
FEB 07 2025
BY:

RECEIVED
SEP 17 2026
TP
BY:

Check Request

Date	Amount	Authorized By
February 7, 2025	$400.00	Oksana Kuzmuk

Payable to:

Christian Dellinger #143

Date Check Needed:	Budget Category:
ASAP	001.310.51300.490

Intended Use of Funds Requested:

Work Appreciation Bonus

Reissue another check due to Christian Dellinger never receiving check #2501. Which was processed on 02/14/25.
TP
09/17/26

(Attach supporting documentation for request.)

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Charles Gay stated that there was about 150-feet of fence missed during pressure washing. Next, Mr. Gay stated that the contract with AT&T for the utility building was signed by the original board. He asked why the management company has not followed up with on the building contract, which allowed AT&T to keep a lock on the door.

Mr. Greenberg stated that the CDD and HOA boards were both controlled by the developer, and as a result, they represented the interests of the builder and developer.

The Board discussed providing a bonus to Mr. Dellinger and Mr. Laughlin in appreciation for the work they do for the community. The Board's consensus was to give each of them $400.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor authorizing a bonus for Mr. Laughlin and Mr. Dellinger in the amount of $400 each was approved.

Original

Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	**$759.25**
Invoice Number	7583993
Invoice Date	9/30/26
Sales Order Number/Type	5302438 SL
Branch Plant	74
Shipment Number	6394573

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/30/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	245.0000	GA	$3.0500	GA	2,369.2 LB	$747.25
		1 LB BLK (Mini-Bulk)		245.0000	GA			2,369.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

********** Receive Your Invoice Via Email **********

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

RECEIVED
OCT 01 2026
BY:

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-1-26
Acct. # 1-320-57200-45400

Page 1 of 1

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$759.25**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Jacksonville Daily Record

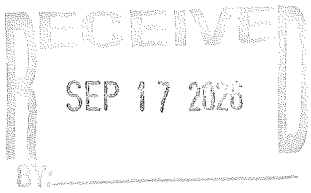
A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 17, 2026
Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial # 26-00263N **PO/File #**

$96.25
Payment Due

Notice of Meetings

$96.25
Publication Fee

Amelia Concourse Community Development District

Amount Paid

Case Number

Publication Dates 9/17

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00263N on your check or remittance advice.

Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com.*

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

Notice of Meetings
Amelia Concourse
Community
Development District

The Board of Supervisors of the Amelia Concourse Community Development District will hold their regular meetings for Fiscal Year 2027 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

November 17, 2026
January 19, 2027
March 16, 2027
April 20, 2027
(Budget Workshop Only)
May 18, 2027
July 20, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meetings. 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that 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 such appeal is to be based.

Daniel Laughlin
District Manager

Sep. 17 00 (26-00263N)

PO Box 6569
Hilton Head Island, SC 29938

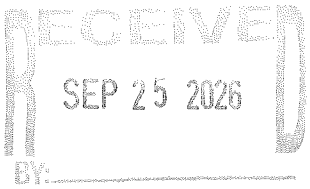
Invoice 821121	
Date	**PO/Contract#**
09/25/26	
Account Manager	**Terms**
MARK SMOLARSKY	Net 30
Total Amount	$1,308.82

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Property Address
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	**Amount**
#94442 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 RENEWAL	
Seasonal Color - 09/25/2026	*$1,308.82*
Total	**$1,308.82**



Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9.25.2026
Acct. # 001 320 57200 46300
Landscape Extras

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$4,613.82	$0.00	$0.00	$0.00	$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

CELEBRATING 50 YEARS
the greenery, inc.
1973 2023 — EMPLOYEE OWNED —

PO Box 6569
Hilton Head Island, SC 29938

Invoice 821371	
Date	**PO/Contract#**
10/01/26	
Account Manager	**Terms**
MARK SMOLARSKY	Net 30
Total Amount	$3,305.00

