

*Six Mile Creek
Community Development District*

June 11, 2025

AGENDA

Six Mile Creek
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
www.SixMileCreekCDD.com

June 4, 2025

Board of Supervisors
Six Mile Creek Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Six Mile Creek Community Development District will be held Wednesday, June 11, 2025, at 2:00 p.m. at Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Update Regarding Welcome Center Improvements
- IV. Landscape Update
 - A. Brightview Communication Report
 - B. Brightview QSA
- V. Approval of Consent Agenda
 - A. Engineer Items
 - 1. Requisition Nos. 313A – 318A
(2016A Capital Improvement Bonds)
 - 2. Ratification of Requisition No. 96
(2021 Capital Improvement and Refunding Bonds (AA3, Phase 2))
 - 3. Ratification of Requisition Nos. 107 - 111
(2023 Bond Series (AA2 Phase 3C))
 - 4. Ratification of Requisition Nos. 94A – 95A
(2023 Bond Series (AA3 Phase 3-Phase 12))
 - 5. Ratification of Requisition No. 29
(2024 Bond Series (2024 Project Area))

- B. Ratification of Agreement with Ruppert Landscape Services for Reverie
- C. Ratification of First Amendment to Brightview Agreement for Area 13 Enhancements
- D. Ratification of Second Amendment to Brightview Agreement for Area 13 Enhancements
- E. Ratification of Agreement with FPL for Phase 13 Streetlights
- F. Approval of Minutes of the March 21, 2025 Special Meeting and April 25, 2025 Meeting
- G. Balance Sheet as of April 30, 2025, and Statement of Revenues and Expenses for the Period Ending April 30, 2025
- H. Assessment Receipt Schedule
- I. Check Register (*invoices will be sent under separate cover*)
- VI. Ratification of Amenity Policy Updates (Reverie)
- VII. Consideration of Resolution 2025-08, Resetting the Public Hearing Adopting Rates Related to Guest Passes
- VIII. Consideration of Resolution 2025-09, Authorizing the Use of District Credit Cards and Authorized Spending Limits
- IX. Discussion Items:
 - A. Software Services Agreement with Alosant
 - B. Unauthorized Use of District Facilities
- X. Consideration of Agreement with GMS for Amenity Management, Field Operations and Maintenance Services (TrailMark)
- XI. Consideration of Proposals:
 - A. Preventative Maintenance Plan for Reverie Gate – Sunbelt Access Systems
 - B. Brightview for Summer Annuals
 - C. Brightview for Shelmore/Bloom Field Area
 - D. Prime Sports for Youth Programs
 - E. OnSight Industries – Street Signage Replacement

F. Replacement of AC Compressor in Amenity Office

G. Waste Management for Reverie & TrailMark

XII. Discussion of Landscaping

A. TrailMark RFP Process

B. Reverie Common Area Issues

XIII. Consideration of Resolution 2025-10, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (*proposed budget will be sent under separate cover*)

XIV. Discussion/Consideration of Independent Contractor Agreements:

A. Chomic Combat Karate

B. Professional Tennis Registry, Inc. (Pam Hatchet)

C. Kyla Law for Water Aerobics

D. DeRita Deli

E. Dana Garrison – Paint Nights & Kids Paint Camps

F. Erica Wheeler – Stem Robotics Program

G. Mission City Church – Boo Bash in October

XV. Other Business

XVI. Staff Reports

A. Attorney

B. Engineer – Update Regarding TrailMark & Pacetti Road Traffic Signal Improvements

C. Manager – Annual Form 1 Filing (July 1st) & Annual Ethics Training

D. TrailMark Reports

1. Operations & Amenities
a. Report

b. Lake Maintenance Report

E. Reverie Reports

1. DFH Updates
2. Operations (*First Service*) - Report
3. Lifestyles (*OnPlace*) – Report

XVII. Audience Comments

XVIII. Next Scheduled Meeting: July 9, 2025 at 2:00 p.m. @ Renaissance World Golf Village Resort

XIX. Adjournment

Board Oversight

Supervisor Brofford – Pond Maintenance

Supervisor Sutton – Landscape Maintenance

Supervisor Dunn – TrailMark Amenity Center

Supervisor Gellman – Reverie Amenity Center

Supervisor Hartley - Lifestyles

FOURTH ORDER OF BUSINESS

A.



COMMUNICATION REPORT

LOCATION: Trailmark SITE# 520 DATE: 5/16/2025

The following landscape maintenance services were performed on your property today.
If you have any questions about your service please call us at: 904-292-0716

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing <input checked="" type="checkbox"/> Edging <input checked="" type="checkbox"/> curbs <input checked="" type="checkbox"/> beds <input type="checkbox"/> Weedeating <input checked="" type="checkbox"/> Lakes mowed <input checked="" type="checkbox"/> Blowing <input checked="" type="checkbox"/>	Pruning <input type="checkbox"/> Hedging <input checked="" type="checkbox"/> Handpull weeds <input checked="" type="checkbox"/> Trees <input type="checkbox"/> pruning <input type="checkbox"/> Palms <input type="checkbox"/> pruning <input type="checkbox"/>	Turf <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Annuals <input type="checkbox"/>	Turf <input type="checkbox"/> insects <input type="checkbox"/> weeds <input type="checkbox"/> disease <input type="checkbox"/> Shrubs <input type="checkbox"/> insects <input type="checkbox"/> disease <input type="checkbox"/> Trees <input type="checkbox"/> insects <input type="checkbox"/> disease <input type="checkbox"/> Fire ants <input type="checkbox"/> Weed beds <input type="checkbox"/> spray <input checked="" type="checkbox"/>
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect <input type="checkbox"/> Adjust <input type="checkbox"/> Repair <input type="checkbox"/>	Annuals <input type="checkbox"/> Shrubs <input type="checkbox"/> Mulch <input type="checkbox"/>	Trash <input checked="" type="checkbox"/> Leaves & debris <input checked="" type="checkbox"/>	Grass Cutback <input type="checkbox"/> Interior Gardens weeded <input type="checkbox"/> Annual beds checked & cleaned <input checked="" type="checkbox"/>

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

This week while on site we mowed, edge sidewalks, line trimmed and blow. Trimmed around athletic field, Sprayed for weeds on Trailmark Drive from the entrance up to the Dog Park, Shelmore and the berm from the corner of Shelmore up to Split Oak.
Mowed lakes #7, 9, 14, 15 and 24.

Next week we will be mowing, edging curves, line trimming, blowing, trimming, Continue to spray for weeds on trailmark drive, fields behind the pool area and mowing lakes as needed.

Service provided by:

German Martinez Jr.

Received by:

B.

Quality Site Assessment

Prepared for: **Six Mile CDD Trailmark**

General Information

DATE: Tuesday, Jun 03, 2025
NEXT QSA DATE: Monday, Sep 01, 2025
CLIENT ATTENDEES: German Martinez Jr., Rich Gray
BRIGHTVIEW ATTENDEES: Steve McAvoy

Customer Focus Areas

Clubhouse- focal areas(weeds and debris), Complete site, Entrance appearance, Tornado clean up, Hurricane clean up

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



Weed Free



Green Turf



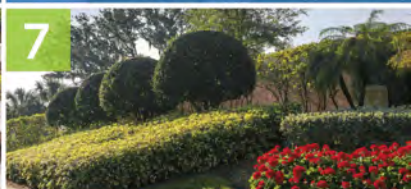
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Carryover Items



- 1** Northwest walking path going into Oak Grove along Trailmark Drive, There are a few low hanging limbs that that need to be elevated. We will get with our team and have this addressed this week while on site..

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Maintenance Items



1 Bahia turf color is healthy and looking good

2 FPL area is scheduled to be mowed this week. Weather permitting.

3 All hard and soft surfaces are being sprayed for weed control on a weekly rotation

4 All hard and soft surfaces are being edged on a weekly rotation

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Maintenance Items



5 Athletic field- Field is now being mowed twice a week during the growing season. Turf color is improving and is weed free.

6 Dead palm fronds need to be pruned off palm trees inside pool area. We will get with our team and have this completed during next visit

7 Viburnum located next to restrooms are chlorotic and may have some chlorine damage. We will apply some granular fertilizer to see if they will bounce back.

8 Playground is clean and weed free

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Maintenance Items



- 9** Oak Grove areas are being mowed on a weekly rotation during the growing season
- 10** Front bed south of entrance is clean and weed free. There are a couple oak trees that need to be elevated. We will get with our team and get this scheduled.
- 11** Front entry beds need to be clean and weed free at all times
- 12** Spring annuals are holding up well and are full of color. The next scheduled flower Change out will be in mid June.

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Maintenance Items

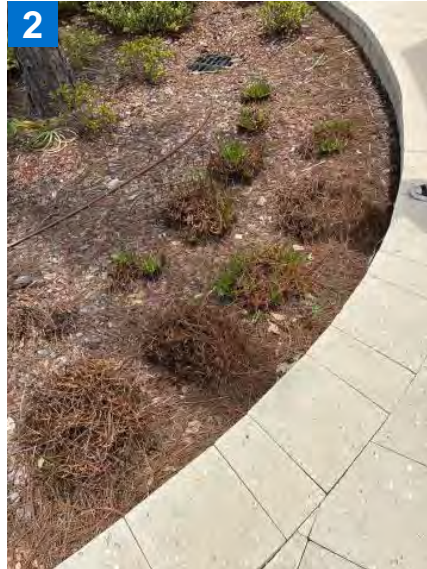


- 13** Ponds are being mowed on a weekly rotation throughout property
- 14** Nature trails throughout the community are scheduled to be serviced in June. We will follow up upon completion
- 15** All shrubs along Trailmark Drive coming into the community are scheduled to be Trimmed this week while on site
- 16** Ornamental, grasses and crêpe myrtle trees need to be pruned and shaved back away from sidewalk at the back bed by the roundabout of split Oak. We will get this scheduled with our team next week while on site.

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Recommendations for Property Enhancements



- 1** Entry to pool area there are still some plants that did not come back that had cold damage. We were recommend replacing.
- 2** Bulbine located behind pool area is mostly dead from cold damage. We will have our team remove and propose to replace with an alternative plant as this does not hold up well during the winter cold temperatures
- 3** There are several dead and declining pine trees throughout the community. We will be submitting a proposal before upcoming board meeting to remove. This will help reduce the spread of further pests and diseases.
- 4** There are 16 dead pine trees located along preserve line behind units 887, 873, and 861. These are considered fall hazards. We can provide a quote to flush cut and drop into preserve areas.

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Notes to Owner / Client



- 1** 79 Canterwood pl- hazardous tree was flush cut and dropped into preserve area
- 2** 112 Goldenrod – three hazardous trees have been flush cut and dropped behind home and to preserve area
- 3** There are some large fallen limbs in the Oak Grove north of athletic field that came down during the last storm.
- 4** Zoysia turf located inside of pool area- Turf color is slowly improving. We will gather a soil sample and have it tested and follow up with our findings. this area also holds a lot of water

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Notes to Owner / Client



- 5** Oyster plants have bounced back nicely and are looking good, there may be a couple in need of replacing at the back of pool area.
- 6** Palm pruning will be scheduled in june
- 7** Oleanders have been treated with insecticide as were starting to see an infest of caterpillars. We will continue to monitor

QUALITY SITE ASSESSMENT

Six Mile CDD Trailmark

Completed Items



- 1** Volleyball court perimeter has been tilled and raked out. We also sprayed area for weed control
- 2** Hard and soft surfaces are being sprayed for weed control on a weekly rotation. Due to rain, we concentrated on spraying beds from entrance to clubhouse area Tuesday and Wednesday and have the berm around Shelmore and Trailmark dr scheduled for a weed control application on Friday
- 3** There are some dead branches in Juniper located at north end of clubhouse area. We will have our team Remove during next visit
- 4** St Augustine and Zoysia turf areas are scheduled for a turf retreat in May. During this application, we will be applying arena insecticide to help control chinch bug and other insect issues. We will also be applying a fertilizer and a weed control application as well To help promote the health of turf

FIFTH ORDER OF BUSINESS

A.

Six Mile Creek Community Development District

June 11, 2025

- 1. Requisition Nos. 313A – 318A
(2016A Capital Improvement Bonds)**
- 2. Ratification of Requisition No. 96
(2021 Capital Improvement and Refunding Bonds (AA3, Phase 2))**
- 3. Ratification of Requisition Nos. 107 - 111
(2023 Bond Series (AA2 Phase 3C))**
- 4. Ratification of Requisition Nos. 94A – 95A
(2023 Bond Series (AA3 Phase 3-Phase 12))**
- 5. Ratification of Requisition No. 29
(2024 Bond Series (2024 Project Area))**

**Scott A. Wild
District Engineer
England-Thims & Miller, Inc.**

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2016A Capital Improvement Bonds

2021 Capital Improvement and Refunding Bonds (AA3, Ph2)

Series 2023 (2023 Project Area-AA2 Ph3C) Capital Improvement Revenue Bonds

Series 2024 (2024 Project Area AA3-Ph3)

Wednesday, June 11, 2025

2016A Capital Improvement Bonds					
<u>Date of Requisition</u>		<u>Payee</u>	<u>Reference</u>		<u>INVOICE AMOUNT</u>
May	313A	Jax Utilities Management	Trailmark Phase 13 Application for Payment No. 15 (April 2025)		\$ 169,500.60
May	314A	SES Environmental Resource SOL	Final coordination for issuance of Connin Driveway permit - Invoice 41060		\$ 180.00
May	315A	Brightview Landscape Services	Water Plant Material - Phase 13 - Invoice 9351564		\$ 1,205.56
May	316A	ETM	Trailmark Phase 12 CEI (WA#70) - Invoice 219426 (April 2025)	\$ 637.50	
			Trailmark East Parcel - Phase 3 CEI (WA#73) - Invoice 219411 (April 2025)	\$ 1,869.00	
			Phase 13 CEI (WA#80) - Invoice 219410 (April 2025)	\$ 16,713.64	\$ 19,730.14
			Master Site Planning (WA#51) - Invoice 219409 (April 2025)	\$ 510.00	
May	317A	Brightview Landscape Services	Trailmark East Parcel Ph 3 - Landscape Services - Invoice 9351122		\$ 5,932.38
June	318A	Jax Utilities Management	Partial Payment for Trailmark Phase 13 - Contractor Application No. 16-Retainage (May 2025)		\$ 48,336.34
2016A Capital Improvement Bonds					\$ 244,885.02
2021 Capital Improvement and Refunding Revenue Bonds (Assessment Area 3, Phase 2) (to be ratified)					
<u>Date of Requisition</u>		<u>Payee</u>	<u>Reference</u>		<u>INVOICE AMOUNT</u>
May	96	Kutak Rock LLP	Professional Services related to Project Construction-Invoices 3554995 18323-2 February 2025)		\$ 1,053.50
2021 Capital Improvement and Refunding Revenue Bonds (AA3, Phase 2) BOND SERIES					\$ 1,053.50
<u>Date of Requisition</u>		<u>Payee</u>	<u>Reference</u>		<u>INVOICE AMOUNT</u>
2023 Capital Improvement Revenue Bonds (Series 2023) 2023 Project Area (Assessment Area 2 PH3C) BOND SERIES (to be ratified)					
May	107	Clary & Associates, Inc.	Trailmark East Parcel Ph 3 - Surveying Services - Invoice 2025-121		\$ 850.00
May	108	Jax Utilities Management, Inc.	Trailmark East Parcel Ph 3 - Contractor Application No. 24 Retainage (April 2025)		\$ 444,318.66
May	109	Brightview Landscape Services	Trailmark East Parcel Ph 3 - Landscape Services - Invoice 9324585		\$ 3,250.91
May	110	Brightview Landscape Services	Trailmark East Parcel Ph 3 - Landscape Services - Invoice 9290321		\$ 3,250.91
May	111	Brightview Landscape Services	Trailmark East Parcel Ph 3 - Landscape Services - Invoice 9325278		\$ 11,679.48
2023 Capital Improvement Revenue Bonds (Series 2023) 2023 Project Area (Assessment Area 2 PH3C) BOND SERIES					\$ 463,349.96
<u>Date of Requisition</u>		<u>Payee</u>	<u>Reference</u>		<u>INVOICE AMOUNT</u>
2023 Capital Improvement Revenue Bonds (Series 2023) 2023 Project Area (Assessment 3 PH3-Phase 12) BOND SERIES (to be ratified)					
May	94A	Jax Utilities Management, Inc.	Trailmark Phase 12 - Contractor Application No. 26 (April 2025)		\$ 31,131.50
June	95A	Jax Utilities Management, Inc.	Trailmark Phase 12 - Contractor Application No. 27-Retainage (May 2025)		\$ 556,372.08
2023 Capital Improvement Revenue Bonds (Series 2023-Phase 12) 2023 Project Area BOND SERIES					\$ 587,503.58
<u>Date of Requisition</u>		<u>Payee</u>	<u>Reference</u>		<u>INVOICE AMOUNT</u>
2024 Capital Improvement Revenue Bonds (Series 2024) 2024 Project Area BOND SERIES					
June	29	Jax Utilities Management	Partial Payment for Trailmark Phase 13 Application for Payment No. 16 retainage (May 2025)		\$ 314,852.42
2024 Capital Improvement Revenue Bonds (Series 2024) 2024 Project Area BOND SERIES					\$ 314,852.42

TOTAL REQUISITIONS TO BE APPROVED June 11, 2025 \$ 1,611,644.48

B.

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 22nd day of April, 2025, by and between:

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

RUPPERT LANDSCAPE, LLC, a limited liability company, whose mailing address is 23601 Laytonsville Road, Laytonsville, Maryland 20882 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

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

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A ("Work")**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B ("Landscape Maintenance Area")**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C ("Fee Summary")** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor’s Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains (“**Rain Days**”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. *Compliance with Laws.* The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply

with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. *Safety.* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. *Environmental Activities.* The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. *Payment of Taxes; Procurement of Licenses and Permits.* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. *Subcontractors.* Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. *Independent Contractor Status.* In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. 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 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.

3. COMPENSATION; TERM.

A. *Term.* The term of this Agreement shall be from April 1, 2025, to March 31, 2026 (“**Year 1**”), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed Eighty-Seven Thousand Five Hundred Fifteen Dollars and 70/100 Cents **Dollars (\$87,515.70)** per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit C**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit C**.

C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, 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, material men, suppliers or laborers, and further require that 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 Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations

with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. Insurance Required. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. Types of Insurance Coverage Required. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. **Additional Insured.** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. **Sub-Contractors.** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. **Payment of Premiums.** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. **Notice of Claims.** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. **Failure to Provide Insurance.** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish,

upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. *Default and Protection Against Third-party Interference.* 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. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. *Custom and Usage.* It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms

of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. *Successors.* This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. *Assignment.* Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. *Headings for Convenience Only.* The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. *Attorneys' Fees.* 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

G. *Agreement.* This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. *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 the District and Contractor.

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

J. *Notices.* All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District:

Six Mile Creek Community
Development District
475 West Town Place, Suite 114

St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

Ruppert Landscape, LLC
23601 Laytonsville Road
Laytonsville, Maryland 20882

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

K. *Third Party Beneficiaries.* This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to 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 other than the District and Contractor 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 Representative, successors, and assigns.

L. *Controlling Law; 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. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for St. Johns County, Florida.

M. *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 **Daniel Laughlin** ("**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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT DLAUGHLIN@GMSNF.COM.COM, (904) 940-5850, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

N. ***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.

O. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. ***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.

Q. ***Scrutinized Companies Statement.*** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the

Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

R. E-Verify. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, 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(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. 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
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

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 certifies that in entering into this Contract, 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.

T. Compliance with section 20.055, Florida Statutes. 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 such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:
Daniel Laughlin
9A989FE97A6A46D
By: Daniel Laughlin
☐ Secretary
☐ Assistant Secretary

Signed by:
Michelle Sutton
EEAF64DA3F40477
By: Michelle Sutton
☐ Chairperson
☐ Vice Chairperson

WITNESS:

RUPPERT LANDSCAPE, LLC

Henri D. Bouchie
By: Henri D. Bouchie
Its: Assistant Branch Administrator

Anthony Bretz
By: [Signature]
Its: Branch Manager

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

Composite Exhibit A

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT **LANDSCAPE AND IRRIGATION MAINTENANCE** **REVERIE**

- I. SCOPE OF WORK.** The Landscape and Irrigation Maintenance Contractor (the “**Contractor**”) shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system within Six Mile Creek CDD (the “**District**”) throughout the contract period, as specified per the contractual agreement.
- a. **District Owned Areas to be Serviced: Including but not limited to and as depicted on Site plan exhibit.**
- i. Entrance
 - ii. Pocket Parks
 - iii. Mailbox Kiosk Park
 - iv. Lift Station Areas
 - v. Right of Ways
 - vi. Pond Banks (except those banks directly behind closed homes)
 - vii. Trail systems
 - viii. All other common areas maintained by the District.
 - ix. Dog Park
 - x. Parking Lot(s)
 - xi. Walking Paths
 - xii. Any future Amenities
- b. **Schedule of Services:**
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor’s firm is required to be present during every maintenance visit.
- c. **Quality Control Inspections:**
A qualified representative from the Contractor’s firm shall accompany the District’s Facility Manager or other designated representative (“**Facility Manager**”) on monthly quality inspections. Such inspections should occur on a set schedule as agreed upon by the Facility Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Facility Manager of a reasonable explanation as to why such issue cannot be completed in such time period.
- d. **Attendance at meetings:**
Upon request by the district, the contractor shall attend regularly scheduled district meetings.

e. Reporting:

i. The Contractor will be required to provide Facility Manager with the following information:

- Daily, weekly, monthly schedule of landscape & irrigation services
- Map of serviced areas to be mowed, edged, weeded, sprayed, and blown each day of the week.
- Map with each lot that will be mowed, edged, trimmed, and blown each day of the week.
- Map of each lot that will be pruned, weeded, and detailed each week of the month.
- Monthly Irrigation Inspection Reports.
- Monthly Landscape Service Reports which shall include:
 - Mowing/Edging/Trimming Service Report
 - Pruning Service Report
 - Pond Bank Mowing Service Report (if applicable)
 - Fertilization Report
 - Plants/shrubs
 - Sod
 - Trees
 - Pest Control Report
 - Muhly / Cord Grass Maintenance Report (if applicable)
 - Tree Maintenance (Limb ups) (if applicable)
- Annual Flower Types and Design and 3x yearly schedule (if applicable)
- Completed Unit Price Proposal for cost comparison.
- Copy of all business licenses.
- List of individuals and the contact info for all individuals who will be responsible for the landscape and irrigation of the community.
- Copy of insurance.
- W9

ii. Facility Manager will provide contractor with the following information:

- Monthly Irrigation Inspection Report Template
- Community Map

II. **LAWN CARE:**

a. Mowing and Edging:

District owned property shall be mowed 1-2 times every seven (7) days during the active growing season (April 1 – November 30) and once every (15) days during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Facility Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticulturally correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4", and Bahia 3-5". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn. Miscellaneous debris will need to be removed prior to mowing.

****NOTE:** Bermuda should be cut 2 times per week during the active growing season using a reel mower in place of a rotary mower, should be cut short and tight to provide a golf course type look and Contractor should mix in vertical mowing and core aerations to the turf as needed.

District Easements and Right-of-Ways. Shall be mowed once every seven 7 days during the active growing season (April 1 - November 30) and once every (15) days during the dormant seasons (December 1 to March 31) (35)

District Controlled Pond Banks. Shall be mowed (3) three times in a month during the active growing season (April 1 – November 30) and (2) times per month during the dormant season.

****NOTE: Residents are responsible for mowing from the top of lake bank down to the water's edge behind their homes.**

District Controlled Pocket Parks and Greenspace. Shall be mowed once every seven days during the active growing season (April 1 - November 30) and once every (15) days during the dormant seasons (December 1 to March 31)

b. Sod:

The Contractor shall replace dead sod up to one pallet within two (2) weeks of identifying the disturbed area. Sod replacement equaling more than one pallet shall be approved by the Facility Manager in advance. St. Augustine Sod should be maintained at a height of 4 inches and the Contractor should take care to not scalp the Sod by adjusting mower height as needed. Other types of sod should be mowed at a height as recommended by the University of Florida.

c. Edging:

The Contractor shall edge ground cover as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. Fertilization:

A fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida JFAS) shall be established. Program shall provide a lawn, which is evenly green and thick, and one, which does not promote surge growth or burning.

e. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All sprayings must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

III. **GROUND COVER AREA / SHRUB AREAS:**

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants, which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

a. Weed Control:

The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides. Beds in and around Amenity Center should be weeded by hand on a regular basis. Beds in common areas must be hand weeded when post-emergent/contact herbicides are not effective.

emergent: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

b. Fertilization:

The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.

c. Fungicide:

The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.

d. Pesticide: Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.

IV. ROSE BUSHES:

Roses should be trimmed back, dead headed and fertilized consistently to promote healthy and even growth and consistent budding.

V. ORNAMENTAL GRASSES

The Contractor shall cut all ornamental grasses back in the ROW once every year in the months of January or August starting with January/February 2022. The Contractor shall cut all ornamental grass back (1) once every 6 months at the Amenity Center in the Months of January and August Starting August 2021. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

VI. TREE CARE:

A Certified Arborist shall be utilized in the maintenance of the trees on District property.

a. Pruning:

Height limitation for tree pruning covered in the specifications is 13 feet. On trees over 13 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 13 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within seven (7) days from the date notice is provided to Contractor by the on-site manager.

b. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

c. Tree Fertilization:

This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

**** NOTE: A TREE FERTILIZATION PROGRAM AND THE COST SHOULD BE SUBMITTED AS A SEPARATE LINE ITEM BUT INCLUDE WITHIN YOUR PROPOSAL**

d. Palm Pruning:

Dead or dying fronds should be removed bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type.

VII. MULCH / PINE STRAW:

The Contractor will install mulch / pine straw twice per year in the months of March and April beginning with March of 2022 (full application must be installed within 2-weeks of initial drop). Mulch / pine straw will be applied at the Amenity Center, Entrance, common areas, and green spaces. Pine straw will be used on trees and in other ornamental grass areas.

****NOTE: COST SEPARATE FROM MONTHLY LANDSCAPE MAINTENANCE COST:** *A Proposal for pine straw, once per year shall be shown separately from the overall proposal for Landscape and Irrigation Maintenance services.*

VIII. ANNUAL COLOR

Annual flowers will be installed three (3) times per year corresponding to each seasonal variety and District shall maintain the right to request an additional rotation at its discretion. Specified varieties, size, spacing, and frequency will be recommended per climate and location of plantings. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to contractor negligence or response time.

****NOTE: COST SEPARATE FROM MONTHLY LANDSCAPE MAINTENANCE COST:** *A per rotation cost shall be shown separately from the overall proposal for Landscape and Irrigation Maintenance services.*

IX. DEBRIS CLEANUP

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris, generated from the Contractor's work, shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc.

X. IRRIGATION SYSTEM

The Contractor shall visually inspect the entire irrigation system once a month for a total of 12 inspections annually to ensure optimal performance. Including, but not limited to: lift station and pump maintenance. Contractor shall notify the Facility Manager in writing of all irrigation system failures immediately and no longer than one day of observing such failure. Contractor shall be responsible for all damage to the District's landscape improvements caused by an irrigation system failure if Contractor does not timely notify the Facility Manager of such failure. Contractor shall not be responsible for such damage if it timely notifies the Facility Manager, and the District does not repair the irrigation system damage. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season.

a. Sprinkler Heads.

All sprinkler heads shall be checked for proper operation and coverage. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personnel during routine landscape maintenance.

b. Valves & Valve Boxes.

The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids and replacing as needed.

c. Watering Schedule.

The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, and pest control operations. Water schedules will be adjusted as needed based on season and rainfall amounts.

d. Emergency Contact.

The Contractor shall provide Facility Manager with a contact person and telephone number who shall be available for on-call emergency service.

e. Irrigation Repairs.

Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours. Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

Six Mile Creek CDD (Reverie) – Unit Price Proposal

#	Item	Performance	Price/#	Additional Note?
CONTRACT MAINTENANCE				
1	Monthly Common Area Maintenance	Per K	\$	
2	Total Yearly Common Area Maintenance	Per K	\$	
LABOR				
3	# of Crew Members During Growing Season	Per K	#	
4	# of Crew Members During non-growing season	Per K	#	
5	Total # of Turf Cuts per year	Per K	#	
6	# Irrigation Tech Labor Rate	As Needed/Requested	\$	Per Hour
SOD / SEED				
7	St. Augustine – Sq. Ft.	As Needed/Requested		
8	Bahia – Sq. Ft.	As Needed/Requested		
9	Zoysia– Sq. Ft.	As Needed/Requested		
10	Winter Rye – Sq. Ft.	As Needed/Requested		
11	Dead Sod Removal – Hr. Rate	As Needed/Requested		
12	Sod Install – Hr. Rate	As Needed/Requested		
13	Soil Test – Total Cost	As Needed/Requested		
14	Aeration Sq. Ft.	As Needed/Requested		
MULCH / PINE STRAW				
15	Pine Straw - Bale	As Needed/Requested		Per Bale
16	Pine Straw – Full Install	Bi-annually per K		# of CY
17	Pine Bark - CY	As Needed/Requested		Per Cubic Yard
18	Pine Bark – Full Install	Bi-Annually per K		# of CY
19	Removal of aged mulch	As Needed/Requested		CY
ANNUALS				
20	Annual Flowers – 4x per yr.	Per K		
21	Annual Flowers – Per Rotation	As Needed/Requested		# of flowers
22	Annual Flowers – Per Flower	As Needed/Requested		
SHRUBS / PLANTS				
23	1 Gallon Shrubs	As Needed/Requested		
24	3 Gallon Shrubs	As Needed/Requested		
25	Knockout Roses	As Needed/Requested		
FERTILIZATION				
26	Turf	Per K		# Per Year
27	Shrubs – 2x	Per K		
28	Trees – 2x	Per K		
ORNAMENTAL GRASS				
29	Native Grasses	As Needed/Requested		Cost to Replace
30	Cutting back – Entire Property	Per K		

31	Cutting back – Individual areas	As Needed/Requested	Per Hour
	TREES		
32	Ligustrum Tree – 7-8'	As Needed/Requested	
33	Magnolia Tree – 65 gal	As Needed/Requested	
34	Magnolia Tree – 100 gal	As Needed/Requested	
35	Live Oak – 100 gal 3 1/2"-4" cal.	As Needed/Requested	
36	Live Oak – 200 gal 5-6" cal	As Needed/Requested	
37	Crape Myrtle – 65 gal, multi-stem	As Needed/Requested	
38	Crape Myrtle – 100 gal multi-stem	As Needed/Requested	
39	Nelly Stevens Holly – 30 gal	As Needed/Requested	
40	Maple Tree – 11/2"-2" 30 gal	As Needed/Requested	
41	Flm Tree – 30 gal	As Needed/Requested	
42	Palm Tree -	As Needed/Requested	
43	Evergreen Tree – 30 gal	As Needed/Requested	
44	Cost to prune all street trees	As Needed/Requested	
45	Cost to prune all palm trees	As Needed/Requested	
	IRRIGATION		
46	Hunter Controller 2 wire	Requested	
47	Hunter valves 2" ICB	As Needed/Requested	
48	6" rotor - each	As Needed/Requested	
49	12" rotor - each	As Needed/Requested	
50	Spray nozzle - each	As Needed/Requested	
51	6" pop up PRS 30 spray - each	As Needed/Requested	
52	12" pop up PRS 30 spray - each	As Needed/Requested	
53	VP-10 - each	As Needed/Requested	
54	VP-12 - each	As Needed/Requested	
55	2 wire for system per LF	As Needed/Requested	
56	ICB decoder – each station	As Needed/Requested	
57	Wire splice 3M DBY	As Needed/Requested	
58	6" PR – Sch. 160 – per LF	As Needed/Requested	
59	4" PR – Sch. 160 – per LF	As Needed/Requested	
60	3" PR – Sch. 160 – per LF	As Needed/Requested	
61	2" PR – Sch. 160 – per LF	As Needed/Requested	
62	1-1/2" PR – Sch. 160 – per LF	As Needed/Requested	
63	1-1/4" PR – Sch. 160 – Per LF	As Needed/Requested	
64	1" CL – 200, per LF	As Needed/Requested	
65	1/2" CL – 220, per LF	As Needed/Requested	
66	Rainbird ET Drip hose	As Needed/Requested	
67	1/2" Flex PVC, per LF	As Needed/Requested	
68	4" Slip-Fix Repair Coupling - EA	As Needed/Requested	
69	3" Slip-Fix Repair Coupling - EA	As Needed/Requested	
70	2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	
71	2" Slip-Fix Repair Coupling - EA	As Needed/Requested	
72	1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	
73	1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested	
74	1" Slip-Fix Repair Coupling - EA	As Needed/Requested	
75	Watering of parks and lift stations 2+2	As Needed/Requested	

Six Mile Creek CDD – Reverie

Landscape and Irrigation Maintenance Services

Official Proposal Summary Form

All District Owned Areas

1. Initial Term Landscape and Irrigation Services _____
2. First Annual Renewal _____
3. Second Annual Renewal _____
4. Pine Straw Mulch (Per Full Install) _____
5. Annual Color Flowers (Per Rotation) _____

Average Items 1-3 _____

Conditions

- The above provided cost will be used as final contract amounts at the time of executing the agreement.
- The cost provide herein are valid for 90 days from receipt of proposal form.
- Failure to complete this form may result in disqualification from consideration.

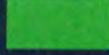


DREAM FINDERS HOMES REVERIE



DOG
PARK
BIER
GARDEN

THE
RETREAT

 Areas to be maintained



C.

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.
FOR AREA 13 ENHANCEMENTS**

This First Amendment ("First Amendment") is made and entered into this 5th day of May 2025, by and between:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at GMS Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation with a mailing address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor", and together with District, "Parties").

RECITALS

WHEREAS, on February 21, 2025, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services ("Services Agreement"); and

WHEREAS, pursuant to Section 20 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

A. The Services Agreement is hereby amended to reflect the updated scope of services pursuant to Contractor's proposal as set forth in **Exhibit A**, attached hereto ("Additional Services"). The Additional Services consist of watering the landscaping in Area 13. District and Contractor acknowledge and Agree that, upon five days written notice from District to Contractor, Contractor shall perform the Additional Services for the price set forth in Exhibit A. Such price shall remain valid for a period of 60 days from the date of this First Amendment.

B. Compensation for the Additional Services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Services Agreement, as amended.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms and conditions of the Services Agreement or this First Amendment, the Services Agreement and this First Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

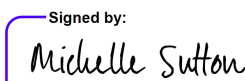
IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

9A989FE97A6A46D...
Secretary/Assistant Secretary

Signed by:

EEAF61DA3F48477...
Chairperson, Board of Supervisors

WITNESS:

BRIGHTVIEW LANDSCAPE SERVICES, INC.


Witness

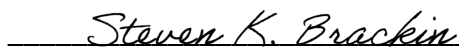

By: Steven K. Brackin
Its: Vice President & General Manager

Exhibit A: Scope of Additional Services

Exhibit A
Scope of Additional Services



April 17, 2025
Page 1 of 2

Proposal for Extra Work at
Six Mile CDD Trailmark

Property Name	Six Mile CDD Trailmark	Contact	Greg Kern
Property Address	805 Trailmark Drive	To	Six Mile CDD
	St Augustine, FL 32092	Billing Address	475 W Town Pl Ste 114
			St Augustine, FL 32092
Project Name	Six Mile CDD Trailmark: Water truck day rate for new install in phase 13		
Project Description	Water plant material		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Phase 13 planting			Subtotal	\$1,205.56
10.00	HOURL	Labor to fill and apply water per week	\$96.67	\$966.67
1.00	DAY	Day rate water trailer rental 500 gal	\$238.89	\$238.89

For internal use only

SO#	8650132
JOB#	460800520
Service Line	150

Total Price \$1,205.56

THIS IS NOT AN INVOICE
This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elton, FL 32033 ph. fax

D.

**SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.
FOR EAST PARCEL PHASE 3 ENHANCEMENTS**

This Second Amendment ("Second Amendment") is made and entered into this 4th day of June 2025, by and between:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at GMS Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation with a mailing address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor", and together with District, "Parties").

RECITALS

WHEREAS, on March 17, 2025, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services, as amended, ("Services Agreement"); and

WHEREAS, pursuant to Section 20 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

A. The Services Agreement is hereby amended to reflect the updated scope of services pursuant to Contractor's proposal as set forth in **Exhibit A**, attached hereto ("Additional Services"). The Additional Services consist of fuel for generator services in order to provide well power for the East Parcel Phase 3 area. District and Contractor acknowledge and Agree that, upon five days written notice from District to Contractor, Contractor shall perform the Additional Services for the monthly price set forth in Exhibit A. Such price shall remain valid until the District no longer needs to use the generator for the purpose of powering the well.

B. Compensation for the Additional Services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Services Agreement, as amended.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms and conditions of the Services Agreement or this Second Amendment, the Services Agreement and this Second Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this Second Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Juwan Dupree
Witness

Steven K. Brackin
By: Steven K. Brackin
Its: Vice President & General Manager

Exhibit A: Scope of Additional Services

Exhibit A
Scope of Additional Services



May 12, 2025
Page 1 of 2

**Proposal for Extra Work at
Six Mile CDD Trailmark**

Property Name	Six Mile CDD Trailmark	Contact	Greg Kern
Property Address	805 Trailmark Drive St Augustine, FL 32092	To	Six Mile CDD
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092
Project Name	SIX MILE CDD: TEMPORARY GENERATOR INSTALL PER MONTH BASIS		
Project Description	SIX MILE CDD: TEMPORARY GENERATOR INSTALL PER MONTH BASIS		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	SIX MILE CDD: TEMPORARY GENERATOR INSTALL PER MONTH BASIS (FUEL INCLUDED)	\$7,000.00	\$7,000.00

For internal use only

SO# 8668400
JOB# 460800520
Service Line 150

Total Price \$7,000.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5511 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and permit its employees' work within areas within specified hours and distances and conform to all applicable local, state, and federal regulations.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable to site management. The representative shall be competent and qualified, and shall be fully authorized to work in the U.S.
3. License and Permits: Contractor shall obtain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law, unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all associate taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Workers Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work or, not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc., and laws, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health-related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any legal trespass, claims and/or damages resulting from work requested that is not in compliance with the terms and conditions of this Contract shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be required only upon signed written orders and will be based on extra charges over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related to the work, during normal business hours and other reasonable periods of time. Contractor will perform the work as necessary prior to when the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the other party with 30 written notice upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in dismantling.
13. Assignment: The Customer and the Contractor respectively, and themselves, their partners, successors, assigns and legal representatives to the other party with respect to all contents of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other party; however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: The proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The proposal is for the work described, in the result of the ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or labor for any incidents/conditions resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in the Agreement and shall not be provided by the Contractor. Any design services in the Contract Documents, are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the design consultant.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be based for stump removal when the tree is not cut to the ground level (stump, root, etc.). If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined depth and surface material may be specified. Customer shall be responsible for processing the appropriate underground utility locator company in local and state underground utility laws prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation pipes. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Released for claim (limiting to a maximum of twenty-five percent (25%)) of work cost in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the back of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorney fees and it shall be deemed of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (1.8% per year) after payment into permitted by law, may be charged if not paid within 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Signature

Signature: _____ Title: **Chair Person**

Greg Kern Date: **May 12, 2025**
Printed Name: _____

BrightView Landscape Services, Inc. "Contractor"

Signature: _____ Title: **Irrigation Manager**

Juwan Lamar Dupree Date: **May 12, 2025**
Printed Name: _____

Job #: 460800520
SO #: 8668400 **Proposed Price: \$7,000.00**

E.

FPL Account Number: **6236350267**FPL Work Request Number: **13297573**

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT (hereinafter called the Customer), requests on this 27th day of March, 2025, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Six Mile Creek CDD: 13 WR 13297573, located in Saint Augustine, Florida.

- (a) Installation and/or removal of FPL-owned facilities described as follows:

[illegible]

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

Pole Description	# Installed	# Removed
13' fiberglass pole	27	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$97.64. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Customer (Print or type name of Organization)

Signed by:

By: _____

Signature (Authorized Representative)

Michelle Sutton

(Print or type name)

Title: Chair

FLORIDA POWER & LIGHT COMPANY

By: _____

(Signature)

Chris Venoy

(Print or type name)

Title: FPL LT-1 Representative

F.

MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Friday, March 21, 2025 at 12:12 p.m. at the Good News Church, 573 W. Twincourt Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Michelle Sutton	Chairperson
Heather Brofford	Vice Chairperson
Wendy Hartley	Supervisor
Jacob Dunn	Supervisor
Mindy Gellman <i>by phone</i>	Supervisor

Also, present were:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Alex Boyer	Operations Manager, Evergreen
Sarah Sweeting	GMS
RealManage Representatives	
Vesta Representatives	

The following is a summary of actions taken at the March 21, 2025 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 12:12 p.m. Four Supervisors were in attendance constituting a quorum. Ms. Gellman joined by phone.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Laughlin opened the audience comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Consideration of Proposals for Amenity Management, Field Operations and Maintenance Services**

Darrin Mossing the president and founder of GMS presented the GMS proposal. Mr. Mossing and his team collectively have almost 100 years of CDD industry experience. GMS has quickly grown to be the largest CDD management company in the state of Florida. The company has an excellent retention rate with clients and staff which is an important part of its success. In March 2014 GMS was hired as District Manager for Six Mile Creek CDD. He introduced Alison Mossing the Director of Amenity Operations, Jim Oliver the Management Director, Dan Wright with Field Operations, Elina Barren the Amenity Manager and Richard Gray the Director of Operations.

Jim Oliver the Management Director and District Manager of the Six Mile Creek CDD spoke on how deeply he cares about the Six Mile Creek CDD and how the resident-controlled Board improves communication.