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Property Address
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	**Amount**
#94442 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 RENEWAL October 2026	**$3,305.00**
Total	**$3,305.00**

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-1-26
Acct. # 001 320 57200 46200

RECEIVED
OCT 01 2026
BY:

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$5,922.64	$0.00	$0.00	$0.00	$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

CELEBRATION LIGHTS LLC
904-799-3718
CELEBRATELIGHTS904@GMAIL.COM

INVOICE

SEP 30, 2026

BILL TO: Amelia Concourse CDD
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
904-940-5850
kmullins@gmsnf.com

NUMBER: INV0319 DEPOSIT
DATE: Sep 30, 2026
DUE DATE: Oct 15, 2026

Description	Quantity	Unit price	Amount
DEPOSIT Despot for Amelia Concourse	1	$1,495.00	$1,495.00

SUBTOTAL:	**$1,495.00**
TOTAL:	**$1,495.00**
PAID:	**$0.00**
BALANCE DUE	**$1,495.00**

Payment instructions

Check to Celebration Lights LLC
Venmo @kasehannah
Cash App $kasehannah
Zelle 9047993718

Comments

Installation Date TBD
Removal is included is no additional cost.
Storage is not offered and please make arrangements similar to last year

Deposit Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-2-25
Acct. # 1-320-57200-46500
Holiday Decorations

RECEIVED
OCT 02 2026
BY:

Business signature

Terms and conditions

- 50% Deposit Required to schedule.
- Please review Invoice in its entirety. Any corrections or adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments or changes at time of set up are subject to additional charges.
- Holiday Lights are be installed in our professional grade clips, either on the shingles, gutters or the drip edge as required by manufacturer specifications. Lights on trees / foliage will be install to professional standards without permanent harming of the tree, plant, bush, etc. If modifications to the gutter prevent installation, extra materials and labor will be necessary and additional charges will be applied.
- Commercial Grade Holiday lights come with a 3 year in house warranty. Warranty covers normal wear and tear, manufacture defects, and workmanship. Misuse or physical damages caused to the lights will void the warranty. Inclement weather such as falling debris or pest control damages void the warranty. Warranty is also voided if installation the following years is not performed by Celebration

Lights LLC
- Takedown is not included in price unless otherwise stated in the invoice and will need to be scheduled at the end of the season and will include takedown fees. Storage options are available as well. Takedown and storage pertain to non permanent / seasonal lighting.
- Permanent lighting is to be attached permanently into the areas of the home based on the standard installation procedures and manufacture recommendations. In certain situations custom tracts for permanent lighting is to be designed and applied during the install.
- Quote good for 3 days to ensure scheduling has not been filled. Cancellation of installation is a forfeiture of deposit. Cancellation is also Subject to include a restocking fee. Final invoice payment is due at time of installation or delivery. Please have payment method ready upon arrival
- Installation of permanent lights includes a 3 year warranty on workmanship installation. Warranty is limited to normal wear and tear. Lights have the manufacturer defect warranty of 1 year.
- Cancellation period 3 days. Beyond the 3 day cancellation period, there is a zero refund policy on deposits. Deposits received are used to purchase materials and block of scheduling availability to other clients.



Photo 1



Photo 2



Photo 3



Photo 4

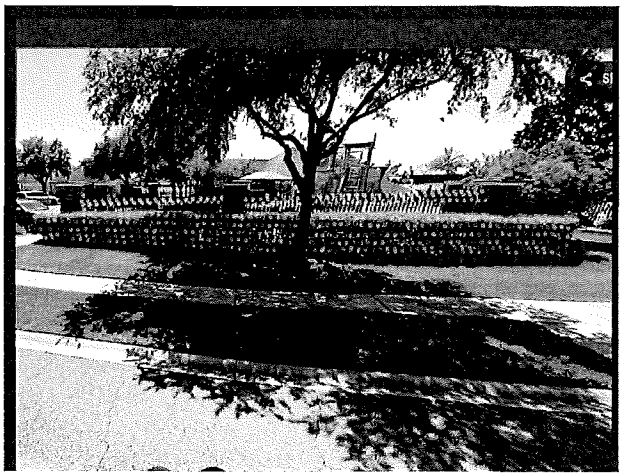


Photo 5



Photo 6



Photo 7

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
OCT 06 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
October 6, 2026	$250.00	Kelly Mullins

Payable to:

Hannah Diaz

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95121 Gladiolus Place, Fernandina Beach, 32034.
(Attach supporting documentation for request.)	

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 449850
Invoice Date: 10/01/2026
Completed: 10/01/2026
Terms: Due on Aging Date
Bid#:

Bill to:
Amelia Concourse CDD
475 W Town Place
Suite 114
Saint Augustine, FL 32092
Click Here to Pay Online!

475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control	1.00	$20.00	20.00
ADC-Access-Door-Addon	1.00	$40.00	40.00
Service Plan	1.00	$50.00	50.00
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
HT OVRC Net Pro	1.00	$25.00	25.00
Hi-Tech Commercial Video 16	1.00	$60.00	60.00
Sales Tax			0.00



Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-2-26
Acct. # 1-320-57200-34500

Tech Resolution Note:
Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	$195.00
Payments	$0.00
Balance Due	**$195.00**

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

Bill To
Amelia Concourse CDD 475 West Town Place St. Augustine, FL 32092

Description	Amount
Contract Administration - October 2026	1,851.50
Facility Management - October 2026	1,851.50
Janitorial - October 2026	869.17
Pool Maintenance - October 2026	1,728.25

RECEIVED
OCT 09 2026
BY:

Alison Mossing
10-9-26

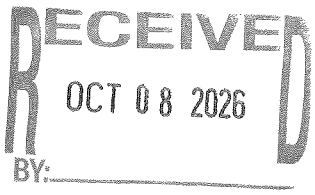
Total $6,300.42

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 396
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

Bill To:
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - October 2026		4,560.75	4,560.75
Website Administration - October 2026		99.33	99.33
Information Technology - October 2026		198.67	198.67
Dissemination Agent Services - October 2026		1,000.00	1,000.00
Office Supplies		0.45	0.45
Postage		91.99	91.99
Copies		7.95	7.95
Pool Chemicals - Trichlor		248.00	248.00
Pool Chemicals - Liquid Bleach		153.38	153.38
Pool Chemicals - Muriatic Acid		61.16	61.16
Pool Chemicals - Tile Soap		84.10	84.10
Pool Repair - Replace 4" Flow Meter and Toro Valve		534.62	534.62

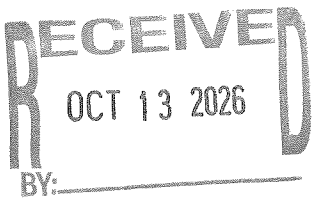
Total	$7,040.40
Payments/Credits	$0.00
Balance Due	$7,040.40

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 397
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

Bill To:
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		8,940.00	8,940.00

Total	$8,940.00
Payments/Credits	$0.00
Balance Due	$8,940.00

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 16128
Date: 10/07/2026
Due On: 11/06/2026

Amelia Concourse CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

RECEIVED
OCT 09 2026
BY:

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$3,506.39	) - (	$0.00	) =	**$3,506.39**