Alison Mossing the Director of Amenity Management Services for GMS provided general information on GMS services, special event capabilities and summer camp capabilities. Currently, GMS manages 20 amenity centers in North Florida. All amenity managers and amenity attendants are required to be CPR and AAD certified. Safety is the number one priority.

Richard Gray with GMS Field Operations provided an overview of his background and what he can provide to Six Mile Creek. He has 10 years of experience in commercial and residential landscape with five years in the hardscape division. He is hands on when it comes to maintenance. While residing in Tennessee, he ran the third largest Park and Recreation Department for the City of Oak Ridge. His maintenance crew is very educated in what they can provide. He is a certified safety playground inspector and certified in ornamental and turf grass. He is here to produce results.

Board members asked questions regarding athletic programs, informal recreation league, summer camp, hosting events, resident ran events, scheduled maintenance, who can pass out fobs at amenity, action log to see status of issues reported, and flexed labor.

William Demboski with business development presented the RealManage proposal. He has been with the company for five months and comes from the software industry. They manage over 800 communities in Florida. He spoke highly of their proprietary software. Transparency is one thing they are built on which goes along with their software. Everything is real time. All financials

are real time. You will have peace of mind that you are dealing with a company that is completely transparent.

Jesse Martinez-Skinner is the Director of Operations in NE Florida and has been in the industry since 2013 and holds two designations, the CMT and AMS. He oversees managers as well as works with the Board of Directors of the organizations that they manage.

Alex Boyer is currently the community manager at TrailMark so helps out on the CDD side. August 2025 will be his five-year anniversary with the community.

Board members asked questions regarding the benefit of proprietary software to Six Mile Creek, would software be an additional cost, lifestyles team and ideas, flexibility – flexed labor, and meeting upper management.

Ms. Dana Harden presented a proposal from Vesta Property Services. She provided an overview of her background. Ross Ruber was introduced as the Regional Lifestyle Director for NE Florida. He oversees summer camps, athletic programs and events. Jason Davidson has been in amenity management since 2007 and his main focal point within the region is maintenance and facility operations. Ms. Harden pointed out a concern from Six Mile Creek which is landscaping and the recent RFP contract that increased significantly. She would like to work with Brightview on the pond banks and a better number for landscaping. She spoke about preventative maintenance, communication, complaint and incident form, landscaping and vendor accountability, cost plus model, weekly rolling report method, customer service, and work orders app.

Board members asked questions regarding weekly reports, suspension, janitorial in house, lifestyles/Stephanie, how will things be tailored to TrailMark and not so much River Town or Heritage Landing.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

There being no other business, the next item followed.

FIFTH ORDER OF BUSINESS

Audience Comments

There being no other business, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 23, 2025
at 2:00 p.m. @ Good News Church**

The next regular meeting date to be determined.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin asked for a motion to adjourn the meeting.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the meeting adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Friday, April 25, 2025 at 10:00 a.m. at the Good News Church, 573 W. Twincourt Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Michelle Sutton <i>by phone</i>	Chairperson
Heather Brofford	Vice Chairperson
Wendy Hartley	Supervisor
Jacob Dunn	Supervisor
Mindy Gellman	Supervisor

Also, present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel
Alex Boyer	Operations Manager
Stephanie Douglas	OnPlace
Amanda Arnold	OnPlace
Cassie Passantino	OnPlace
Niki Balestra	OnPlace
Sarah Sweeting	GMS
Steve McAvoy	Brightview

The following is a summary of the actions taken at the April 25, 2025 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:00 a.m. Four Supervisors were in attendance constituting a quorum. Ms. Sutton joined by phone.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Laughlin opened the audience comment period regarding agenda items.

Sue Minter (170 Osprey Mills Ln.) & Karen Pasiuk (85 Red Twig Way) spoke about their group TrailMark Feet on the Earth that does community clean up. Expressed concern about the trash in the neighborhood and would clean up a mile of the road monthly except July & August. Noted landscapers mow over trash. Asked about a street sweeper. Ms. Brofford recommended looking at the contract with BrightView to see what is going on, emailing pictures & report to the Board and Alex. The Board discussed exploring noninvasive looking type trash cans for Topiary & Montage. Ms. Gellman recommended looking into cost for the additional trash removal.

THIRD ORDER OF BUSINESS

Landscape Update

A. Brightview Communication Report

Mr. McAvoy reviewed the BrightView Communication Report. He noted his guys will pick up trash in the zone they are working in that day. He will address the mowing over trash issue and picking up the signs after spraying with his team. Ms. Hartley asked why BrightView didn't do the spot between Shelmore and Ferndale. Mr. McAvoy will review that area.

B. Brightview QSA

Mr. Laughlin asked for any questions on the QSA. Ms. Brofford noted she sent a request on a sprinkler head on Back Creek but didn't receive a response. Mr. Dunn asked for an update on the \$12K insurance check the District received for the trees. Ms. Sweeting emailed the insurance company to see if the check could be applied to other enhancements instead of replacing trees but insurance has not responded. Mr. Haber noted he didn't think they had to use it for the trees but suggested follow up with the insurance company. Ms. Hartley asked if the sand volleyball needs more sand. Mr. McAvoy noted yes, it could use another 15-20 yards. Ms. Gellman asked who would handle a red ant issue in the Bier Garden at Reverie. Mr. Laughlin noted they will coordinate with Matt on that. Ms. Brofford stated residents are complementing the landscaping.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Engineer Items

- 1. Ratification of Requisition No. 203 (2021 Capital Improvement and Refunding Bonds (AA3, Phase 1))**
- 2. Ratification of Requisition Nos. 177 – 178 (2021 Bond Series (AA2, Phase 3B-East Parcel Phase 2))**
- 3. Ratification of Requisition Nos. 102 – 106 (2023 Bond Series (AA2 Phase 3C))**

4. **Ratification of Requisition No. 90A – 93A (2023 Bond Series (AA3 Phase 3 – Phase 12))**
5. **Ratification of Requisition No. 23 – 28 (2024 Bond Series – Phase 13)**
6. **Ratification of Change Order Nos. 7 – 9 Trailmark Phase 13**
7. **Ratification of Change Order Nos. 13 – 14 Trailmark East Parcel 3**
8. **Ratification of Change Order Nos. 24 – 25 Trailmark Phase 12**
9. **Work Authorization No. 84 – Pacetti Road Traffic Signal**

B. Ratification of Agreements/Proposals

1. **Agreement with Flock Safety for License Plate Reader**
2. **Agreement with Ruppert Landscape Services for Reverie**

Ms. Gellman expressed concern over what the District is paying Ruppert. Ms. Sutton noted the Board agreed to continue with Ruppert but needs to watch the invoicing closely. This item is tabled until Michelle is ready to sign.

3. **Agreement with Jax Utilities Management for Pothole Repair (Welcome Center Parking Lot)**
4. **Agreement with Brightview Landscape Services for East Parcel Phase 3 Enhancements**
5. **First Amendment to Agreement with Brightview Landscape Services for East Parcel Phase 3 Enhancements**

C. Approval of Minutes of the March 12, 2025 Meeting

D. Balance Sheet as of March 31, 2025 and Statement of Revenues and Expenses for the Period Ending March 31, 2025

Ms. Gellman noted the landscaping in TrailMark is exceeding the budget significantly. She noted DreamFinders is doing some work in Reverie that they ordered specifically and some amenity functions they are funding that is supposed to be coming through developer contributions but its misleading. She asked to create a sub account to apply that credit to those line items so when the next financials are done, it is more representative of what the community is actually paying for as opposed to DreamFinders.

E. Assessment Receipt Schedule – 97% Collected

F. Check Register - \$2,458,496.11

Ms. Gellman noted FSR is adding a 10% processing fee when invoicing the District for events, etc. Florida Law is 3-4%. She suggested looking into recoup that money if possible. Wes will review it. Daniel will get with the HOA as the HOA has that contract.

Mr. Laughlin asked for a motion to approve the consent agenda.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Consent Agenda, was approved.

FIFTH ORDER OF BUSINESS**Discussion with TrailMark Representative**

Vivienne Oestergaard updated the Board on the next TrailMarket event on Saturday, June 7th from 10:00 a.m. until 2:00 p.m. Signup sheets will be available in May. They are working with Stephanie on all the required paperwork. TrailMarket is vetting all vendors and trash. Ms. Brofford noted concern of no oversight with the food vendors and asked that everybody have that oversight. Mr. Dunn asked about the possibility of bounce houses for the kids. Ms. Oestergaard noted they can look into it.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Amenity Management, Field Operations and Maintenance Services (TrailMark)**

Mr. Laughlin stated they did go through the special meeting with vendor presentations and Q&A. He asked at this point does the Board have any other discussion or questions. Ms. Gellman stated if whoever they do select that it includes that interactive software with the community and the Board and is within the budget this year. She asked if GMS could provide that specific type of software. Mr. Oliver noted yes, GMS would use a third party for that. Ms. Gellman noted it should be part of GMS's cost as part of the services. GMS will start June 1st.

On MOTION by Ms. Brofford, seconded by Ms. Hartley, with all in favor, the GMS Proposal for Amenity Management, Field Operations, and Maintenance Services (TrailMark), was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from Brightview for Pond Bank Maintenance Services**

The Board discussed the proposal from BrightView for pond bank maintenance and tabled. They requested the pond bank erosion report from Brightview and Florida Waterways and discussed Brightview mowing 8-10 ft. from water's edge. Mr. Laughlin noted with five months remaining, the cost for this current fiscal year would be \$18K. The Board agreed to go out for new landscape RFP to include all new areas, pond banks and trash clean up.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, Directing Staff to go out for RFP for Landscape & Irrigation Services, was approved.

EIGHTH ORDER OF BUSINESS**Discussion Items:****A. Fiscal Year 2026 Budget**

Mr. Laughlin provided an overview of the FY26 budget process. The initial draft will be presented at the May 14th meeting. The budget will be approved at the June 11th meeting.

B. Sign In Areas for District Facilities

The Board discussed a sign in area for amenities. Point of entry will be the front amenity entrance by the breezeway. Mr. Dunn will work with staff on locking doors and sign in process. An eblast will be sent to residents regarding amenity sign in effective May 5th.

C. Procedure for Violations

The Board discussed the procedure for amenity violations. Ms. Gellman noted the policies are not specific. Ms. Mossing stated amenity managers have the authority to suspend until the next Board meeting when the Board would have the opportunity to review the incident and make a decision. A certified letter will be sent to Kyla Law alerting her that classes will be suspended until an agreement is signed. Reverie policies will be revised to include language for no organized activities in the lap pool, only swimming in lap pool unless approved by the Board. Reverie policies will be updated to reflect TrailMark policies regarding compensation for classes.

On MOTION by Ms. Hartley, seconded by Ms. Gellman, with all in favor, to Change Reveries Policy on Charging for Organized Classes to Match TrailMark & Bring the Language to Next Meeting for Ratification, was approved.

D. Agreement for Security System Operation/Maintenance Services with Envera Systems (Reverie)

Ms. Gellman discussed Envera and their refusal to change their stance as far as giving a 30 day out and suggested going out for RFP. Mr. Laughlin will get with Kevin to gather proposals for Reverie Gate and include a closed session on the May agenda.

E. Welcome Center Improvements

Ms. Hartley provided an update regarding the welcome center improvements. She spoke about a way to temporarily install signage for CDD advertisements, touch a truck event approval/developer event, and approval for home school group ASL taught by a resident.

NINTH ORDER OF BUSINESS

Consideration of Proposals:

A. Brightview Proposal for Front Entrance Enhancement

Mr. Laughlin presented the Brightview proposal for the front entrance enhancement totaling \$905. This would come out of landscape contingency.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Brightview Proposal for Front Entrance Enhancements, was approved.

B. Tison Sound & Security for Additional Audio Equipment

The Board recommended removing the proposal from Tison Sound as additional equipment is not needed at this time.

C. Elite Amenities for Additional Pool Monitors

Mr. Laughlin stated this is a request for a second pool monitor after concern of the amount of people during spring break. Adding another pool monitor would be an additional \$7,954.84. The Elite pool monitor proposal was tabled. GMS to provide in new contract. District Counsel will draft the termination letter.

On MOTION by Ms. Brofford, seconded by Ms. Hartley, with all in favor, to Cancel Elite Amenities Pool Monitor Agreement with 30 Day Notice, was approved.

D. Fitness Center Wall Repair

Mr. Boyer reviewed proposals for wall repair in the fitness center. The proposals were tabled. GMS to provide in house repair.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report but offered to take questions.

B. Engineer

Mr. Laughlin had nothing to report from the engineer but offered to take any questions back to him. The Board requested updates from the Engineer regarding traffic light installation process.

C. Manager – Report on the Number of Registered Voters (2,837)

Mr. Laughlin reported a total of 2,837 registered voters are in the District.

D. TrailMark Reports

1. Operations (*RealManage*)

1. Report

Mr. Boyer provided an update regarding landscape buffers and updated street signs from storm damage. Ms. Brofford noted Mr. Pilgram is upset about the broken trees being hazardous. Daniel stated the Water Management District says the trees have to be left in the conservation easement. If they are dead, they can be dropped.

2. Lake Maintenance Report

There being no comments, the next item followed.

3. Pool Pak Quarterly Preventative Maintenance Report

There being no comments, the next item followed.

2. Lifestyles (*OnPlace*) – Report

Ms. Douglas provided an update on recent and upcoming events at TrailMark.

E. Reverie Reports (First Service)

1. DFH Updates

Mr. Laughlin didn't receive any information regarding DFH.

2. Operations (*First Service*) – Report

Ms. Passantino provided an update regarding general maintenance. Toby Salazar is the new maintenance technician. Ms. Brofford asked for an update on replacing signage in TrailMark. Mr. Boyer stated it did hopefully get approved today as they were waiting on the DOT sign design.

3. Lifestyles (*OnPlace*) – Report

OnPlace provided an update on recent and upcoming events at Reverie.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

There being no other business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

- Cindy Lee (95 Split Oak) spoke about having residents sign acknowledging new rules. Suggested getting an ID for everyone and placing a sticker on it each year showing they are still residents.
- Christopher Conway (263 Weathered Edge) spoke on gates – exit only, suggested exit only signs, fobs vs. sign in, extra sand on courts – will wash out to sidewalk, 4-5 dead trees on TrailMark Dr. Ms. Brofford will follow up. Straightening street signs. Asked about putting carp in the ponds – in the works, and sidewalk repair across from play field. Waiting for response from St. Johns Utility. Mr. Oliver noted they will accelerate the sidewalk issue.
- Steve Pasiuk (85 Red Twig Way) spoke about clearly communicating the signage rules to the community – county, CDD, HOA. Brighter lights at the entrance.
- Michelle Clee (109 Lansbury Court) stated county is back logged on signs.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 14, 2025 at
2:00 p.m. @ Renaissance World Golf
Village Resort**

The next scheduled meeting is May 14, 2025, at 2:00 p.m. at Renaissance World Golf Village Resort.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin asked for a motion to adjourn.

On MOTION by Ms. Brofford, seconded by Mr. Dunn, with all in favor, the meeting adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

G.

Six Mile Creek
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Six Mile Creek
Community Development District
Balance Sheet
April 30, 2025

	General Fund	Reverie Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:						
Cash - Truist Bank	\$ 154,016	\$ 62,541	\$ -	\$ -	\$ -	\$ 216,558
Cash - Truist Bank - Special Events	3,471	-	-	-	-	3,471
Assessment Receivable	-	-	-	-	-	-
Investments:						
Series 2007						
Reserve	-	-	-	28,452	-	28,452
Construction	-	-	-	-	2,438	2,438
Series 2015						
Reserve	-	-	-	157,219	-	157,219
Revenue	-	-	-	288,399	-	288,399
Prepayment	-	-	-	1	-	1
Series 2016A						
Reserve	-	-	-	432,044	-	432,044
Revenue	-	-	-	649,461	-	649,461
Prepayment	-	-	-	26,029	-	26,029
Construction	-	-	-	-	244,193	244,193
Series 2016B						
Revenue	-	-	-	173	-	173
Prepayment	-	-	-	6	-	6
Construction	-	-	-	-	4	4
Series 2017A						
Reserve	-	-	-	692,813	-	692,813
Revenue	-	-	-	844,716	-	844,716
Interest	-	-	-	113	-	113
Construction	-	-	-	-	0	0
Construction - NW	-	-	-	-	1,011	1,011
Series 2020						
Reserve	-	-	-	205,191	-	205,191
Revenue	-	-	-	498,519	-	498,519
Series 2021 AA3 PH1						
Reserve	-	-	-	282,613	-	282,613
Revenue	-	-	-	676,863	-	676,863
Construction	-	-	-	-	-	-
Series 2021 AA3 PH2						
Revenue	-	-	-	151,241	-	151,241
Prepayment	-	-	-	180,141	-	180,141
Construction	-	-	-	-	581	581
Series 2021 AA2 PH3B						
Reserve	-	-	-	230,438	-	230,438
Revenue	-	-	-	537,086	-	537,086
Construction	-	-	-	-	204	204
Series 2023						
Reserve	-	-	-	727,675	-	727,675
Revenue	-	-	-	623,985	-	623,985
Capitalized Interest	-	-	-	42	-	42
Construction AA2 PH3C	-	-	-	-	584	584
Construction AA3 PH3	-	-	-	-	5	5
Series 2024						
Reserve	-	-	-	193,130	-	193,130
Revenue	-	-	-	4,022	-	4,022
Interest	-	-	-	105	-	105
Capitalized Interest	-	-	-	169,809	436	170,245
Investment - Custody	1,230,135	-	-	-	-	1,230,135
State Board of Administration	-	20,155	-	-	-	20,155
Due From Capital Projects	-	-	-	-	956	956
Due From Capital Reserve	8,752	-	-	-	-	8,752
Due From Developer	-	-	-	-	928,793	928,793
Due From General Fund	-	146,274	-	3,252	5,153	154,679
Due From Other	-	-	-	-	-	-
Due from Reverie	450	-	-	-	-	450
Prepaid Expenses	1,854	800	-	-	-	2,654
Total Assets	\$ 1,398,678	\$ 229,770	\$ -	\$ 7,603,536	\$ 1,184,358	\$ 10,416,342

Six Mile Creek
Community Development District
Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Reverie Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:						
Accounts Payable	\$ 16,251	\$ 33,870	\$ -	\$ -	\$ 928,793	\$ 978,914
Accrued Payables	2,083	464	-	-	-	2,547
Contracts Payable	-	-	-	-	1,102,495	1,102,495
Due to Debt Service	3,252	-	-	-	-	3,252
Due to Capital Projects 2016A/B	4,153	-	-	-	-	4,153
Due to Capital Projects 2017	1,000	-	-	-	956	1,956
Due to General Fund	146,274	450	-	-	-	146,724
Due to Other	27,361	-	-	-	-	27,361
Due to Reverie	-	-	-	-	-	-
Total Liabilities	\$ 200,374	\$ 34,785	\$ -	\$ -	\$ 2,032,244	\$ 2,267,403
Fund Balances:						
Assigned For Debt Service 2007	\$ -	\$ -	\$ -	\$ 28,452	\$ -	\$ 28,452
Assigned For Debt Service 2015	-	-	-	445,618	-	445,618
Assigned For Debt Service 2016A	-	-	-	1,107,533	-	1,107,533
Assigned For Debt Service 2016B	-	-	-	179	-	179
Assigned For Debt Service 2017A	-	-	-	1,537,641	-	1,537,641
Assigned For Debt Service 2020	-	-	-	703,710	-	703,710
Assigned For Debt Service 2021 PH1	-	-	-	959,475	-	959,475
Assigned For Debt Service 2021 PH2	-	-	-	331,383	-	331,383
Assigned For Debt Service 2021 PH3B	-	-	-	767,523	-	767,523
Assigned For Debt Service 2023	-	-	-	1,354,954	-	1,354,954
Assigned For Debt Service 2024	-	-	-	367,066	-	367,066
Assigned For Capital Reserves 2007	-	-	-	-	2,438	2,438
Assigned For Capital Reserves 2016A	-	-	-	-	247,390	247,390
Assigned For Capital Reserves 2016B	-	-	-	-	4	4
Assigned For Capital Reserves 2017A	-	-	-	-	2,967	2,967
Assigned For Capital Reserves 2020	-	-	-	-	0	0
Assigned For Capital Reserves 2021 PH1	-	-	-	-	0	0
Assigned For Capital Reserves 2021 PH2	-	-	-	-	(229,928)	(229,928)
Assigned For Capital Reserves 2021 PH3B	-	-	-	-	(498,388)	(498,388)
Assigned For Capital Reserves 2023	-	-	-	-	(372,805)	(372,805)
Assigned For Capital Reserves 2024	-	-	-	-	436	436
Unassigned	1,198,304	194,985	-	-	-	1,393,289
Total Fund Balances	\$ 1,198,304	\$ 194,985	\$ -	\$ 7,603,536	\$ (847,886)	\$ 8,148,939
Total Liabilities & Fund Equity	\$ 1,398,678	\$ 229,770	\$ -	\$ 7,603,536	\$ 1,184,358	\$ 10,416,342