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/01/2026	Review draft agenda.	0.20	$385.00	$77.00
Service	LG	09/04/2026	Attend agenda planning call.	0.50	$385.00	$192.50
Service	LG	09/08/2026	Analyze proposals and reports in agenda package in preparation for Board meeting.	0.40	$385.00	$154.00
Service	LG	09/14/2026	Review proposals in updated agenda package.	0.20	$385.00	$77.00
Service	LG	09/15/2026	Travel to and attend Board meeting.	3.50	$385.00	$1,347.50
Expense	KB	09/15/2026	Travel: Mileage - LG.	90.00	$0.76	$68.40
Expense	KB	09/15/2026	Travel: Hotel - LG.	1.00	$76.70	$76.70
Expense	KB	09/15/2026	Travel: Meals - LG.	1.00	$9.29	$9.29
Service	GR	09/17/2026	Prepare agreement with Celebration Lights for holiday lighting services.	0.70	$325.00	$227.50
Service	LG	09/18/2026	Finalize holiday lighting agreement and human trafficking affidavit.	0.20	$385.00	$77.00

Service	LG	09/22/2026	Prepare draft community update regarding Phase 3; confer with Nelson regarding form of agreement for Calm services.	0.60	$385.00	$231.00
Service	LG	09/29/2026	Analyze information regarding utility work in Orchid Blossom cul-de-sac; confer with Laughlin regarding same; analyze pool incident details and confer with Laughlin regarding same.	1.70	$385.00	$654.50
Service	MGH	09/29/2026	Analyze Notice of Construction Activities Within Public Road and Utility Right-of-Way and relevant documentation to same, including plats, easement language, and photographs.	0.20	$315.00	$63.00
Service	CD	09/29/2026	Email District Manager regarding Budget Amendment	0.10	$200.00	$20.00
Service	LG	09/30/2026	Review draft agenda.	0.20	$385.00	$77.00
Service	LG	09/30/2026	Prepare updates to supervisors regarding annual ethics training requirement and other upcoming dates and deadlines.	0.10	$385.00	$38.50
Service	LG	09/30/2026	Review and revise form of CALM agreement.	0.30	$385.00	$115.50
					Total	**$3,506.39**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Service Slip/Invoice



Nader's Pest Raiders
96014 Chester Rd
Yulee, FL 32097
904-225-9425

INVOICE:	70530437
DATE:	10/12/2026
ORDER:	70530437

Bill To: [1328696]
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Work Location: [1328696] 304-389-2198
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Work Date	Time	Target Pest	Technician		Time In
10/12/2026	09:54 AM		MDDYALA7DD	Matthew Dyal	

Purchase Order	Terms	Last Service	Map Code		Time Out
		10/12/2026		Lic:JE248110	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00

Access Code to Pool Area- 7946#
Today i came by and treated around the pool for the control of ants. Thank you for your business!

SUBTOTAL	$83.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$83.00
AMOUNT DUE	**$83.00**

RECEIVED
OCT 13 2026
BY:

Approved
Kelly Mullins, Date 10-13-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

INVOICE

Superior Waterway Services, Inc.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404

DATE	INVOICE #
10/1/2026	1016496

BILL TO

Amelia Concourse
475 West Town Place
Suite #114
St, Augustine FL 32092

P.O. No.	Terms
October 20...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control at Lakes 4-7	520.00	520.00
	Nassau County Sales Tax	7.00%	0.00

RECEIVED
OCT 15 2026
BY:

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-15-26
Acct. # 1-320-57200-46800

Subtotal	$520.00
Payments/Credits	$0.00
Balance Due	**$520.00**

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

INVOICE

Superior Waterway Services, Inc.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404

DATE	INVOICE #
10/15/2026	1017230

BILL TO

Amelia Concourse
475 West Town Place
Suite #114
St, Augustine FL 32092

P.O. No.	Terms
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	Stock (40) 9"-11" Grass carp in Pond 4, (6) 9"-11" Grass Carp in pond 5, (20) 9"-11" Grass Carp in Pond 6, and (30) 9"-11" Grass Carp in Pond 7 for control of submerged vegetation. - Completed 10/15/2026	2,100.00	2,100.00
	Nassau County Sales Tax	7.00%	0.00

RECEIVED
OCT 15 2026
BY:

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-15-26
Due from Capital Reserve,
GL code 1.300.13100.10101