Six Mile Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,544,069	\$ 1,524,802	\$ 1,524,802	\$ -
Special Assessments - Direct Platted	351,132	242,549	242,549	-
Special Assessments - Direct Unplatted	21,329	5,332	5,332	-
Special Assessments - Lot Closings	-	-	44,332	44,332
Interest	24,000	14,000	15,478	1,478
Miscellaneous Income	1,226	715	11,479	10,764
Rental Income	3,000	1,750	4,182	2,432
Special Events Income	-	-	2,080	2,080
Total Revenues	\$ 1,944,756	\$ 1,789,148	\$ 1,850,233	\$ 61,085
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 7,400	\$ (400)
FICA Expense	918	536	566	(31)
Engineering Fees	25,000	14,583	21,220	(6,637)
Attorney	35,000	20,417	11,217	9,199
Arbitrage	4,800	1,800	1,800	-
Dissemination	12,720	7,420	9,437	(2,017)
Dissemination - DTS	1,500	1,500	2,500	(1,000)
Annual Audit	14,500	-	-	-
Trustee Fees	30,170	15,893	15,893	-
Assessment Administration	10,000	10,000	10,000	-
Management Fees	45,000	26,250	26,250	-
Information Technology	1,890	1,103	1,103	-
Website Maintenance	1,260	735	735	-
Debt Service Fund Accounting	5,000	2,917	-	2,917
Telephone	1,000	583	610	(27)
Postage	1,750	1,021	1,858	(837)
Printing & Binding	1,750	1,021	1,281	(260)
Insurance	7,880	7,880	7,661	219
Legal Advertising	10,000	5,833	1,066	4,767
Meeting Room Rental	20,500	11,958	8,858	3,100
Bank Fees	3,000	1,750	1,096	654
Other Current Charges	300	175	827	(652)
Office Supplies	200	117	12	105
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 246,313	\$ 140,666	\$ 131,566	\$ 9,100
<u>Operations & Maintenance</u>				
Property Insurance	\$ 43,395	\$ 43,395	\$ 40,022	\$ 3,373
Electric	10,000	5,833	4,139	1,695
Streetlights	95,500	55,708	58,058	(2,350)
Landscape Contract	367,000	214,083	232,433	(18,350)
Landscape - Mulch & Plant Installation	120,000	70,000	121,142	(51,142)
Landscape Contingency	88,000	51,333	8,613	42,720
Lake Contract	50,000	29,167	33,535	(4,368)
Lake Contingency	10,000	5,833	-	5,833
Irrigation Maintenance	75,000	43,750	21,836	21,914
Repairs & Maintenance	15,000	8,750	951	7,799
Security Patrol	55,000	32,083	21,941	10,142
Dog Park - General Maintenance	5,000	2,917	2,033	884
Kayak Launch - General Maintenance	5,000	2,917	560	2,357
Storm Clean-Up/Tree Removal	30,000	17,500	16,230	1,270
Total Operations & Maintenance:	\$ 968,895	\$ 583,270	\$ 561,494	\$ 21,776

Six Mile Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Amenity Center</u>				
<u>Utilities</u>				
Telephone/Internet	\$ 10,000	\$ 5,833	\$ 2,808	\$ 3,025
Electric	25,000	14,583	12,636	1,948
Water/Irrigation	45,000	26,250	19,086	7,164
Gas	2,000	1,167	557	609
Trash Removal	8,910	5,198	6,064	(867)
<u>Security</u>				
Security Alarm Monitoring	\$ 1,100	\$ 642	\$ 695	\$ (53)
Access Cards	1,000	583	-	583
<u>Management Contracts</u>				
Facility Management	\$ 125,000	\$ 72,917	\$ 57,167	\$ 15,750
Field Management/Administrative	112,320	65,520	36,507	29,013
Amenity Staff - Rentals	2,000	1,167	3,885	(2,718)
Onsite Reimbursable (Event Pgrm/Mileage/Cell)	2,000	1,167	-	29,167
Pool Attendants	50,000	29,167	-	(440)
Pool Maintenance	40,000	23,333	23,774	12,325
Pool Repairs	30,000	17,500	5,175	583
Pool Permits	1,000	583	-	4,239
Janitorial Services	42,706	24,912	20,673	(0)
Fitness Equipment Lease	34,312	20,015	20,015	260
Pest Control	5,000	2,917	2,656	4,540
Repairs & Maintenance	40,000	23,333	18,793	(4,633)
Special Events	21,000	12,250	16,883	(44)
Holiday Decorations	12,000	12,000	12,044	1,667
Fitness Center Repairs/Supplies	3,500	2,042	375	4,249
Operating Supplies	10,000	5,833	1,584	(22,218)
ASCAP/BMI Licenses	1,700	992	23,210	1,936
Contingency	4,000	2,333	398	
Total Amenity Center:	\$ 629,548	\$ 372,236	\$ 284,986	\$ 86,084
<u>Reserves</u>				
Capital Reserve Transfer	\$ 100,000	\$ -	\$ -	\$ -
Total Reserves	\$ 100,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,944,756	\$ 1,096,172	\$ 978,046	\$ 116,960
Excess Revenues (Expenditures)	\$ -		\$ 872,187	
Fund Balance - Beginning	\$ -		\$ 326,116	
Fund Balance - Ending	\$ -		\$ 1,198,304	

Six Mile Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 135,831	\$ 264,180	\$ 825,362	\$ 272,503	\$ -	\$ 26,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,524,802
Special Assessments - Direct Platted	87,783	-	-	29,185	-	-	125,581	-	-	-	-	-	242,549
Special Assessments - Direct Unplatted	5,332	-	-	-	-	-	-	-	-	-	-	-	5,332
Special Assessments - Lot Closings	20,163	-	15,733	-	-	8,436	-	-	-	-	-	-	44,332
Interest	1,140	681	708	1,389	3,553	3,781	4,226	-	-	-	-	-	15,478
Miscellaneous Income	275	-	-	375	100	10,354	375	-	-	-	-	-	11,479
Rental Income	1,567	242	-	917	977	492	(15)	-	-	-	-	-	4,182
Special Events Income	385	244	88	71	93	27	1,172	-	-	-	-	-	2,080

Total Revenues	\$ 116,645	\$ 136,999	\$ 280,708	\$ 857,300	\$ 277,226	\$ 23,090	\$ 158,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850,233
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Expenditures:

Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ 1,600	\$ 1,000	\$ 1,000	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
FICA Expense	-	77	122	77	77	214	-	-	-	-	-	-	566
Engineering Fees	2,091	2,172	3,236	1,819	5,249	4,400	2,255	-	-	-	-	-	21,220
Attorney	1,788	2,502	1,364	3,002	2,563	-	-	-	-	-	-	-	11,217
Arbitrage	-	-	1,200	-	-	-	600	-	-	-	-	-	1,800
Dissemination	1,560	1,060	1,143	1,593	1,143	1,143	1,793	-	-	-	-	-	9,437
Dissemination - DTS	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	7,273	4,310	-	4,310	-	-	-	-	-	-	15,893
Assessment Administration	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	26,250
Information Technology	158	158	158	158	158	158	158	-	-	-	-	-	1,103
Website Maintenance	105	105	105	105	105	105	105	-	-	-	-	-	735
Debt Services Fund Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	81	67	72	118	60	146	66	-	-	-	-	-	610
Postage	5	794	91	134	137	497	200	-	-	-	-	-	1,858
Printing & Binding	169	134	161	135	171	163	349	-	-	-	-	-	1,281
Insurance	7,661	-	-	-	-	-	-	-	-	-	-	-	7,661
Legal Advertising	360	66	66	67	74	199	234	-	-	-	-	-	1,066
Meeting Room Rental	-	3,119	1,418	1,843	-	2,079	400	-	-	-	-	-	8,858
Bank Fees	189	159	152	126	157	140	174	-	-	-	-	-	1,096
Other Current Charges	-	-	100	433	294	-	-	-	-	-	-	-	827
Office Supplies	3	1	3	3	1	3	0	-	-	-	-	-	12
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175

Total Administrative:	\$ 30,594	\$ 15,161	\$ 22,012	\$ 18,673	\$ 14,937	\$ 20,105	\$ 10,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,566
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Operations & Maintenance

Property Insurance	\$ 40,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,022
Electric	822	989	542	417	371	461	538	-	-	-	-	-	4,139
Streetlights	8,219	8,219	8,219	8,328	8,358	8,358	8,358	-	-	-	-	-	58,058
Landscape Contract	30,583	30,583	30,583	35,171	35,171	35,171	35,171	-	-	-	-	-	232,433
Landscape - Mulch & Plant Installation	-	-	2,176	-	-	118,966	-	-	-	-	-	-	121,142
Landscape Contingency	-	4,278	1,690	931	-	1,714	-	-	-	-	-	-	8,613
Lake Contract	4,220	4,220	4,220	4,220	8,365	4,145	4,145	-	-	-	-	-	33,535
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	1,814	2,143	3,571	4,607	3,333	1,999	4,369	-	-	-	-	-	21,836
Repairs & Maintenance	-	-	-	-	-	771	180	-	-	-	-	-	951
Security Patrol	2,567	3,370	3,035	2,628	3,783	3,363	3,196	-	-	-	-	-	21,941
Dog Park - General Maintenance	206	206	206	206	797	206	206	-	-	-	-	-	2,033
Kayak Launch - General Maintenance	560	-	-	-	-	-	-	-	-	-	-	-	560
Storm Clean-Up/Tree Removal	6,920	9,310	-	-	-	-	-	-	-	-	-	-	16,230

Total Operations & Maintenance:	\$ 95,933	\$ 63,317	\$ 54,242	\$ 56,507	\$ 60,177	\$ 175,154	\$ 56,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,494
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Six Mile Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Amenity Center</u>													
<u>Utilities</u>													
Telephone/Internet	\$ 428	\$ 390	\$ 390	\$ 390	\$ 390	\$ 430	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	2,808
Electric	1,608	1,705	1,788	1,957	2,060	1,794	1,723	-	-	-	-	-	12,636
Water/Irrigation	3,408	2,813	2,697	2,931	3,150	2,025	2,063	-	-	-	-	-	19,086
Gas	78	9	114	111	127	74	44	-	-	-	-	-	557
Trash Removal	946	673	946	679	1,122	849	849	-	-	-	-	-	6,064
<u>Security</u>													
Security Alarm Monitoring	\$ 35	\$ 35	\$ 485	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	695
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Management Contracts</u>													
Facility Management	\$ 10,709	\$ -	\$ 12,969	\$ 9,736	\$ 12,058	\$ 2,196	\$ 9,500	\$ -	\$ -	\$ -	\$ -	\$ -	57,167
Field Management/Administrative	4,793	5,651	4,406	5,229	5,219	5,501	5,709	-	-	-	-	-	36,507
Amenity Staff - Rentals	248	331	165	532	-	2,385	224	-	-	-	-	-	3,885
Onsite Reimbursable (Event Prgm/Mileage)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	4,109	3,556	1,845	3,226	3,463	1,972	5,604	-	-	-	-	-	23,774
Pool Repairs	-	631	700	762	1,044	700	1,338	-	-	-	-	-	5,175
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	2,945	2,945	3,003	2,945	2,945	2,945	2,945	-	-	-	-	-	20,673
Fitness Equipment Lease	2,859	2,859	2,859	2,859	2,859	2,859	2,859	-	-	-	-	-	20,015
Pest Control	297	297	587	297	297	587	297	-	-	-	-	-	2,656
Repairs & Maintenance	2,130	986	1,930	438	151	1,950	11,208	-	-	-	-	-	18,793
Special Events	1,888	3,259	4,661	928	1,421	1,629	3,097	-	-	-	-	-	16,883
Holiday Decorations	-	12,044	-	-	-	-	-	-	-	-	-	-	12,044
Fitness Center Repairs/Supplies	175	-	-	200	-	-	-	-	-	-	-	-	375
Operating Supplies	295	-	372	32	362	260	264	-	-	-	-	-	1,584
ASCAP/BMI Licenses	23,210	-	-	-	-	-	-	-	-	-	-	-	23,210
Contingency	151	-	-	-	-	235	12	-	-	-	-	-	398
Total Amenity Center:	\$ 60,312	\$ 38,184	\$ 39,917	\$ 33,286	\$ 36,703	\$ 28,425	\$ 48,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,986
<u>Reserves</u>													
Capital Reserves Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 186,839	\$ 116,662	\$ 116,170	\$ 108,466	\$ 111,818	\$ 223,685	\$ 114,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 978,046
Excess Revenues (Expenditures)	\$ (70,194)	\$ 20,337	\$ 164,537	\$ 748,834	\$ 165,409	\$ (200,594)	\$ 43,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872,187

Six Mile Creek

Community Development District

Reverie Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 403,920	\$ 398,878	\$ 398,878	\$ -
Special Assessments - Direct Billed	185,640	185,640	185,640	-
Developer Contributions	357,273	208,409	100,000	(108,409)
Interest	100	58	155	96
Miscellaneous Income	500	292	5,000	4,708
Special Events Income	-	-	1,984	1,984
Total Revenues	\$ 947,433	\$ 793,277	\$ 691,657	\$ (101,620)
Expenditures:				
Administrative:				
Other Current Charges	\$ 1,500	\$ 875	\$ 981	\$ (106)
Total Administrative:	\$ 1,500	\$ 875	\$ 981	\$ (106)
Operations & Maintenance				
Property Insurance	\$ 80,660	\$ 80,660	\$ 74,391	\$ 6,269
Electric	8,500	4,958	5,082	(124)
Landscape Contract	113,000	65,917	65,954	(37)
Landscape - Mulch & Plant Installation	45,000	26,250	20,224	6,026
Landscape Contingency	15,000	8,750	41,217	(32,467)
Lake Contract	14,000	8,167	9,270	(1,103)
Lake Contingency	2,500	1,458	-	1,458
Irrigation Maintenance	11,250	6,563	1,794	4,769
Repairs & Maintenance	1,500	875	-	875
Pump Repairs	1,500	875	-	875
Electric Streetlights/Services	5,000	2,917	-	2,917
Routine Road Cleaning	2,500	1,458	-	1,458
Dog Park - General Maintenance	6,000	3,500	4,957	(1,457)
Pavilion Park Maintenance	3,500	2,042	-	2,042
Entry Gate(s) Access Control & Monitoring	42,500	24,792	30,182	(5,390)
Contingency	5,000	2,917	1,696	1,221
Total Operations & Maintenance:	\$ 357,410	\$ 242,098	\$ 254,767	\$ (12,670)

Six Mile Creek

Community Development District

Reverie Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Amenity Center</u>				
<u>Utilities</u>				
Telephone/Internet	\$ 4,750	\$ 2,771	\$ 2,853	\$ (82)
Electric	20,000	11,667	10,385	1,281
Water/Irrigation	20,000	11,667	21,067	(9,400)
Gas	32,250	18,813	27,299	(8,487)
Trash Removal	4,500	2,625	2,706	(81)
<u>Security</u>				
Security Alarm Monitoring	\$ 1,000	\$ 583	\$ 935	\$ (352)
Access Cards	5,000	2,917	-	2,917
<u>Management Contracts</u>				
Lifestyle Director	\$ 81,900	\$ 47,775	\$ 45,670	\$ 2,105
Admin (Facility Management)	63,312	36,932	44,019	(7,087)
Building Maintenance (Field Management)	88,919	51,869	24,505	27,365
Onsite Reimbursable (CAM/Medical/Mileage/Cell)	40,000	23,333	-	23,333
Landscape Contract	32,845	19,160	19,159	0
Landscape Seasonal	24,000	14,000	12,363	1,637
Landscape Contingency	4,000	2,333	7,856	(5,523)
Pool Maintenance	25,500	14,875	18,643	(3,768)
Pool Repairs	12,500	7,292	19,607	(12,315)
Pool Permits	1,000	583	-	583
Janitorial Services	7,750	4,521	10,324	(5,803)
Janitorial Supplies	4,750	2,771	444	2,327
Facility Repairs & Maintenance	25,000	14,583	9,794	4,789
Fitness Equipment Lease	27,347	15,952	15,952	0
Pest Control	2,200	1,283	768	515
Repairs & Maintenance	13,250	7,729	11,380	(3,651)
Special Events	35,000	20,417	28,992	(8,575)
Holiday Decorations	6,500	3,792	6,427	(2,635)
Dues, Licenses & Subscriptions	250	250	284	(34)
Operating Supplies	5,000	2,917	3,061	(145)
Total Amenity Center:	\$ 588,523	\$ 343,409	\$ 344,494	\$ (1,084)
Total Expenditures	\$ 947,433	\$ 586,382	\$ 600,242	\$ (13,860)
Excess Revenues (Expenditures)	\$ -		\$ 91,415	
Fund Balance - Beginning	\$ -		\$ 103,571	
Fund Balance - Ending	\$ -		\$ 194,985	

Six Mile Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 35,532	\$ 69,108	\$ 215,909	\$ 71,285	\$ -	\$ 7,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398,878
Special Assessments - Direct Billed	46,410	-	-	-	-	-	139,230	-	-	-	-	-	185,640
Developer Contributions	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000
Interest	-	-	-	-	-	-	155	-	-	-	-	-	155
Miscellaneous Income	225	125	150	275	150	3,600	475	-	-	-	-	-	5,000
Special Events Income	-	-	-	760	270	-	954	-	-	-	-	-	1,984
Total Revenues	\$ 46,635	\$ 135,657	\$ 69,258	\$ 216,944	\$ 71,705	\$ 3,600	\$ 147,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,657
Expenditures:													
<u>Administrative:</u>													
Other Current Charges	\$ 115	\$ 176	\$ 142	\$ 107	\$ 147	\$ 112	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981
Total Administrative:	\$ 115	\$ 176	\$ 142	\$ 107	\$ 147	\$ 112	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981
<u>Operations & Maintenance</u>													
Property Insurance	\$ 74,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,391
Electric	505	1,085	758	757	679	641	656	-	-	-	-	-	5,082
Landscape Contract	9,422	9,422	9,422	9,422	9,422	9,422	9,422	-	-	-	-	-	65,954
Landscape - Mulch & Plant Installation	3,521	6,200	6,515	-	-	-	3,988	-	-	-	-	-	20,224
Landscape Contingency	2,336	31,208	-	-	4,373	-	3,300	-	-	-	-	-	41,217
Lake Contract	1,164	1,164	1,164	1,164	2,314	1,150	1,150	-	-	-	-	-	9,270
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	404	127	647	-	616	-	-	-	-	-	-	-	1,794
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric Streetlights/Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Routine Road Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park - General Maintenance	482	482	482	482	482	2,065	482	-	-	-	-	-	4,957
Pavilion Park Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Entry Gate(s) Access Control & Monitoring	5,696	6,414	4,736	3,781	3,811	4,036	1,710	-	-	-	-	-	30,182
Contingency	232	621	721	-	-	-	122	-	-	-	-	-	1,696
Total Operations & Maintenance:	\$ 98,153	\$ 56,723	\$ 24,445	\$ 15,606	\$ 21,697	\$ 17,314	\$ 20,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,767

Six Mile Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Amenity Center</u>													
<u>Utilities</u>													
Telephone/Internet	\$ 389	\$ 390	\$ 390	\$ 430	\$ 431	\$ 431	\$ 391	\$ -	\$ -	\$ -	\$ -	\$ -	2,853
Electric	1,447	1,417	1,471	1,504	1,605	1,462	1,481	-	-	-	-	-	10,385
Water/Irrigation	2,767	4,151	3,332	2,904	2,502	2,717	2,693	-	-	-	-	-	21,067
Gas	431	118	4,575	5,643	7,759	1,830	6,943	-	-	-	-	-	27,299
Trash Removal	315	315	315	628	325	404	403	-	-	-	-	-	2,706
<u>Security</u>													
Security Alarm Monitoring	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	935
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Management Contracts</u>													
Lifestyle Director	\$ 6,001	\$ 6,000	\$ 6,000	\$ 9,000	\$ 6,000	\$ 6,000	\$ 6,669	\$ -	\$ -	\$ -	\$ -	\$ -	45,670
Admin (Facility Management)	11,249	-	10,373	9,680	4,300	6,295	2,122	-	-	-	-	-	44,019
Building Maintenance (Field Management)	-	5,488	839	776	6,335	9,316	1,750	-	-	-	-	-	24,505
Onsite Reimbursable (CAM/Medical/Mileage)	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contract	2,737	2,737	2,737	2,737	2,737	2,737	2,737	-	-	-	-	-	19,159
Landscape Seasonal	-	-	-	-	-	12,363	-	-	-	-	-	-	12,363
Landscape Contingency	1,200	-	-	-	6,656	-	-	-	-	-	-	-	7,856
Pool Maintenance	3,079	2,060	2,060	2,060	3,781	2,060	3,542	-	-	-	-	-	18,643
Pool Repairs	8,706	792	2,211	870	364	6,514	150	-	-	-	-	-	19,607
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,400	1,400	1,400	1,925	1,400	1,400	1,400	-	-	-	-	-	10,324
Janitorial Supplies	-	-	91	170	74	109	-	-	-	-	-	-	444
Facility Repairs & Maintenance	2,499	4,635	279	948	1,128	87	219	-	-	-	-	-	9,794
Fitness Equipment Lease	2,279	2,279	2,279	2,279	2,279	2,279	2,279	-	-	-	-	-	15,952
Pest Control	75	75	75	75	75	75	318	-	-	-	-	-	768
Repairs & Maintenance	3,175	124	300	-	2,261	5,520	-	-	-	-	-	-	11,380
Special Events	4,410	12,659	3,414	1,943	2,043	1,829	2,695	-	-	-	-	-	28,992
Holiday Decorations	-	-	-	6,427	-	-	-	-	-	-	-	-	6,427
Dues, Licenses & Subscriptions	179	-	35	35	-	-	35	-	-	-	-	-	284
Operating Supplies	878	401	302	402	325	417	336	-	-	-	-	-	3,061
Total Amenity Center:	\$ 53,708	\$ 45,041	\$ 42,476	\$ 50,436	\$ 52,380	\$ 63,846	\$ 36,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,494
Total Expenditures	\$ 151,975	\$ 101,941	\$ 67,064	\$ 66,149	\$ 74,224	\$ 81,272	\$ 57,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,242
Excess Revenues (Expenditures)	\$ (105,340)	\$ 33,717	\$ 2,194	\$ 150,795	\$ (2,519)	\$ (77,672)	\$ 90,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,415