Subtotal	$2,100.00
Payments/Credits	$0.00
Balance Due	**$2,100.00**

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

PO Box 6569
Hilton Head Island, SC 29938

Invoice 823860	
Date	**PO/Contract#**
10/15/26	
Account Manager	**Terms**
MARK SMOLARSKY	Net 30
Total Amount	$420.85

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Property Address
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount

#95988 - Amelia Concourse September 2026 Irrigation Service Call- JAX

Irrigation Systems

Site Name:	Amelia Concourse CDD clcc
Technician:	Becca
Date of Inspection:	9/10/2026

Program A		Start Time:	1230 AM	Run Days:					
Program B		Start Time:		Run Days:					
Program C		Start Time:		Run Days:					

					NECESSARY REPAIRS							
					Pipe Type	Valves			Rotors		Sprayt	
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"
1	Sprays exit sidewalk	20	Spray	Turf			Patc					
2	Rotors roadway	45	Rotor	Turf			Patc					
3	Rotors roadway	45	Rotor	Turf			Patc		1			
4	Rotors roadway	45	Rotor	Turf			Patc					
5	Rotors roadway	45	Rotor	Turf			Patc					

Irrigation Systems

Site Name:	Amelia Concourse CDD clcc
Technician:	Becca
Date of Inspection:	9/10/2026

Program A		Start Time:	12am	Run Days:			T		Th
Program B		Start Time:		Run Days:					
Program C		Start Time:		Run Days:					

					NECESSARY REPAIRS							
					Pipe Type	Valves			Rotors		Sprayt	
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"
1	Sprays center island	20	Spray	Annuals			Patc					
2	Rotors entrance side	45	Rotor	Turf			Patc					
3	Rotors roadway	45	Rotor	Turf			Patc					
4	Rotors roadway	45	Rotor	Turf			Patc		1			
5	Rotors roadway	45	Rotor	Turf			Patc					
6	Rotors roadway	45	Rotor	Turf			Patc					

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Irrigation Systems I

Site Name:	Amelia Concourse CDD
Technician:	Terry
Date of Inspection:	9/14/2026

Program A		Start Time:	12am	Run Days:	M		W		F	
Program B		Start Time:		Run Days:						
Program C		Start Time:		Run Days:						

					NECESSARY REPAIRS							
					Pipe Type	Valves			Rotors		Sprays	
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"
1	Sprays sidewalk	20	Spray	Turf			Pass					
2	Sprays entrance to pool	20	Spray	Annuals			Pass					
3	Sprays along fence	20	Spray	Turf			Pass					
4	Sprays along sidewalk	20	Spray	Turf			Pass					
5	Sprays front of pool	20	Spray	Turf			Pass					
6	Sprays along sidewalk	20	Spray	Turf			Pass					
7	Risers along fence	20	Spray	Shrubs			Pass					
8	Sprays along sidewalk	20	Spray	Turf			Pass					
9	Sprays pool area by shed	20	Spray	Turf	Laterals		Pass					
10	Rotors/sprays behind pool area	45	Rotor	Turf			Pass					
11	Rotors behind pool area	45	Rotor	Turf			Pass					

Irrigation REPAIR - 10/08/2026 *$420.85*

Labor - 10/08/26	1.30	$85.00
Rainbird 4" Rotor PC W/2.0 (Material)	2.00 EA	$17.22

Total **$420.85**

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-15-26
Acct. # 001 320 57200 46400

RECEIVED
OCT 15 2026
BY:

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,729.67	$0.00	$0.00	$0.00	$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 398
Invoice Date: 10/16/26
Due Date: 10/16/26
Case:
P.O. Number:

Bill To:
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2026	1.5	40.00	60.00
Maintenance Supplies		288.63	288.63

RECEIVED
OCT 21 2026
BY: TP

Alison. Mossing
10-21-26

Total	$348.63
Payments/Credits	$0.00
Balance Due	$348.63

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10/20/2026
Acct. # 1-320-57200-62000