Six Mile Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Transfer In	\$ 100,000	\$ -	\$ -	\$ -
Interest	250	146	-	(146)
Total Revenues	\$ 100,250	\$ 146	\$ -	\$ (146)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 100,250	\$ 146	\$ -	
Fund Balance - Beginning	\$ 50,423		\$ -	
Fund Balance - Ending	\$ 150,673		\$ -	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 718	\$ 718
Total Revenues	\$ -	\$ -	\$ 718	\$ 718
Expenditures:				
Series 2007				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 718	
Fund Balance - Beginning	\$ -		\$ 27,734	
Fund Balance - Ending	\$ -		\$ 28,452	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 209,625	\$ 210,956	\$ 210,956	\$ -
Interest	11,500	6,708	7,429	720
Total Revenues	\$ 221,125	\$ 217,665	\$ 218,385	\$ 720
Expenditures:				
Series 2015				
Interest - 11/01	\$ 51,797	\$ 51,797	\$ 51,797	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 05/01	105,000	-	-	-
Interest - 05/01	51,797	-	-	-
Total Expenditures	\$ 208,594	\$ 51,797	\$ 56,797	\$ (5,000)
Excess Revenues (Expenditures)	\$ 12,531		\$ 161,588	
Fund Balance - Beginning	\$ 121,725		\$ 284,030	
Fund Balance - Ending	\$ 134,256		\$ 445,618	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2016A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 432,044	\$ 430,330	\$ 430,330	\$ -
Special Assessments - Prepayments	-	-	26,029	26,029
Interest	36,000	21,000	22,969	1,969
Total Revenues	\$ 468,044	\$ 451,330	\$ 479,328	\$ 27,998
Expenditures:				
Series 2016A				
Interest - 11/01	\$ 154,316	\$ 154,316	\$ 154,316	\$ -
Principal - 11/01	120,000	120,000	120,000	-
Special Call -11/01	-	-	5,000	(5,000)
Interest - 05/01	151,466	-	-	-
Total Expenditures	\$ 425,781	\$ 274,316	\$ 279,316	\$ (5,000)
Excess Revenues (Expenditures)	\$ 42,263		\$ 200,012	
Fund Balance - Beginning	\$ 459,721		\$ 907,521	
Fund Balance - Ending	\$ 501,984		\$ 1,107,533	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2016B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Series 2016B				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 11/01	-	-	-	-
Interest - 05/01	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 5	
Fund Balance - Beginning	\$ -		\$ 175	
Fund Balance - Ending	\$ -		\$ 179	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 693,588	\$ 686,686	\$ 686,686	\$ -
Special Assessments - Prepayments	-	-	29,224	29,224
Interest	51,000	29,750	32,076	2,326
Total Revenues	\$ 744,588	\$ 716,436	\$ 747,987	\$ 31,551
Expenditures:				
Series 2017A				
Interest - 11/01	\$ 244,294	\$ 244,294	\$ 244,294	\$ -
Principal - 11/01	205,000	205,000	205,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 02/01	-	-	391	(391)
Special Call - 02/01	-	-	30,000	(30,000)
Interest - 05/01	239,681	-	-	-
Total Expenditures	\$ 688,975	\$ 449,294	\$ 484,684	\$ (35,391)
Excess Revenues (Expenditures)	\$ 55,613		\$ 263,303	
Fund Balance - Beginning	\$ 564,155		\$ 1,274,339	
Fund Balance - Ending	\$ 619,768		\$ 1,537,641	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 410,600	\$ 405,838	\$ 405,838	\$ -
Interest	33,500	19,542	16,089	(3,452)
Total Revenues	\$ 444,100	\$ 425,380	\$ 421,927	\$ (3,452)
Expenditures:				
Series 2020				
Interest - 11/01	\$ 133,109	\$ 133,109	\$ 133,109	\$ -
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 02/01	-	-	52	(52)
Special Call - 02/01	-	-	5,000	(5,000)
Interest - 05/01	130,844	-	-	-
Total Expenditures	\$ 408,953	\$ 278,109	\$ 288,161	\$ (10,052)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (205,300)	\$ 205,300
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (205,300)	\$ 205,300
Excess Revenues (Expenditures)	\$ 35,147		\$ (71,534)	
Fund Balance - Beginning	\$ 358,875		\$ 775,243	
Fund Balance - Ending	\$ 394,022		\$ 703,710	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2021 AA3 PH1

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 566,300	\$ 565,584	\$ 565,584	\$ -
Interest	35,500	20,708	20,582	(126)
Total Revenues	\$ 601,800	\$ 586,292	\$ 586,166	\$ (126)
Expenditures:				
Series 2021 AA3 PH1				
Interest - 11/01	\$ 172,900	\$ 172,900	\$ 172,525	\$ 375
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 02/01	-	-	38	(38)
Special Call - 02/01	-	-	5,000	(5,000)
Principal - 05/01	220,000	-	-	-
Interest - 05/01	172,900	-	-	-
Total Expenditures	\$ 565,800	\$ 172,900	\$ 182,563	\$ (9,663)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (282,613)	\$ 282,613
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (282,613)	\$ 282,613
Excess Revenues (Expenditures)	\$ 36,000		\$ 120,991	
Fund Balance - Beginning	\$ 284,502		\$ 838,484	
Fund Balance - Ending	\$ 320,502		\$ 959,475	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2021 AA3 PH2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 149,100	\$ 147,234	\$ 147,234	\$ -
Interest	13,700	7,992	6,468	(1,524)
Total Revenues	\$ 162,800	\$ 155,226	\$ 153,702	\$ (1,524)
Expenditures:				
Series 2021 AA3 PH2				
Interest - 11/01	\$ 46,065	\$ 46,065	\$ 46,065	\$ -
Principal - 05/01	55,000	-	-	-
Interest - 05/01	46,065	-	-	-
Total Expenditures	\$ 147,130	\$ 46,065	\$ 46,065	\$ -
Excess Revenues (Expenditures)	\$ 15,670		\$ 107,637	
Fund Balance - Beginning	\$ 72,869		\$ 223,745	
Fund Balance - Ending	\$ 88,539		\$ 331,383	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2021 AA2 PH3B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 460,875	\$ 455,109	\$ 455,109	\$ -
Interest	24,000	14,000	16,419	2,419
Total Revenues	\$ 484,875	\$ 469,109	\$ 471,528	\$ 2,419
Expenditures:				
Series 2021 AA2 PH3B				
Interest - 11/01	\$ 143,750	\$ 143,750	\$ 143,750	\$ -
Principal - 05/01	175,000	-	-	-
Interest - 05/01	143,750	-	-	-
Total Expenditures	\$ 462,500	\$ 143,750	\$ 143,750	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (230,438)	\$ 230,438
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (230,438)	\$ 230,438
Excess Revenues (Expenditures)	\$ 22,375		\$ 97,340	
Fund Balance - Beginning	\$ 203,716		\$ 670,183	
Fund Balance - Ending	\$ 226,091		\$ 767,523	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 727,675	\$ 452,074	\$ 452,074	\$ -
Special Assessments - Lot Closing	-	-	144,179	144,179
Interest	43,000	25,083	23,447	(1,636)
Total Revenues	\$ 770,675	\$ 477,157	\$ 619,700	\$ 142,543
Expenditures:				
Series 2023				
Interest - 11/01	\$ 291,375	\$ 291,375	\$ 291,375	\$ -
Principal - 05/01	145,000	-	-	-
Interest - 05/01	291,375	-	-	-
Total Expenditures	\$ 727,750	\$ 291,375	\$ 291,375	\$ -
Excess Revenues (Expenditures)	\$ 42,925		\$ 328,325	
Fund Balance - Beginning	\$ 358,065		\$ 1,026,629	
Fund Balance - Ending	\$ 400,990		\$ 1,354,954	

Six Mile Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 359,476	\$ 359,476
Interest	-	-	7,485	7,485
Total Revenues	\$ -	\$ -	\$ 366,961	\$ 366,961
Expenditures:				
Series 2024				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 05/01	-	-	-	-
Interest - 05/01	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 105	\$ (105)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 105	\$ (105)
Excess Revenues (Expenditures)	\$ -		\$ 367,066	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 367,066	

Six Mile Creek
Community Development District
Developer Contributions/Due to Developer

Funding Request #	Prepare Date	Check#	Received Date	Payment Amount	Total Funding Request	Capital 2017 (Due to Developer)	Capital 2020 (Due to Developer)	Capital 2021 PH1 (Due to Developer)	Capital 2021 PH2 & 3B (Due to Developer)	Capital 2023 AA2 PH3C & AA3 PH3 (Due to Developer)	Capital 2024 (Due to Developer)	Over and (short) Balance Due
10-2021 AA2 PH3B	10/29/24	WIRE	11/19/24	\$1,415.00	\$1,415.00	\$0.00	\$0.00	\$0.00	\$1,415.00	\$0.00	\$0.00	\$0.00 **
1-2023 AA2 PH3C	10/29/24	WIRE	11/19/24	\$526,475.33	\$526,475.33	\$0.00	\$0.00	\$0.00	\$0.00	\$526,475.33	\$0.00	\$0.00 **
1-2023 AA3 PH3	10/29/24	WIRE	11/19/24	\$101,473.72	\$101,473.72	\$0.00	\$0.00	\$0.00	\$0.00	\$101,473.72	\$0.00	\$0.00 **
11-2021 AA3 PH2	12/16/24	WIRE	1/27/25	\$540.50	\$540.50	\$0.00	\$0.00	\$0.00	\$540.50	\$0.00	\$0.00	\$0.00 **
1-2021 AA2 PH3B	12/16/24	WIRE	1/27/25	\$1,471.00	\$1,471.00	\$0.00	\$0.00	\$0.00	\$1,471.00	\$0.00	\$0.00	\$0.00
2-2023 AA2 PH3C	12/16/24	WIRE	1/27/25	\$73,440.99	\$73,440.99	\$0.00	\$0.00	\$0.00	\$0.00	\$73,440.99	\$0.00	\$0.00
2-2023 AA3 PH3	12/16/24	WIRE	1/27/25	\$119,449.65	\$119,449.65	\$0.00	\$0.00	\$0.00	\$0.00	\$119,449.65	\$0.00	\$0.00
1-2024	12/16/24	WIRE	1/27/25	\$484,596.70	\$484,596.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$484,596.70	\$0.00
3-2023 AA2 PH3C	12/31/24	WIRE	2/6/25	\$26,657.05	\$26,657.05	\$0.00	\$0.00	\$0.00	\$0.00	\$26,657.05	\$0.00	\$0.00
3-2023 AA3 PH3	12/31/24	WIRE	2/6/25	\$119,379.11	\$119,379.11	\$0.00	\$0.00	\$0.00	\$0.00	\$119,379.11	\$0.00	\$0.00 **
1-2021 AA3 PH1	1/22/25	WIRE	2/6/25	\$1,378.00	\$1,378.00	\$0.00	\$0.00	\$1,378.00	\$0.00	\$0.00	\$0.00	\$0.00 **
1-2021 AA3 PH2	1/22/25	WIRE	2/6/25	\$866.00	\$866.00	\$0.00	\$0.00	\$0.00	\$866.00	\$0.00	\$0.00	\$0.00
2-2021 AA2 PH3B	1/22/25	WIRE	2/6/25	\$726.71	\$726.71	\$0.00	\$0.00	\$0.00	\$726.71	\$0.00	\$0.00	\$0.00
4-2023 AA2 PH3C	1/22/25	WIRE	1/27/25	\$35,978.58	\$35,978.58	\$0.00	\$0.00	\$0.00	\$0.00	\$35,978.58	\$0.00	\$0.00
4-2023 AA3 PH3	1/22/25	WIRE	1/27/25	\$9,141.90	\$9,141.90	\$0.00	\$0.00	\$0.00	\$0.00	\$9,141.90	\$0.00	\$0.00
2-2024	1/22/25	WIRE	2/6/25	\$35,696.98	\$35,696.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,696.98	\$0.00 ***
5-2023 AA2 PH3C	2/14/25	WIRE	3/19/25	\$38,177.00	\$38,177.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,177.00	\$0.00	\$0.00
5-2023 AA3 PH3	2/14/25	WIRE	3/19/25	\$5,333.75	\$5,333.75	\$0.00	\$0.00	\$0.00	\$0.00	\$5,333.75	\$0.00	\$0.00
3-2024	2/14/25	WIRE	3/19/25	\$1,141,256.50	\$1,141,256.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,141,256.50	\$0.00
2-2021 AA3 PH2	3/15/25	WIRE	4/1/25	\$6,587.69	\$6,587.69	\$0.00	\$0.00	\$0.00	\$6,587.69	\$0.00	\$0.00	\$0.00
3-2021 AA2 PH3B	3/17/25	WIRE	4/3/25	\$852.50	\$852.50	\$0.00	\$0.00	\$0.00	\$852.50	\$0.00	\$0.00	\$0.00
6-2023 AA3 PH3	3/17/25	WIRE	4/3/25	\$17,557.50	\$17,557.50	\$0.00	\$0.00	\$0.00	\$0.00	\$17,557.50	\$0.00	\$0.00
4-2024	3/17/25	WIRE	4/3/25	\$712,322.40	\$712,322.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$712,322.40	\$0.00
6-2023 AA2 PH3C	3/18/25	WIRE	4/3/25	\$96,058.75	\$96,058.75	\$0.00	\$0.00	\$0.00	\$0.00	\$96,058.75	\$0.00	\$0.00
1-2021 AA3 PH1	4/30/25	WIRE	5/16/25	\$2,044.00	\$2,044.00	\$0.00	\$0.00	\$2,044.00	\$0.00	\$0.00	\$0.00	\$0.00
3-2021 AA3 PH2	4/30/25	WIRE	5/16/25	\$1,053.50	\$1,053.50	\$0.00	\$0.00	\$0.00	\$1,053.50	\$0.00	\$0.00	\$0.00
4-2021 AA2 PH3B	4/30/25	WIRE	5/16/25	\$510.00	\$510.00	\$0.00	\$0.00	\$0.00	\$510.00	\$0.00	\$0.00	\$0.00
7-2023 AA2 PH3C	4/30/25	WIRE	5/16/25	\$577,734.38	\$577,734.38	\$0.00	\$0.00	\$0.00	\$0.00	\$577,734.38	\$0.00	\$0.00
7-2023 AA3 PH3	4/30/25	WIRE	5/16/25	\$162,250.95	\$162,250.95	\$0.00	\$0.00	\$0.00	\$0.00	\$162,250.95	\$0.00	\$0.00
5-2024	4/30/25	WIRE	5/16/25	\$185,200.01	\$185,200.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,200.01	\$0.00
Due to Developer				\$4,485,626.15	\$4,485,626.15	\$0.00	\$0.00	\$3,422.00	\$14,022.90	\$1,909,108.66	\$2,559,072.59	\$0.00

* Chart does not reflect funding requests prior to 10/1/24

** Contains FY24 expenses

***Contains partial FY24 expense

Six Mile Creek

Community Development District Capital Projects Fund - Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 62	\$ 62
Total Revenues	\$ -	\$ -	\$ 62	\$ 62
Expenditures:				
Series 2007				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 62	
Fund Balance - Beginning	\$ -		\$ 2,376	
Fund Balance - Ending	\$ -		\$ 2,438	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2016A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Miscellaneous Income	\$ -	\$ -	\$ 242,682	\$ 242,682
Interest	-	-	1,503	1,503
Total Revenues	\$ -	\$ -	\$ 244,185	\$ 244,185
Expenditures:				
Series 2016A				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 244,185	
Fund Balance - Beginning	\$ -		\$ 3,205	
Fund Balance - Ending	\$ -		\$ 247,390	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2016B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Series 2016B				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 4	
Fund Balance - Ending	\$ -		\$ 4	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 26	\$ 26
Total Revenues	\$ -	\$ -	\$ 26	\$ 26
Expenditures:				
Series 2017A				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 26	
Fund Balance - Beginning	\$ -		\$ 2,941	
Fund Balance - Ending	\$ -		\$ 2,967	

Six Mile Creek

Community Development District Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	-	-	582	582
Total Revenues	\$ -	\$ -	\$ 582	\$ 582
Expenditures:				
Series 2020				
Capital Outlay	\$ -	\$ -	\$ 206,094	\$ (206,094)
Total Expenditures	\$ -	\$ -	\$ 206,094	\$ (206,094)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 205,300	\$ (205,300)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 205,300	\$ (205,300)
Excess Revenues (Expenditures)	\$ -		\$ (212)	
Fund Balance - Beginning	\$ -		\$ 212	
Fund Balance - Ending	\$ -		\$ 0	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2021 AA3 PH1

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 2,044	\$ 2,044
Interest	-	-	244	244
Total Revenues	\$ -	\$ -	\$ 2,288	\$ 2,288
Expenditures:				
Series 2021 AA3 PH1				
Capital Outlay	\$ -	\$ -	\$ 285,105	\$ (285,105)
Total Expenditures	\$ -	\$ -	\$ 285,105	\$ (285,105)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 282,613	\$ (282,613)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 282,613	\$ (282,613)
Excess Revenues (Expenditures)	\$ -		\$ (204)	
Fund Balance - Beginning	\$ -		\$ 204	
Fund Balance - Ending	\$ -		\$ 0	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2021 AA3 PH2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 8,507	\$ 8,507
Interest	-	-	15	15
Total Revenues	\$ -	\$ -	\$ 8,522	\$ 8,522
Expenditures:				
Series 2021 AA3 PH2				
Capital Outlay	\$ -	\$ -	\$ 8,507	\$ (8,507)
Total Expenditures	\$ -	\$ -	\$ 8,507	\$ (8,507)
Excess Revenues (Expenditures)	\$ -		\$ 15	
Fund Balance - Beginning	\$ -		\$ (229,943)	
Fund Balance - Ending	\$ -		\$ (229,928)	

Six Mile Creek

Community Development District

Capital Projects Fund - Series 2021 AA2 PH3B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 3,560	\$ 3,560
Interest	-	-	199	199
Total Revenues	\$ -	\$ -	\$ 3,759	\$ 3,759
Expenditures:				
Series 2021 AA2 PH3B				
Capital Outlay	\$ -	\$ -	\$ 233,998	\$ (233,998)
Total Expenditures	\$ -	\$ -	\$ 233,998	\$ (233,998)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 230,438	\$ (230,438)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 230,438	\$ (230,438)
Excess Revenues (Expenditures)	\$ -		\$ 199	
Fund Balance - Beginning	\$ -		\$ (498,587)	
Fund Balance - Ending	\$ -		\$ (498,388)	

Six Mile Creek

Community Development District Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,854,044	\$ 1,854,044
Interest	-	-	15	15
Total Revenues	\$ -	\$ -	\$ 1,854,059	\$ 1,854,059
Expenditures:				
Series 2023				
Capital Outlay - AA2 PH3C	\$ -	\$ -	\$ 1,364,686	\$ (1,364,686)
Capital Outlay - AA3 PH3	-	-	489,358	(489,358)
Total Expenditures	\$ -	\$ -	\$ 1,854,044	\$ (1,854,044)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 15	
Fund Balance - Beginning	\$ -		\$ (372,820)	
Fund Balance - Ending	\$ -		\$ (372,805)	

Six Mile Creek

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 5,430,524	\$ 5,430,524
Developer Contributions	-	-	2,559,073	2,559,073
Interest	-	-	14,943	14,943
Total Revenues	\$ -	\$ -	\$ 8,004,540	\$ 8,004,540
Expenditures:				
Series 2024				
Capital Outlay	\$ -	\$ -	\$ 3,284,164	\$ (3,284,164)
Capital Outlay - Cost of Issuance	-	-	320,748	(320,748)
Total Expenditures	\$ -	\$ -	\$ 3,604,912	\$ (3,604,912)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (105)	\$ 105
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (105)	\$ 105
Excess Revenues (Expenditures)	\$ -		\$ 4,399,523	
Fund Balance - Beginning	\$ -		\$ (4,399,087)	
Fund Balance - Ending	\$ -		\$ 436	

Six Mile Creek
Community Development District

Capital Improvement Revenue Bonds, Series 2016A

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/1/24		Interest		\$ 3.35
11/1/24		Interest		0.05
11/1/24	St. Johns Cty Board Commissioners		Check #626645 Utility Reimbursement	50,411.36
12/2/24		Interest		188.23
1/2/25		Interest		188.21
2/3/25		Interest		183.17
2/25/25	St. Johns Cty Board Commissioners		Check #628993 Utility Reimbursement	144,720.53
3/3/25		Interest		233.36
4/1/25		Interest		706.53
4/30/25	St. Johns Cty Board Commissioners		Check #630877 Utility Reimbursement	47,550.53
TOTAL				\$ 244,185.32
Acquisition/Construction Fund at 9/30/24				\$ 7.91
Interest Earned thru 04/30/25				244,185.32
Requisitions Paid thru 04/30/25				-
Remaining Acquisition/Construction Fund				\$ 244,193.23

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2016B

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/2/24		Interest		\$ 0.02
11/1/24		Interest		0.02
12/2/24		Interest		0.01
1/2/25		Interest		0.01
2/3/25		Interest		0.01
3/3/25		Interest		0.01
4/1/25		Interest		0.01
TOTAL				\$ 0.09
Acquisition/Construction Fund at 9/30/24				\$ 3.81
Interest Earned thru 04/30/25				0.09
Requisitions Paid thru 04/30/25				-
Remaining Acquisition/Construction Fund				\$ 3.90

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2017A

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/2/24		Interest		\$ -
11/1/24		Interest		-
12/2/24		Interest		-
1/2/25		Interest		-
2/3/25		Interest		-
3/3/25		Interest		-
4/1/25		Interest		-
TOTAL				\$ -
Acquisition/Construction Fund at 9/30/24				\$ 0.23
Interest Earned thru 04/30/25				-
Requisitions Paid thru 04/30/25				-
Remaining Acquisition/Construction Fund				\$ 0.23

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2017NW

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/1/24		Interest		\$ 4.07
11/1/24		Interest		3.97
12/2/24		Interest		3.71
1/2/25		Interest		3.71
2/3/25		Interest		3.61
3/3/25		Interest		3.27
4/1/25		Interest		3.63
TOTAL				\$ 25.97
Acquisition/Construction Fund at 9/30/24				\$ 984.63
Interest Earned thru 04/30/25				25.97
Requisitions Paid thru 04/30/25				-
Remaining Acquisition/Construction Fund				\$ 1,010.60

**Six Mile Creek
Community Development District**

Capital Improvement Revenue and Refunding Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
12/20/24	171	Six Mile Investment Group, LLC	Reimbursement for Deficit Funding	\$ 206,093.51
TOTAL				\$ 206,093.51
Fiscal Year 2025				
10/2/24		Interest		\$ 0.88
11/1/24		Interest		0.85
11/27/24		Transfer from Reserve		205,300.00
12/2/24		Interest		101.67
12/20/24		Interest		478.49
1/2/25		Interest		-
2/3/25		Interest		-
3/3/25		Interest		-
4/1/25		Interest		-
TOTAL				\$ 205,881.89
Acquisition/Construction Fund at 9/30/24				\$ 211.62
Interest Earned thru 04/30/25				205,881.89
Requisitions Paid thru 04/30/25				(206,093.51)
Remaining Acquisition/Construction Fund				\$ -

Six Mile Creek
Community Development District

Capital Improvement Revenue Bonds, Series 2021 AA3 PH1

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
12/20/24	201	Six Mile Investment Group, LLC	Reimbursement for Deficit Funding	\$ 283,060.56
2/6/25	202	Adkins Electric Inc.	Inv #1099 - Installation & Wiring of Rain Bird Pump - Jun.23	1,378.00
TOTAL				\$ 284,438.56
Fiscal Year 2025				
10/1/24		Interest		\$ 0.84
11/1/24		Interest		0.82
12/2/24		Interest		0.77
12/13/24		Transfer from Reserve		282,612.50
12/20/24		Interest		241.57
1/2/25		Interest		-
2/3/25		Interest		-
2/6/25		Wire	SMCIG FY25 Funding Request #1-2021	1,378.00
3/3/25		Interest		-
4/1/25		Interest		-
TOTAL				\$ 284,234.50
Acquisition/Construction Fund at 9/30/24				\$ 204.06
Interest Earned thru 04/30/25				284,234.50
Requisitions Paid thru 04/30/25				(284,438.56)
Remaining Acquisition/Construction Fund				\$ -

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2021 AA3 PH2

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/15/24	90	Kutak Rock, LLP	Invoice #3453279-18323-2 - Project Construction - July 2024	\$ 164.50
1/27/25	91	Kutak Rock, LLP	Invoice #3480055-18323-2 - Project Construction - August 2024	188.00
1/27/25	92	Kutak Rock, LLP	Invoice #3496010-18323-2 - Project Construction - September 2024	352.50
2/6/25	93	Kutak Rock, LLP	Invoice #3512050-18323-2 - Project Construction - Oct./Nov. 2024	866.00
4/1/25	94	Kutak Rock, LLP	Invoice #3535628-18323-2 - Project Construction - Dec.25/Jan.26	745.00
4/1/25	95	BrightView Landscape Services, Inc.	Invoice #9284033 - Phase 10 Landscape Enhancements	5,842.69
TOTAL				\$ 8,158.69
Fiscal Year 2025				
10/2/24		Interest		\$ 2.34
10/15/24		Wire	SMCIG FY24 Funding Request #10-2021	164.50
11/1/24		Interest		2.29
12/2/24		Interest		2.13
1/2/25		Interest		2.13
1/27/25		Wire	SMCIG FY24 Funding Request #11-2021	540.50
2/3/25		Interest		2.07
2/6/25		Wire	SMCIG FY25 Funding Request #1-2021	866.00
3/3/25		Interest		1.88
4/1/25		Interest		2.09
4/1/25		Wire	SMCIG FY25 Funding Request #2-2021	6,587.69
TOTAL				\$ 8,173.62
Acquisition/Construction Fund at 9/30/24				\$ 566.50
Interest Earned thru 04/30/25				8,173.62
Requisitions Paid thru 04/30/25				(8,158.69)
Remaining Acquisition/Construction Fund				\$ 581.43

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2021 AA2 PH3B

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
11/19/24	171	England-Thims & Miller	Invoice #215971 - Master Site Planning (WA#51) - Sept.24	\$ 1,415.00
1/27/25	172	England-Thims & Miller	Invoice #216447 - Master Site Planning (WA#51) - Oct.24	670.00
1/27/25	173	England-Thims & Miller	Invoice #217027 - Master Site Planning (WA#51) - Nov.24	801.00
12/20/24	174	Six Mile Investment Group, LLC	Reimbursement for Deficit Funding	230,437.50
2/6/25	175	England-Thims & Miller	Invoice #217490 - Master Site Planning (WA#51) - Dec.24	726.71
4/3/25	176	England-Thims & Miller	Invoice #217965 - Master Site Planning (WA#51) - Jan.25	215.00
4/3/25	177	England-Thims & Miller	Invoice #218431 - Master Site Planning (WA#51) - Feb.25	637.50
TOTAL				\$ 234,902.71
Fiscal Year 2025				
10/2/24		Interest		\$ 0.02
11/1/24		Interest		0.02
11/19/24		Wire	SMCIG FY24 Funding Request #10-2021	1,415.00
12/2/24		Interest		0.02
12/13/24		Transfer from Reserve		230,437.50
1/2/25		Interest		196.60
1/27/25		Wire	SMCIG FY25 Funding Request #1-2021	1,471.00
2/3/25		Interest		0.71
2/6/25		Wire	SMCIG FY25 Funding Request #2-2021	726.71
3/3/25		Wire		0.66
4/1/25		Interest		0.73
4/3/25		Wire	SMCIG FY25 Funding Request #3-2021	852.50
TOTAL				\$ 235,101.47
Acquisition/Construction Fund at 9/30/24				\$ 5.23
Interest Earned thru 04/30/25				235,101.47
Requisitions Paid thru 04/30/25				(234,902.71)
Remaining Acquisition/Construction Fund				\$ 203.99

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2023 AA2 PH3C

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/15/24	83	Jax Utilities Management	Application #16 - Trailmark East Parcel Phase 3 - Aug.24	\$ 1,330,220.88
10/15/24	84	England-Thims & Miller, Inc.	Invoice #215457 - Trailmark East Parcel PH3 CEI (WA#73) - Aug.24	8,662.25
10/15/24	85	American Precast Structures, LLC	Invs #9448/9449/9780 - Direct Purchase of Materials - Jun/Jul.24	16,740.00
10/15/24	86	ECS Florida, LLC	Invoice #1203027 - Pacetti Road Mast Arm Geotechnical Services - Aug.24	500.00
10/15/24	87	Ferguson Enterprises, LLC	Invs #2097383/2104356/2104462 - Direct Purchase of Materials - Jul/Aug.24	24,396.00
10/15/24	88	Jax Utilities Management	Application #17 - Trailmark East Parcel Phase 3 - Sept.24	286,391.75
11/19/24	89	England-Thims & Miller, Inc.	Invoice #215977 - Trailmark East Parcel PH3 CEI (WA#73) - Sept.24	9,836.40
11/19/24	90	Ferguson Enterprises, LLC	Invs #2116359 - Direct Purchase of Materials - Oct.24	391.00
11/19/24	91	Jax Utilities Management	Application #18 - Trailmark East Parcel Phase 3 - Oct.24	516,247.93
1/27/25	92	England-Thims & Miller, Inc.	Invoice #216453 - Trailmark East Parcel PH3 CEI (WA#73) - Oct.24	12,522.99
1/27/25	93	Jax Utilities Management	Application #19 - Trailmark East Parcel Phase 3 - Nov.24	56,624.75
1/27/25	94	Ferguson Enterprises, LLC	Invoice #2122257 - Direct Purchase of Materials - Nov.24	34.00
1/27/25	95	England-Thims & Miller, Inc.	Invoice #216453 - Trailmark East Parcel PH3 CEI (WA#73) - Nov.24	4,259.25
2/6/25	96	Onsight Industries, LLC	Invoice #425618 - Trailmark East Parcel PH3 Street Signage- Dec.24	16,587.05
2/6/25	97	Jax Utilities Management	Application #20 - Trailmark East Parcel Phase 3 - Dec.24	10,070.00
1/27/25	98	SES Environmental Resource	Invoice #40770 - Trailmark East Parcel PH3 Haul Road Restoration - Dec.24	26,200.00
1/27/25	99	England-Thims & Miller, Inc.	Invoice #217495 - Trailmark East Parcel PH3 CEI (WA#73) - Dec.24	9,778.58
3/19/25	100	Jax Utilities Management	Application #21 - Trailmark East Parcel Phase 3 - Jan.25	32,300.00
3/19/25	101	England-Thims & Miller, Inc.	Invoice #217968 - Trailmark East Parcel PH3 CEI (WA#73) - Jan.25	5,877.00
4/3/25	102	Jax Utilities Management	Application #22 - Trailmark East Parcel Phase 3 - Feb.25	82,650.00
4/3/25	103	England-Thims & Miller, Inc.	Invoice #218435 - Trailmark East Parcel PH3 CEI (WA#73) - Feb.25	7,533.75
4/3/25	104	First Coast Energy	Invoice #16521 - Trailmark PH3 Installation of 60 AMP Well Pump - Mar.25	5,875.00
TOTAL				\$ 2,463,698.58
Fiscal Year 2025				
10/2/24		Interest		\$ 2.35
10/15/24		Wire	SMCIG FY24 Funding Request #6-2023 AA2 PH3C	1,356,123.13
10/15/24		Wire	SMCIG FY24 Funding Request #7-2023 AA2 PH3C	310,787.75
11/1/24		Interest		2.30
11/19/24		Wire	SMCIG FY25 Funding Request #1-2023 AA2 PH3C	526,475.33
12/2/24		Interest		2.14
1/2/25		Interest		2.14
1/27/25		Wire	SMCIG FY25 Funding Request #2-2023 AA2 PH3C	73,440.99
1/27/25		Wire	SMCIG FY25 Funding Request #4-2023 AA2 PH3C	35,978.58
2/3/25		Interest		2.08
2/6/25		Wire	SMCIG FY25 Funding Request #3-2023 AA2 PH3C	26,657.05
3/3/25		Interest		1.89
3/19/25		Wire	SMCIG FY25 Funding Request #5-2023 AA2 PH3C	38,177.00
4/1/25		Interest		2.10
4/3/25		Wire	SMCIG FY25 Funding Request #6-2023 AA2 PH3C	96,058.75
TOTAL				\$ 2,463,713.58
Acquisition/Construction Fund at 9/30/24				\$ 569.16
Interest Earned thru 04/30/25				2,463,713.58
Requisitions Paid thru 04/30/25				(2,463,698.58)
Remaining Acquisition/Construction Fund				\$ 584.16

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2023 AA3 PH3

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/15/24	72A	Onsight Industries, LLC	Invoice #416216 - Trailmark Phase 12 Mailboxes - Jul.24	\$ 1,450.00
10/15/24	73A	Jax Utilities Management, Inc.	Application #18 - Trailmark Phase 12 - Aug.24	52,454.25
10/15/24	74A	England-Thims & Miller, Inc.	Invoice #215490 - Trailmark Phase 12 CEI (WA#70) - Aug.24	15,530.66
10/15/24	75A	Tree Amigos Outdoor Services, Inc.	Application #2 - Trailmark Phase 12 Lift Station - Sept.24	6,152.00
10/15/24	76A	England-Thims & Miller, Inc.	Inv #215525 - Trailmark Dr at Pacetti Rd - Traffic Signal Design (WA#79) - Aug.24	10,720.00
10/15/24	77A	Jax Utilities Management, Inc.	Application #19 - Trailmark Phase 12 - Sept.24	30,255.60
10/15/24	78A	BrightView Landscape Services, Inc.	Invoice #9096206 - Trailmark Dr Landscape Services - Sept.24	6,043.55
11/19/24	79A	England-Thims & Miller, Inc.	Invoices #215989 & 216007 - Trailmark Phase 12 (WA#70 & WA#79) - Sept.24	28,475.72
11/19/24	80A	Jax Utilities Management, Inc.	Application #20 - Trailmark Phase 12 - Oct.24	72,998.00
1/27/25	81A	England-Thims & Miller, Inc.	Invoice #216486 - Trailmark Phase 12 CEI (WA#70) - Oct.24	9,684.65
1/27/25	82A	Jax Utilities Management, Inc.	Application #21 - Trailmark Phase 12 - Nov.24	88,093.50
1/27/25	83A	England-Thims & Miller, Inc.	Invoices #217112 & 217408 - CEI (WA#70) & Traffic Signal (WA#79) - Nov.24	21,671.50
2/6/25	84A	BrightView Landscape Services, Inc.	Invoice #9073900 - Trailmark Drive Enhancements/Golden Rod A-1 - Sept.24	16,752.76
2/6/25	85A	BrightView Landscape Services, Inc.	Inv #22539664 - Bird Watch Ct/Farmfield cut through Plant Enhancement - Dec.24	98,446.35
2/6/25	86A	Jax Utilities Management, Inc.	Application #22 - Trailmark Phase 12 - Dec.24	4,180.00
1/27/25	87A	England-Thims & Miller, Inc.	Invoices #217515 & 217853 - CEI (WA#70) & Traffic Signal (WA#79) - Dec.24	9,141.90
3/19/25	88A	Jax Utilities Management, Inc.	Application #23 - Trailmark Phase 12 - Jan.25	3,325.00
3/19/25	89A	England-Thims & Miller, Inc.	Invoice #217990 - Trailmark Phase 12 CEI (WA#70) - Jan.25	2,008.75
4/3/25	90A	England-Thims & Miller, Inc.	Invoice #218455 - Trailmark Phase 12 CEI (WA#70) - Feb.25	1,645.00
4/3/25	91A	Jax Utilities Management, Inc.	Application #24 - Trailmark Phase 12 - Feb.25	15,912.50
TOTAL				\$ 494,941.69
Fiscal Year 2025				
10/2/24		Interest		\$ 0.02
10/15/24		Wire	SMCIG FY24 Funding Request #13-2023 AA2 PH3	69,434.91
10/15/24		Wire	SMCIG FY24 Funding Request #14-2023 AA2 PH3	53,171.15
11/1/24		Interest		0.02
11/19/24		Wire	SMCIG FY25 Funding Request #1-2023 AA2 PH3	101,473.72
12/2/24		Interest		0.02
1/2/25		Interest		0.02
1/27/25		Wire	SMCIG FY25 Funding Request #2-2023 AA2 PH3	119,449.65
1/27/25		Wire	SMCIG FY25 Funding Request #4-2023 AA2 PH3	9,141.90
2/3/25		Interest		0.02
2/6/25		Wire	SMCIG FY25 Funding Request #3-2023 AA2 PH3	119,379.11
3/3/25		Interest		0.02
3/19/25		Wire	SMCIG FY25 Funding Request #5-2023 AA2 PH3	5,333.75
4/1/25		Interest		0.02
4/3/25		Wire	SMCIG FY25 Funding Request #6-2023 AA2 PH3	17,557.50
TOTAL				\$ 494,941.83
Acquisition/Construction Fund at 9/30/24				\$ 4.85
Interest Earned thru 04/30/25				494,941.83
Requisitions Paid thru 04/30/25				(494,941.69)
Remaining Acquisition/Construction Fund				\$ 4.99

**Six Mile Creek
Community Development District**

Capital Improvement Revenue Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/31/24	1	Six Mile Creek Investment Group	Reimbursement of JUM Application Payments	\$ 2,541,725.76
10/31/24	2	Onsight Industries, LLC	Invoice #421873 - Trailmark Mailboxes - Oct.24	1,775.00
10/31/24	3	Onsight Industries, LLC	Invoice #42005 - Trailmark Street Signage - Sept.24	5,111.60
10/31/24	4	Tree Amigos Outdoor Services	Invoice #202712 - Trailmark Landscaping Services - Sept.24	21,750.00
10/31/24	5	BrightView Landscape Services, Inc.	Invoice #9091313 - Goldenrod Enhancements A1-A7 - Sept.24	79,324.21
10/31/24	6	Clary & Associates	Invoice #2024-428 - Phase 13 Maps & Descriptions - Jul.24	1,500.00
10/31/24	7	England-Thims & Miller, Inc.	Invs #215456 & 215976 - Phase 13 CEI - Aug/Sept.24	14,795.17
10/31/24	8	Jax Utilities Management, Inc.	Applications #7 & 8 - Trailmark Phase 13 - Aug/Sept.24	1,887,070.64
11/7/24	9	Jax Utilities Management, Inc.	Applications #9 - Trailmark Phase 13 - Oct.24	529,098.48
12/18/24	10	England-Thims & Miller, Inc.	Invoice #216452 - Phase 13 CEI (WA#80) - Oct.24	9,268.47
12/18/24	11	Ferguson Enterprises, LLC	Direct Purchases>Returns of Materials	4,466.60
12/18/24	12	Jax Utilities Management, Inc.	Application #10 - Trailmark Phase 13 (Partial Payment) - Nov.24	192,825.42
1/27/25	12	Jax Utilities Management, Inc.	Application #10 - Trailmark Phase 13 (Partial Payment) - Jan.25	474,177.20
1/27/25	13	England-Thims & Miller, Inc.	Invoice #217039 - Phase 13 CEI (WA#80) - Nov.24	10,419.50
2/6/25	14	Six Mile Creek CDD	Reimbursement of Reverie Fund	25,760.00
2/6/25	15	England-Thims & Miller, Inc.	Invoice #217548 - Phase 13 CEI (WA#80) - Dec.24	9,827.48
2/6/25	16	England-Thims & Miller, Inc.	Invoice #217551 0 Public Facilities Report (WA#83) - Dec.24	109.50
3/19/25	17	Onsight Industries, LLC	Invoice #427281 - Trailmark Street Signage - Jan.25	4,183.50
3/19/25	18	Ferguson Enterprises, LLC	Invoice #2075951 - Direct Purchase of Materials - Jan.25	27,016.00
3/19/25	19	Jax Utilities Management, Inc.	Applications #11 - Trailmark Phase 13 - Dec.24	601,213.20
3/19/25	20	Jax Utilities Management, Inc.	Applications #12 - Trailmark Phase 13 - Jan.25	497,469.40
3/19/25	21	England-Thims & Miller, Inc.	Invoice #218012 - Phase 13 CEI (WA#80) - Jan.25	11,374.40
4/3/25	22	Onsight Industries, LLC	Invoice #428618 - Trailmark Phase 13 Mailboxes - Feb.25	31,716.00
4/3/25	23	England-Thims & Miller, Inc.	Invoice #218436 - Phase 13 CEI (WA#80) - Feb.25	8,398.75
4/3/25	24	Jax Utilities Management, Inc.	Applications #13 - Trailmark Phase 13 - Feb.25	672,207.65
TOTAL				\$ 7,662,583.93
Fiscal Year 2025				
11/1/24		Interest		\$ 13,323.82
11/1/24		Deposit	Richmond American Homes - Reimbursement	138,773.00
11/1/24		Deposit	Carlton Constructon - Reimbursement	25,760.00
12/2/24		Interest		1,178.36
1/2/25		Interest		431.22
1/27/25		Wire	SMCIG FY25 Funding Request #1-2024	484,596.70
2/3/25		Interest		1.50
2/6/25		Wire	SMCIG FY25 Funding Request #2-2024	35,696.98
3/3/25		Interest		1.41
3/19/25		Wire	SMCIG FY25 Funding Request #3-2024	1,141,256.50
4/1/25		Interest		1.57
4/3/25		Wire	SMCIG FY25 Funding Request #4-2024	712,322.40
TOTAL				\$ 2,553,343.46
Acquisition/Construction Fund at 10/11/24				\$ 5,109,676.17
Interest Earned thru 03/31/25				2,553,343.46
Requisitions Paid thru 03/31/25				(7,662,583.93)
Remaining Acquisition/Construction Fund				\$ 435.70

H.