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2026

Date	Hours	Employee	Description
9/25/26	1.5	T.M.	Picked up supplies to cover up graffiti, covered up graffiti
TOTAL	1.5		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	8/25/26	Natural Shells	6.87	K.M.
	8/28/26	Color Printer Ink	63.12	K.M.
	8/28/26	Black Printre Ink	30.92	K.M.
	9/15/26	Lock	33.06	K.M.
	9/15/26	No Trespassing Signs	3.99	K.M.
	9/15/26	20x20x1 Air Filters 6 pk	41.25	K.M.
	9/15/26	18x20x1 Air Filters 6 pk	37.11	K.M.
	9/15/26	Keys (2)	12.31	K.M.
		TOTAL	$228.63	

Your Lowe's Receipt

Order # 201647236262103259

Transaction # 601099546

Order Date #: Placed August 25, 2026 - 08:15:45

Thank for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC

474283 EAST SR 200

Fernandina Beach, FL 32034 (904) 277-5000

Purchased Item(s)

	QTY
0.5-CU FT NATURAL SEA SHE	1

Item #: 6911031 | Model #: 156500072
Unit Price: $5.58 | Subtotal: $5.58

Total # of Items purchased:	1
Invoice 32162 Subtotal	$5.58

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 5.58
Total Tax	$ 0.39
Total	$ 5.97

Order Details

Payment	$ 5.97
AuthTime	08/25/26 08:15:20
AuthCD	04521G
REFID	164768162429
AID	A0000000031010
TVR	0000000000
Customer Code	NA
Order Date	08/25/26 08:15:45
Store #	1647
Terminal #	68

VISA **** **** **** 6181

amazon.com

Details for Order #111-6414548-7866640

Order Placed: August 28, 2026
Amazon.com order number: 111-6414548-7866640
Order Total: USD 81.78

Not Yet Shipped

Items Ordered	Price
1 of: *HP 902 Cyan, Magenta, Yellow Ink Cartridges	Works with OfficeJet 6950, 6960, Pro 6960, 6970 Series	T0A38AN* Sold by and Invoiced on behalf of: Amazon.com Condition: New	$54.89
1 of: *HP 902 Black Ink Cartridge	Works with OfficeJet 6950, 6960, Pro 6960, 6970 Series	T6L98AN* Sold by and Invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$26.89

Shipping Address:
Kelly Mullins

Shipping Speed:
FREE Shipping

Payment information

Payment Method:
Visa | Last digits: 6181

Billing address
Kelly Mullins

Item(s) Subtotal:	USD 81.78
Shipping & Handling:	USD 6.99
Free Shipping:	-USD 6.99
Total before tax:	USD 81.78
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 81.78**

To view the status of your order, return to Order Summary .

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Khadijah D

THE HOME DEPOT

How doers get more done.

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00061 30660 09/15/26 01:28 PM
SALE CASHIER MARTHA

071649204159 PADLOCK <A> 28.75N
ML 2" RESET COMBO LOCK
030699310647 SIGN <A> 3.47N
10"X14" SIGN - NO TRESPASSING

SUBTOTAL 32.22
SALES TAX 0.00
TAX EXEMPT
TOTAL $32.22
XXXXXXXXXXXX6181 VISA $32.22

AUTH CODE 05084G/8613497 TA
AUTH MODE - ISSUER
Contactless
AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2198 SUMMARY
THIS RECEIPT PO/JOB NAME AC

2026 PRO XTRA SPEND 09/14 $483.90

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO $300.
Learn more at homedepot.com/credit

6921 09/15/26 01:28 PM

6921 61 30660 09 [illegible]

RETURN POLICY [illegible]
POLICY ID DAYS
A 1 90

amazon.com

Details for Order #111-8672114-5040230

Order Placed: September 15, 2026
Amazon.com order number: 111-8672114-5040230
Order Total: USD 68.14