Six Mile Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 1,642,634.68	\$ 429,702.13	\$ 226,689.26	\$ 463,584.86	\$ 739,751.68	\$ 437,200.00	\$ 609,290.52	\$ 158,612.25	\$ 490,278.11	\$ 5,197,743.49
Net Assessments	\$ 1,544,076.60	\$ 403,920.00	\$ 213,087.90	\$ 435,769.77	\$ 695,366.58	\$ 410,968.00	\$ 572,733.09	\$ 149,095.52	\$ 460,861.42	\$ 4,885,878.88

TAX ROLL ASSESSMENTS

							31.60%	8.27%	4.36%	8.92%	14.23%	8.41%	11.72%	3.05%	9.43%	100.00%
				Discount/ Penalty	Interest	Net Receipts	O&M General Fund	O&M Reverie Fund	2015 Debt Service	2016A Debt Service	2017A Debt Service	2020 Debt Service	2021 AA3 PH1 Debt Service	2021 AA3 PH2 Debt Service	2021 AA2 PH3B Debt Service	Total
11/5/24	1	\$30,799.67	\$572.59	\$2,169.93	\$0.00	\$28,057.15	\$8,866.86	\$2,319.51	\$1,223.66	\$2,502.41	\$3,993.14	\$2,359.98	\$3,288.92	\$856.18	\$2,646.50	\$28,057.16
11/15/24	2	\$118,245.91	\$2,270.32	\$4,729.82	\$0.00	\$111,245.77	\$35,156.83	\$9,196.79	\$4,851.76	\$9,921.97	\$15,832.69	\$9,357.26	\$13,040.47	\$3,394.73	\$10,493.28	\$111,245.78
11/19/24	3	\$308,782.00	\$5,928.62	\$12,351.23	\$0.00	\$290,502.15	\$91,806.94	\$24,016.07	\$12,669.67	\$25,909.78	\$41,344.76	\$24,435.13	\$34,053.28	\$6,864.85	\$27,401.67	\$290,502.15
12/06/24	4	\$403,906.48	\$7,755.32	\$16,140.55	\$0.00	\$380,010.61	\$120,094.15	\$31,415.82	\$16,573.41	\$33,893.01	\$54,083.76	\$31,963.99	\$44,545.65	\$11,596.25	\$35,844.57	\$380,010.61
12/18/24	5	\$484,614.70	\$9,304.61	\$19,384.38	\$0.00	\$455,925.71	\$144,085.48	\$37,891.79	\$19,884.29	\$40,663.85	\$64,888.12	\$38,349.47	\$53,444.58	\$13,912.85	\$43,005.28	\$455,925.71
01/09/25	6	\$2,764,789.43	\$53,083.97	\$110,591.16	\$0.00	\$2,601,114.30	\$822,026.05	\$215,036.46	\$113,442.43	\$231,992.44	\$370,195.00	\$218,788.63	\$304,908.14	\$79,372.56	\$245,350.58	\$2,601,114.29
01/13/25	INT	\$0.00	\$0.00	\$0.00	\$10,554.93	\$10,554.93	\$33.66	\$872.59	\$460.33	\$941.39	\$1,502.20	\$887.81	\$1,237.27	\$332.09	\$995.60	\$10,554.94
02/20/25	7	\$905,221.91	\$17,597.41	\$25,351.53	\$0.00	\$862,272.97	\$272,502.77	\$71,284.88	\$37,606.32	\$76,905.81	\$122,720.15	\$72,528.73	\$101,077.47	\$26,312.78	\$81,334.06	\$862,272.97
04/08/25	8	\$79,990.98	\$0.00	\$0.00	\$0.00	\$79,990.98	\$25,279.42	\$6,612.93	\$3,488.65	\$7,134.37	\$11,384.45	\$6,728.32	\$9,376.71	\$2,440.97	\$7,545.16	\$79,990.98
04/14/25	INT	\$0.00	\$0.00	\$0.00	\$5,214.24	\$5,214.24	\$1,647.85	\$431.07	\$227.41	\$465.06	\$742.10	\$438.59	\$611.22	\$159.12	\$491.83	\$5,214.25
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 5,096,351.08	\$ 96,512.84	\$ 190,718.60	\$ 15,769.17	\$ 4,824,888.81	\$ 1,524,802.01	\$ 398,877.91	\$ 210,427.93	\$ 430,330.09	\$ 686,686.37	\$ 405,837.91	\$ 565,583.71	\$ 147,234.38	\$ 455,108.53	\$ 4,824,888.84

98.75%	Net Percent Collected
\$ 60,990.07	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

Six Mile Creek Investment Group LLC	\$527,750.06	\$185,142.34	\$21,329.08	\$321,278.64
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Date Received	Date Due	Check No.	Net Assessed	Amount Received	O&M Direct Platted	O&M Direct Unplatted	Series 2023 AAS PH3 Fund
11/1/24	10/15/24	WIRE	\$51,617.86	\$51,617.86	\$46,285.59	\$5,332.27	\$0.00
VARIOUS	1/1/25	LOT CLOSINGS	\$51,617.86	\$188,510.53	\$44,331.71	\$0.00	\$144,178.82
4/21/25	4/1/25	WIRE	\$276,512.91	\$4,340.56	\$1,088.26	\$0.00	\$3,252.30
	7/1/25		\$51,617.84	\$0.00	\$0.00	\$0.00	\$0.00
	9/30/25		\$96,383.59	\$0.00	\$0.00	\$0.00	\$0.00
			\$527,750.06	\$244,468.95	\$91,705.56	\$5,332.27	\$147,431.65

Lennar Homes LLC	\$169,924.63	\$58,370.00	\$0.00	\$111,554.63
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Date Received	Due Date	Check No.	Net Assessed	Amount Received	O&M Direct Platted	O&M Direct Unplatted	Series 2023 AAS PH3 Fund
1/15/25	10/15/24	2370487	\$14,592.50	\$14,592.50	\$14,592.50	\$0.00	\$0.00
1/29/25	1/1/25	2377269	\$14,592.50	\$14,592.50	\$14,592.50	\$0.00	\$0.00
	4/1/25		\$92,680.74	\$0.00	\$0.00	\$0.00	\$0.00
	7/1/25		\$14,592.50	\$0.00	\$0.00	\$0.00	\$0.00
	9/30/25		\$33,466.39	\$0.00	\$0.00	\$0.00	\$0.00
			\$169,924.63	\$29,185.00	\$29,185.00	\$0.00	\$0.00

DFC Reverie LLC	\$758,026.05	\$165,989.69	\$185,640.00	\$406,396.36
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Date Received	Due Date	Check No.	Net Assessed	Amount Received	O&M General Fund	O&M Reversion Fund	Series 2023 AA2 PH3C Fund
11/14/24	10/15/24	WIRE	\$87,907.42	\$87,907.42	\$41,497.42	\$46,410.00	\$0.00
4/11/25	1/1/25	50001009	\$97,907.42	\$97,907.42	\$41,497.42	\$46,410.00	\$0.00
4/11/25	4/1/25	50001009/1010	\$372,384.87	\$372,384.87	\$41,497.42	\$46,410.00	\$284,477.43
4/11/25	7/1/25	50001009	\$87,907.43	\$87,907.53	\$41,497.53	\$46,410.00	\$0.00
4/11/25	9/30/25	50001010	\$121,918.91	\$121,918.91	\$0.00	\$0.00	\$121,918.91
\$768,026.05				\$758,026.15	\$165,989.79	\$185,640.00	\$406,396.35

I.

Six Mile Creek

Community Development District

Summary of Invoices

May 10, 2025 - June 5, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/15/25	683-699	\$ 956,784.51
	5/28/25	700-708	16,421.04
	6/2/25	709-716	50,919.78
			<hr/> \$ 1,024,125.33
Reverie Fund	5/15/25	441-447	\$ 24,051.75
	5/19/25	448-452	8,036.04
	5/28/25	453-455	3,723.62
	6/2/25	456-468	26,076.43
			<hr/> \$ 61,887.84
TOTAL			<hr/> \$ 1,086,013.17

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/15/25	00170	4/29/25 9346714	202504 320-53800-46300	ELEC TRBLSHT/DOWNED ZONES	*	4,369.28	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,369.28 000683
5/15/25	00162	5/01/25 2505-TSM	202505 320-53800-47700	PET STATION MAINT MAY25	*	206.00	
				DOODY DADDY			206.00 000684
5/15/25	00022	5/01/25 219422	202504 310-51300-31100	GEN.CONSLT.ENG.SVC(WA#82)	*	2,254.70	
				ENGLAND-THIMS & MILLER, INC			2,254.70 000685
5/15/25	00264	5/01/25 10210	202505 320-53800-46400	WEED & ALGAE CNTRL MAY25	*	4,145.00	
				FLORIDA WATERWAYS INC			4,145.00 000686
5/15/25	00001	5/01/25 196	202505 310-51300-34000	MANAGEMENT FEES MAY25	*	3,750.00	
		5/01/25 196	202505 310-51300-35200	WEBSITE ADMIN MAY25	*	105.00	
		5/01/25 196	202505 310-51300-35100	INFORMATION TECH MAY25	*	157.50	
		5/01/25 196	202505 310-51300-31300	DISSEMINATION SVCS MAY25	*	1,143.33	
		5/01/25 196	202505 310-51300-42000	POSTAGE MAY25	*	390.23	
		5/01/25 196	202505 310-51300-42500	COPIES MAY25	*	180.75	
		5/01/25 196	202505 310-51300-41000	TELEPHONE MAY25	*	207.86	
				GOVERNMENTAL MANAGEMENT SERVICES			5,934.67 000687
5/15/25	00031	5/01/25 619510	202505 310-51700-71000	FITNESS LEASE PAYMENT #28	*	2,491.21	
		5/01/25 619510	202505 310-51700-72000	FITNESS LEASE PAYMENT #28	*	368.13	
				MUNICIPAL ASSET MANAGEMENT, INC.			2,859.34 000688
5/15/25	00256	4/15/25 ONSITE-2	202504 320-53800-12100	MTHLY ONSITE 4/1 - 4/15	*	2,919.27	
		4/30/25 ONSITE-2	202504 320-53800-12100	MTHLY ONSITE 4/16 - 4/30	*	2,789.33	
				REALMANAGE LLC			5,708.60 000689
5/15/25	00248	4/30/25 60309615	202504 320-53800-51000	PAPER/LEGAL PAD/HOT CUP	*	131.83	

SIXM SIX MILE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/30/25 60309615	202504 320-53800-51000		*	131.83	
		CRISTAL BP STIC/KCUP DS					
			STAPLES				263.66 000690
5/19/25 00270		5/16/25 100	202505 320-53800-47200		*	300.00	
		MUSICIAN 5/24/25 EVENT					
			BRYSON HENDRICKS				300.00 000691
5/19/25 00170		11/07/24 9142007A	202505 300-13100-10100		*	2,044.00	
		IFPL AREA 11A/SKID STEER					
		3/21/25 9290321	202505 300-13100-10100		*	3,250.91	
		WATER TRUCK - NEW INSTALL					
		4/08/25 9317691	202505 300-13100-10100		*	64,151.11	
		LANDSCAPE ENHANCEMNT PH13					
		4/22/25 9324585	202505 300-13100-10100		*	3,250.91	
		WATER TRUCK - NEW INSTALL					
		4/23/25 9325278	202505 300-13100-10100		*	11,679.48	
		TEMP. GENERATOR INSTALL					
			BRIGHTVIEW LANDSCAPE SERVICES, INC.				84,376.41 000692
5/19/25 00079		3/31/25 2025-121	202505 300-13100-10100		*	850.00	
		STAKEOUT EAST PRCL PH3					
			CLARY & ASSOCIATES, INC.				850.00 000693
5/19/25 00022		4/02/25 218905	202505 300-13100-10100		*	510.00	
		MASTER SITE PLNG (WA#51)					
		4/02/25 218909	202505 300-13100-10100		*	15,658.40	
		PH13 CEI (WA#80) MAR25					
		4/02/25 218910	202505 300-13100-10100		*	4,017.50	
		TRLMRK E PRCL-PH3 (WA#73)					
		4/02/25 218929	202505 300-13100-10100		*	797.50	
		TRAILMARK PH12-CEI(WA#70)					
			ENGLAND-THIMS & MILLER, INC				20,983.40 000694
5/19/25 00174		3/31/25 41013	202505 300-13100-10100		*	3,360.50	
		SJRWMD PRMTNG CRONIN DRWY					
			ENVIRONMENTAL RESOURCE SOLUTIONS				3,360.50 000695
5/19/25 00185		3/24/25 APP#23A	202505 300-13100-10100		*	110,366.92	
		TRLMRK E PRCL PH3 MAR25					
		3/25/25 APP#14	202505 300-13100-10100		*	102,030.00	
		TRAILMARK PH13 MAR25					
		4/14/25 APP#26	202505 300-13100-10100		*	31,131.50	
		TRAILMARK PH12 APR25					
		4/15/25 APP#24A	202505 300-13100-10100		*	444,318.66	
		TRLMRK E PRCL PH3 APR25					

SIXM SIX MILE CREEK TVISCARRA

*** CHECK DATES 05/10/2025 - 06/05/2025 ***

GENERAL FUND
BANK C GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/26/25 APP#25	202505 300-13100-10100		*	130,321.95	
		TRAILMARK PH12 MAR25		JAX UTILITIES MANAGEMENT INC			818,169.03 000696
5/19/25 00181		4/28/25 3554995	202505 300-13100-10100		*	1,053.50	
		PROJ CONSTRUCT FEB25		KUTAK ROCK LLP			1,053.50 000697
5/19/25 00098		5/07/25 51303	202505 300-15500-10000		*	1,653.87	
		ROOM RENT 06/11/25,SPEAKR		RENAISSANCE WORLD GOLF VILLAGE			1,653.87 000698
5/19/25 00118		4/01/25 76575527	202504 330-53800-46800		*	296.55	
		LAWN CARE SERVICE APR25		RENTOKIL NORTH AMERICA INC DBA			296.55 000699
5/28/25 00272		5/22/25 1012	202505 300-15500-10000		*	550.00	
		GOLF SIMULATOR RENTAL		ALU INNOVATIONS LLC DBA JAX GOLF			550.00 000700
5/28/25 00269		4/29/25 04292025	202504 300-20700-12000		*	250.00	
		CAMP HOUSE DEPOSIT REFUND		CHARLES WILHEM			250.00 000701
5/28/25 00235		4/30/25 7091154	202504 310-51300-48000		*	52.32	
		NOT.RULE DEV 05.14.25			*	114.88	
		4/30/25 7091154	202504 310-51300-48000		*	67.28	
		NOT.RULE MAKING 05.14.25					
		4/30/25 7091154	202504 310-51300-48000		*		
		NOT.CDD MEETING 04.25.25		GANNETT MEDIA CORP DBA GANNETT			234.48 000702
5/28/25 00249		5/22/25 15	202505 300-15500-10000		*	200.00	
		DJ-END OF SCHOOL PARTY		GARY A WHITAKER			200.00 000703
5/28/25 00214		5/15/25 9177	202505 320-53800-46700		*	2,945.00	
		JANITORIAL SVCS MAY25		KEEN ON KLEAN LLC			2,945.00 000704
5/28/25 00222		5/21/25 1724	202505 320-53800-12200		*	2,934.06	
		ADDITIONAL PAYROLL MAY25			*	4,250.00	
		5/21/25 1724	202505 320-53800-12200		*		
		ONSITE AMENITIES MAY25		ONPLACE LLC			7,184.06 000705

SIXM SIX MILE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/25	00021	5/23/25 7761350	202505 310-51300-32300	TRUSTEE FEES-SER2015	*	3,771.25	
		5/23/25 7762511	202505 310-51300-32300	TRUSTEE FEES-SER2016A&B	*	4,310.00	
US BANK							8,081.25 000716

TOTAL FOR BANK C						1,024,125.33	
TOTAL FOR REGISTER						1,024,125.33	

SIXM SIX MILE CREEK TVISCARRA

*** CHECK DATES 05/10/2025 - 06/05/2025 ***

REVERIE
BANK D REVERIE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/15/25	00002	5/01/25 2505-RT REV-PET	202505 320-53800-47700 STATN MAINT MAY25	DOODY DADDY	*	482.00	482.00 000441
5/15/25	00066	5/01/25 10209 WEED & ALGAE	202505 320-53800-46400 CNTRL MAY25	FLORIDA WATERWAYS INC	*	1,150.00	1,150.00 000442
5/15/25	00022	5/05/25 59468988 PEST CONTROL	202505 340-53800-46800 MAY25	MCCALL PEST CONTROL	*	75.00	75.00 000443
5/15/25	00055	4/30/25 721673 LANDSCAPE AMENITY	202504 340-53800-46200 APR25	RUPPERT LANDSCAPE LLC	*	2,737.07	4,044.64 000444
		4/30/25 721674 LANDSCAPE PH2 MAINT	202504 320-53800-46200 APR25		*	1,307.57	
5/15/25	00027	4/30/25 60309615 HP MONITOR/HDMI	202504 340-53800-51000 8K/MOUNTS	STAPLES	*	329.92	336.01 000445
		4/30/25 60309615 PAPER CLIPS	202504 340-53800-51000		*	6.09	
5/15/25	00023	5/05/25 11054854 FIELD OPER 3/22 - 4/4	202503 340-53800-12200	THE REVERIE HOMEOWNERS' ASSOCIATION	*	389.22	17,929.15 000446
		5/05/25 11054854 ONSITE ADMIN 3/22 - 4/4	202503 340-53800-12100		*	2,078.60	
		5/05/25 11054854 FIELD MGMT 3/22 - 4/4	202503 340-53800-12200		*	2,592.00	
		5/09/25 1613PR5- PASSANTINO-APR25	202504 340-53800-12000 PERIOD		*	669.33	
		5/09/25 1613PR5- PASSANTINO-MAY25	202505 340-53800-12000 PERIOD		*	6,100.00	
		5/09/25 1613PR5- PASSANTINO-JUN25	202505 300-15500-10000 PERIOD		*	6,100.00	
5/15/25	00030	5/07/25 10281/4 CRNR BRACE 3X34"/SPRYPNT	202505 320-53800-47700	TURNER WGV LLC	*	34.95	34.95 000447
5/19/25	00071	5/05/25 2 MAKE YOUR OWN BOUQUET 5/9	202505 340-53800-47200	JADEN LAVASSEUR DBA	*	100.00	100.00 000448

SIXM SIX MILE CREEK TVISCARRA

*** CHECK DATES 05/10/2025 - 06/05/2025 ***

REVERIE
BANK D REVERIE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/02/25	00014	6/01/25 55-60-23 202506 340-53800-47100	REV-LAP POOL PERMIT		*	350.00	
		6/01/25 55-60-23 202506 340-53800-47100	REV-RESORT POOL PERMIT		*	350.00	
		6/01/25 55-60-25 202506 340-53800-47100	REV-RESORT POOL PERMIT		*	225.00	
FLORIDA DEPARTMENT OF HEALTH							925.00 000459
6/02/25	00033	5/06/25 06132025 202506 340-53800-47200	DJ-KARAOKE 06/13/25		*	200.00	
		5/06/25 06202025 202506 340-53800-47200	DJ-SUMMER POOL PARTY		*	300.00	
GARY A WHITAKER							500.00 000460
6/02/25	00004	5/20/25 755780JU 202506 340-53800-34500	ADDITIONAL RESIDENT JUN25		*	70.00	
		5/20/25 755780MA 202505 340-53800-34500	ADDITIONAL RESIDENT MAY25		*	70.00	
HIDDEN EYES LLC DBA ENVERA SYSTEMS							140.00 000461
6/02/25	00075	5/16/25 05162025 202505 340-53800-47200	TRIVIA SHOW 05/16/25		*	195.41	
JOHN A HARRELL DBA FAST JAX TRIVIA							195.41 000462
6/02/25	00050	6/01/25 JAK06250 202506 340-53800-46700	JANITORIAL SERVICES JUN25		*	1,399.89	
JANI-KING OF JACKSONVILLE							1,399.89 000463
6/02/25	00006	5/28/25 434220 202505 340-53800-46000	RPL STREET SIGN/LABOR		*	800.00	
ONSIGHT INDUSTRIES LLC DBA							800.00 000464
6/02/25	00048	5/19/25 25-005 202506 340-53800-47200	FATHERS DAY SEAFOOD BOIL		*	250.00	
OUTER BANKS BOIL COMPANY ST.AUGUSTN							250.00 000465
6/02/25	00055	5/31/25 730257 202505 320-53800-46200	LANDSCAPE MAINT MAY25		*	8,114.43	
		5/31/25 730258 202505 320-53800-46200	LANDSCAPE PH2 MAINT MAY25		*	1,307.57	
RUPPERT LANDSCAPE LLC							9,422.00 000466
6/02/25	00023	5/27/25 11061304 202504 340-53800-12200	FIELD OPER 04/19 - 5/2		*	396.15	
		5/27/25 11061304 202504 340-53800-12100	ONSITE ADMIN 4/19 - 5/2		*	2,122.00	

SIXM SIX MILE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/27/25 11061304	202504 340-53800-12200		*	2,700.00	
			FIELD MGMT 4/19 5/2				
		5/29/25 11064173	202505 340-53800-12400		*	788.00	
			MEDICAL INSURANCE MAY25				
				THE REVERIE HOMEOWNERS' ASSOCIATION			6,006.15 000467
6/02/25 00030	5/30/25 10384/4	202505 340-53800-47500			*	77.98	
			SEVO TRAP STARTER KIT				
				TURNER WGV LLC			77.98 000468
TOTAL FOR BANK D						61,887.84	
TOTAL FOR REGISTER						61,887.84	

SIXM SIX MILE CREEK TVISCARRA

SIXTH ORDER OF BUSINESS



Amenity Policies

Revised/Approved 04.25.2025

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1. Introduction

The Amenity Center Policies of Reverie at Trailmark are established by the Board of Supervisors of the Six Mile Creek Community Development District (the “District”). These policies may be expanded, amended, or repealed by the Board of Supervisors, at a duly-noticed meeting of the District’s Board of Supervisors. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District’s rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

All Reverie residents have the right to enjoy the use of the Amenity Facilities. Guests are welcome and accommodated as set forth in more detail herein. The Board, the Lifestyles Director, and its staff shall apply and enforce these policies. However, the Lifestyles Director shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its residents. Such a temporary waiver of any policy by the Lifestyles Director shall not constitute a continuous, ongoing waiver of said policy, and the Lifestyles Director reserves the right to enforce all of these policies at any time he or she sees fit.