Not Yet Shipped	
Items Ordered	**Price**
1 of: *Amazon Basics 20x20x1 Air Filter 6-Pack, MERV 11 AC Furnace Filters, Dust, Pet, Allergen Control , Electrostatic (Actual Size: 19.75 x 19.75 x .75)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$35.87
1 of: *Aerostar Air Filter 18x20x1 MERV 8 AC Filter, HVAC, Furnace Filter, 6 Pack* Sold by and invoiced on behalf of: Amazon.com Condition: New	$32.27

Shipping Address:
Kelly Mullins

Shipping Speed:
FREE Shipping

Payment Information	
Payment Method: Visa I Last digits: 6181 **Billing address** Kelly Mullins	Item(s) Subtotal: USD 68.14 Shipping & Handling: USD 6.99 Free Shipping: -USD 6.99 Total before tax: USD 68.14 Estimated tax to be collected: USD 0.00 **Grand Total: USD 68.14**

To view the status of your order, return to Order Summary .

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GMS

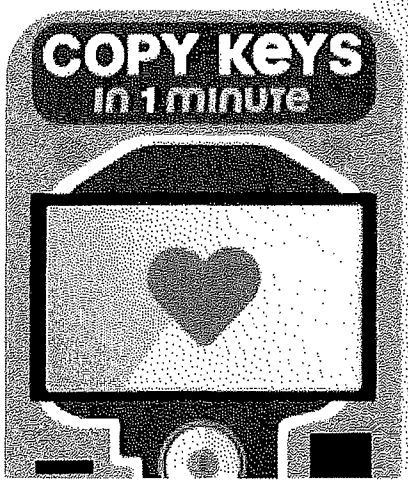
Kelly Mullins <kmullins@gmsnf.com

/linute Key Receipt

message

linute Key <info@minutekey.com>
o: kmullins@gmsnf.com

Fri, Sep 18, 2026 at 1:00 PI



YOUR SEPTEMBER 18, 2026 ORDER:

1x	Brass Key	$6.00
1x	Brass Key	$4.00
Subtotal		$10.00
Tax		$0.70
Total		**$10.70**

Payment Method: Visa *6181

Original

Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	**$1,018.50**
Invoice Number	7605015
Invoice Date	10/21/26
Sales Order Number/Type	5322202 SL
Branch Plant	74
Shipment Number	6419877

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCOURSE COMMUNITY DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/20/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	330.0000	GA	$3.0500	GA	3,191.1 LB	$1,006.50
		1 LB BLK (Mini-Bulk)		330.0000	GA			3,191.1 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

********** Receive Your Invoice Via Email **********

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

RECEIVED
OCT 22 2026
BY:

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10-22-26
Acct. # 1-320-57200-45400

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$1,018.50**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

[redacted]

CH PAYMENTS:
TX (Corporate Trade Exchange) is our preferred method. Please
emember to include in the addendum the document numbers
ertaining to the payment.
or other than CTX, the remit to information may be emailed to
redit.Dept@Hawkinsinc.com

ASH IN ADVANCE/EFT PAYMENTS:
lease list the Hawkins, Inc. sales order number or your purchase
rder number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3569096

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
10/13/26	**4215-REV**

Bill To
Amelia Concourse CDD C/O Daniel Laughlin - GMS - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092

P.O. No

RECEIVED
OCT 26 2026
BY:

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse - September Engineering			
CDD Amelia ...	9/15/26	CDD meeting	1	185.00	185.00
CDD Amelia ...	9/28/26	Adjacent development utility connections	4	185.00	740.00
CDD Amelia ...	9/29/26	Adjacent development utility connections	2	185.00	370.00
CDD Amelia ...	9/30/26	Adjacent development utility connections	0.5	185.00	92.50

Total **$1,387.50**

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com