Hereafter the below titles will be identified as Residents or Paid Users:

- *Owners* are residents of Reverie who own their home, and family members living in the home.
- *Tenants* are individuals renting property from owners and use of the Amenity Facilities is only good during lease terms and upon written consent of the owners.
- *Paid User* is someone who pays the annual rate adopted by the District, which entitles such person to all the same rights to use the Amenity Facilities as an owner, as set forth in more detail herein.
- Owners, Tenants, and Paid Users shall collectively be referred to herein as *Patrons*.
- “Guest” – shall mean any individual who is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Facility Staff.

2. Informed and Consent Agreement

All use of the Reverie Amenity Facilities and all participation in the Lifestyles program in Reverie are voluntary. Correspondingly, the recreational nature of the activities and programs potentially involves some personal and physical risk on the part of the participants. Program participation by Patrons is, therefore, interpreted as tacit acknowledgement and acceptance of the inherent risks. An Informed and Consent Agreement is attached and must be signed by every Patron before use of the Amenity Facilities.

3. Code of Conduct

The following outlines the Code of Conduct that shall be adhered to within the Amenity Facilities. Comments and complaints are to be civilly directed to the District.

1. Patrons and guests must conduct themselves so as not to jeopardize or interfere with the rights, privileges, and enjoyment of others.
2. Patrons are responsible for the conduct of their guests. Guests will be held to the same standards of conduct as set herein for Patrons.
3. Patrons and guests will refrain from loud, profane or indecent language.
4. Patrons and guests will not harass or accost any other individual.
5. Patrons and guests will not compromise the safety of others.
6. Patrons and guests will not conduct loud entertainment as to disrupt the ability for staff to perform their work tasks or the peaceful enjoyment of other Patrons.
7. Patrons will be held responsible for any damage to District property caused by the Patron and/or the Patron's guests.
8. Patrons and guests shall not interfere with the management of the Amenity Facilities, nor reprimand or discipline any District, HOA, or Developer's employee. Comments and complaints are to be civilly directed to the District.
9. Patrons are not allowed to profit from the use of the Amenity Facilities. No solicitation of businesses and/or of services permitted in or around Amenity Facilities. Unless Patron has been approved as a vendor and has signed a vendor contract approved through the Board of Supervisors.
10. Any Patron who violates the code of conduct or who violates any Amenity Policy is subject to disciplinary action, which may include suspension of the Patron's amenity privileges as set forth in more detail herein.
11. Safety is paramount and any Patron or guest not adhering to the Amenity Policies stated herein and/or posted, will be asked to leave any Amenity Facilities or program. The district's staff's judgment will prevail in all instances.
12. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facilities.
13. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the district, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
14. All members and guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.

15. Patrons are not allowed to profit from the use of the Amenity Facilities. No solicitation of businesses and/or of services permitted in or around Amenity Facilities. Unless-vendor has been approved and has signed a vendor contract through District Staff.

All District, HOA staff, Developer staff and contract labor are required to adhere to applicable CDD policies.

4. Access Fobs

1. Access Fobs are solely for the use of the individual who is requisitioned the access fob.
2. Patrons that have been placed in a state of suspension by the District are not eligible for replacement access fobs. They are also not eligible to purchase access fobs for renewal or allow guest(s) to use the facilities.
3. The District may complete access fob checks in order to determine validity of resident and guest identification. It is the responsibility of the Patron or guest to have access fob or guest badge on them at all times and available for compliance checks.
4. Lost, stolen or damaged access fobs should be reported immediately and can be replaced for a fee.
5. Any Patron or guest without a valid guest badge or access fob will be asked to leave the Amenity Facilities.

4.1 Member

1. Patron access fobs are non-transferable and are not to be loaned or given to guests or other residents for entry. Patron access fobs are issued at no charge to each Patron with maximum of two per residence. Additional fobs may be purchased only for use by residents who live in the home.
2. It is the responsibility of the Patron to keep all Patron information current and up to date with the District.
3. Any owner who transfers occupancy of their home is transferring their rights to use the Amenity Facilities with their access fobs. Upon transfer of occupancy, Patron access fobs will be deactivated.
4. Any owner who leases or otherwise transfers occupancy of their home is not allowed to use the Amenity Facilities or member access fobs during the time a tenant occupying their home, unless they own and occupy another home in Reverie.
5. Member access fobs for tenants shall terminate at the end of the Lease Term and must be returned to the District. If a lease is renewed, the new lease must be submitted. Once this is completed, the member's ID will be updated with a new expiration date.
6. Owners shall be responsible for all charges incurred by their tenants which remain unpaid after the customary billing and collection procedure established by the District. Owners are responsible for the department of their respective tenant.

4.2 Guest ID Badges

1. Guest Badges are only necessary if guests use any of the Amenity Facilities. The only exception to this rule is if a guest is purchasing a ticket for an event.
2. Each household will receive a guestbook containing fifty (50) guest passes per year, allowing up to five (5) passes per day to be used. An additional guestbook for the year, allowing up to five (5) passes per day to be used for use of Amenity Facilities. Only 3 passes per day may be used for the Pickle Ball courts. Additional guestbooks with fifty (50) guest passes for the year can be purchased for \$50.00 each book.
3. Patrons under fifteen (15) years of age must be accompanied at all times by an adult Patron eighteen (18) years of age or older, during usage of the facility.
4. The District shall have the authority to permit variations from the specific numbers in the guest policies as long as such variations are reasonable and consistent with the intent to not allow guests to become regular or excessive users of the District's facilities.
5. Guest badges are required for all guests 3 years of age & older.
6. A maximum of five guests are allowed at a time per household, per day unless approved in advance by the District.
7. Patrons must present their identification and turn in a guest pass to obtain the guest badges.
8. Guests who use the Amenity Facilities must report to and sign in at the front desk.
9. Guest ID badges must be returned to the Lifestyles Department located in the Amenity Center.

4.3 Care Giver ID Badge

A caregiver or other person who provides care to a Patron while utilizing the Amenity Facilities is deemed to be a guest.

1. A Patron must obtain a caregiver ID badge for the caregiver for use of the Amenity Facilities. Only one caregiver ID badge is permitted per household.
2. Persons utilizing such caregiver ID badge are not permitted to utilize the Amenity Facilities other than to accompany the member under their care.
3. The District shall set the fee of the caregiver ID badge and it will be non-transferable.
4. Care Givers will have to establish eligibility with the District.

5. Service Animal Policy

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facilities. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The

District may remove the Service Animal under the following conditions:

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

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

6. Alcohol

Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own consumption in the Amenity Center (BYOB). Such Patrons and their guests agree to comply with applicable Florida laws and further agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the consumption of alcohol. Patrons and their guests agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

- Registered Resident Club or Personal events
- Registered Resident Clubs and personal events may have BYOB events with alcoholic beverages for their own personal consumption.

Additionally, alcoholic beverages are permitted at an approved Patron's event or a Resident Clubs event with a contract from an established catering company and license and liability insurance is provided to the District Staff in advance and approval is granted.

- Only catering companies, individuals or establishments licensed in the state of Florida and who carry at least \$1,000,000 liability insurance, are permitted to provide and sell alcoholic beverages during any event using the Amenity Facilities.
- If a Patron chooses to contract a vendor to provide or sell alcohol at an event using the Amenity Facilities, the Patron must provide a copy of the business license and their liability insurance to the Lifestyles Department before any event can take place.
- Individuals assume sole responsibility for any liability that may arise from alcohol consumption.

District Staff must be present at all catered events at which alcohol is served. Patrons shall be required to pay for District Staff, after normal hours, at the current cost.

7. Dress Code

1. Proper dress is required in all Amenity Facilities at all times.
2. Shirts or coveralls and shoes must be worn when entering Amenity Facilities.
3. Appropriate swimwear and/or bathing attire are required. No cutoffs or tethered swimwear allowed.
4. Dry clothing is required at all times inside the Amenity Facilities. Wet swimsuits may only be worn in pool areas.
5. Workout clothing such as shorts, t-shirts, warm-up suits, leotards and other exercise apparel that does not restrict movement or run the risk of getting caught in the equipment's moving parts are permitted.
6. Closed toe and closed heel athletic shoes must be worn at all times in the fitness amenities. Aqua shoes may be worn in pool areas only.

8. Amenity Facilities

The District has the right, in its sole discretion and prior approval by an amendment to these policies, to rent or lease any portion of the Amenity Facilities on a short-term basis to any Patron or District sanctioned group for their exclusive use, including the right to include guests.

The Amenity Center Hours of Operation:

7 days per week

Lounge, game room, tavern, pools, bocci

8 am – 10 pm (fob access) closes at 10 pm

Fitness Center/Group Exercise: 5:00 am – 10 pm

Pickleball Courts: Dawn until 10 pm (lights go out).

All use of District Amenity Facilities is managed by the Lifestyles Director, requires completion and submission of a Resident Event Request Form and may be charged a fee as set forth in more detail herein. Patrons and guests are free to use any amenity without scheduling as long as the area is not reserved. Check for availability in advance with the Lifestyles Department before using any rooms. Amenity center is not available to rent for private resident parties/functions.

In scheduling space, the following hierarchy will be followed:

- District Lifestyles Department
- Registered Resident Clubs
- Patron special functions

8.1 Rules for Use of Amenity Facilities

1. A Resident Event Request Form must be processed in advance and granted approval by the Lifestyles Department before use of any Amenity Facilities.
 2. After use of the facilities, it is the Patron and/or club's responsibility to leave area as was found.
 3. The number of people at the event cannot exceed posted room and bathing/occupancy capacity.
 4. Music for the event is allowed but the volume level must not interfere with the peaceful enjoyment of other Patrons using the Amenity Facilities or Patrons in the adjacent neighborhood.
 5. Smoking, including electronic cigarettes or cigars, is only permitted in the designated smoking areas away from entrances to Amenity Facilities. Smoking is also not allowed on any of the pool decks.
 6. Maximum hours Patrons are allowed to schedule an event is six hours, which includes time to set up and clean up.
 7. Additional provisions may be made by the Lifestyles Department or the District for special center events or club activities, provided the same is in compliance with applicable law.
 8. The District reserves the right to deny, adjust, cancel, reschedule, or move meeting space as deemed necessary. The District's Board of Supervisors may set reasonable limits on the number of times facilities may be booked by any club.
 9. Guests must be 18 years or older to use the indoor Amenity Facilities during hours of operation and must be able to present a valid guest pass while using the Amenity Facilities.
 10. Children under the age of 18 may tour the Amenity Facilities but are not allowed to visit or use the indoor Amenity Facilities. They may use the outdoor recreation areas and lounge pool only between the hours of 1pm-5pm, seven days a week and must be accompanied by a Patron.
 11. The spa and lap lanes are for adult use only.
 12. It is everyone's responsibility to report any maintenance or housekeeping concerns to the Lifestyles Department.
 13. Restrooms are available for use by Patrons and their guests and are located at the outdoor recreation area, inside the Lodge and at the pool deck.
 14. Patrons, vendors and guests are not permitted to solicit work or distribute flyers and other advertising material.
 15. Patrons cannot profit from the use of the facilities. If someone wishes to be able to sell a product or service, they will need to be set up as a vendor through the District. Vendors may only sell items during sanctioned events or as approved by the District.
 16. Patrons are not allowed to profit from the use of the Amenity Facilities. No solicitation of businesses and/or of services permitted in or around Amenity Facilities. Unless-vendor has been approved and has signed a vendor contract through District Staff.
- Only animals that are considered Service Animals pursuant to Section 5 will be permitted in the Amenity Facilities.

8.1.1 Tavern

Use of the Tavern is for Patrons and their guests. No outside private functions other than those approved by the District will be allowed.

1. To schedule use of the Tavern, a Resident Event Request Form must be completed at least four weeks prior to event date. Final approval by the Lifestyles Department must be granted.
2. There is no charge for registered resident club functions.
3. Review 8.1 of the Amenity Policies, Resident Event Request Form and Resident Club guidelines for Tavern use.
4. Children are permitted in the Tavern for Patron functions or Patron club events but must be supervised by Patrons at all times.
5. Events scheduled in the Tavern are not allowed to extend to the pool area or lobby.
6. Catering kitchen and bar area can be scheduled for use during events but must be reserved in advance.

8.1.2 Functional Rooms

The Functional rooms are spaces that may be used by Patrons for a variety of activities, card and board games, as well as crafts. Room usage must be scheduled in advance through the Lifestyles Department. No special set up will be arranged in these rooms.

8.2 Swimming Pool and Spa

1. Pool hours are based on Florida Department of Health and Environmental Control (DHEC) guidelines to include seasonal demand. Hours of operation are dawn to dusk.
2. Children under the age of 18 are allowed to use the lounge pool from 1pm-5pm, seven days a week. Children in diapers (unless wearing swim diapers) and those not toilet trained are not permitted in the pool at any time.
3. The spa and lap lane pool are for adult (18 years and older) use only.
4. Appropriate swimming attire is required at all times.
5. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
6. The District is not responsible for lost or stolen items.
7. The lap pool is reserved for individual lap swimming only. Organized classes, training sessions, or group activities—whether by Patrons, guests, or outside instructors—are prohibited unless approved in advance by the District's Board of Supervisors. This includes any activity where compensation is received or implied.

8.2.1 General Pool and Spa Safety

1. Only small flotation and inflatable devices (like foam noodles) are allowed in the pool. Anyone bringing in oversized flotation devices will be asked to remove them.
2. Lifeguards are not provided and facilities are designated as "Swim at Your Own Risk". "Life buoys" and "shepherd's crooks" are available at poolside for emergency use only.

3. Individuals with hypertension, heart conditions or those on medication for any reason, should not use the spa without first consulting a physician.
4. Individuals who have recently consumed alcoholic beverages should avoid using the spa and pool altogether.
5. Children under the age of 18 are not permitted to use the spa.
6. Running, horseplay, profanity and disruptive conduct on pool deck area are not permitted. Diving into the pool is also not permitted.
7. Any time lightning is observed, all swimmers must immediately vacate the pool and adjacent deck area until a safe environment is restored for a minimum of 30 minutes.
8. The pool may be closed with no advance notice for certain activities, maintenance, repair, or inclement weather.
9. Personal music devices may only be used on the deck and lounge areas and only with earphones. However, instructors may use portable radios for Lifestyle activities.
10. Pool furniture is provided on a first-come, first-served basis and may not be reserved; personal items may not be left unattended. Furniture must be used on the deck and cannot be placed in the pool or removed from the pool area. If pool furniture is moved, it must be returned to its original position by the resident or guest. Association management must arrange for the removal and storage of pool furniture in the case of hurricanes and other severe storm warnings.

8.2.2 Health and Sanitation

1. Showers must be taken before entering the pool.
2. Food and beverages are allowed only at tables. Trash must be disposed of in appropriate containers. Glass containers and sharp objects are not permitted in the pool area.
3. Only animals that are considered Service Animals pursuant to Section 5 will be permitted in the pool areas.
4. Incontinent persons of any age are not allowed to use the pool or spa at any time. Children in diapers (unless in swim diapers) and those not toilet trained are not permitted in the pool at any time. Non-compliance could result in the pool and/or spa being closed for cleaning or draining because of a potential health hazard. The cost for cleaning/draining will be levied upon the Patron for non-compliance, including the non-compliance of the Patron's guest.
5. Any person with a health problem that may be contagious to others is prohibited from using the pool and spa.
6. No open wounds, even when covered with bandages, will be allowed in pool.

8.3 Fitness Facilities Etiquette

8.3.1 Using equipment and others are waiting

1. Allow others to work in between your sets.
2. Do not rest on exercise equipment - recovery is accelerated by light muscular activity such

as walking about between sets rather than sitting.

3. On cardio equipment, abide by the time limit (30 minutes) when others are waiting.
4. Wipe equipment with a disinfecting “Gym Wipe” after each machine use to ensure a sanitary environment.

8.3.2 When you are finished with a piece of equipment

1. Return equipment to its proper place when you have completed an exercise. Dumbbells should be placed in order on the rack and benches, mats and other equipment should be returned to their designated storage areas.
2. Return weight on all machines to “0” to prevent the next user from injuring themselves.

8.3.3 Be aware of exercise area

1. Stay clear of areas or stations that require space for your safety. Examples of such areas include weightlifting platform, cable crossover machine, and the weight trees. Do not crowd other exercisers.
2. Do not exercise in a walking path, i.e.: in front of water cooler.
3. Do not stand in front of the dumbbell rack as others will need clearance to get and put away their dumbbells.
4. People vary widely in the ability to tolerate increases in body temperature associated with exercise. Exercise-induced heat stress can be extremely dangerous and/or life-threatening. Please be considerate of others’ needs for increased air circulation via ceiling fan use. Please show respect for other exercisers’ safety and comfort by asking before turning fans off or on, and approach differing individual physiological needs with a spirit of cooperation and compromise.

8.3.4 Avoid making too much noise

1. Keep in mind an exercise facility is a public place where many participants are trying to concentrate on performing their exercises. Loud and constant noises can annoy other members.
2. Do not initiate conversation with someone while they are engaging in weight training.
3. Cell phones should be silent at all times in the fitness amenities. If you must take a call, please move out of the workout area to do so.
4. Avoid dropping weights.

8.3.5 Outside Trainers

- No outside fitness or physical therapy trainers are allowed in the Gym. unless previously set up as a vendor by the District.

8.4 Fitness Class Etiquette

1. Classes are meant to be led by an instructor with as little distraction as possible to ensure safety for everyone attending the class.
2. Do not enter a class once it has started. Arrive 10 min. early to set up your area.
 - a. To ensure your own safety, do not enter a class if you miss the warm up portion. Do not enter a class while arms or weights are swinging to avoid injury.
 - b. It is very distracting to your instructor and other Patrons when you arrive late or leave early.
3. Do not disrupt a class by leaving early.
 - a. Proper cool down time and stretching is essential for your own safety and to prevent injury.
4. Show your instructor respect by limiting chatter and focusing on their direction.
5. Put your equipment (steps, dumbbells) away after class.
6. Holding space for others is not allowed. Space is first-come, first-serve.

8.5 Locker Rooms

1. Locker rooms and showers are provided for Patrons and guests.
2. Lockers are available on a first-come, first-served basis. Clothing or personal effects may not be left unattended or unsecured in these areas, and safekeeping is the responsibility of the user. Lockers are to be used only when the Patron or guest is using the recreation areas of the Lodge.
3. Lockers are for daily use only. Long term use is not allowed.
4. Shower rules:
 - Turn off water when finished.
 - Minimize shower time so others are not waiting for long periods of time.
 - Be respectful of other people's personal space and belonging.
 - Cell phone usage is not permitted in locker rooms to protect the privacy of all Patrons and guests.

8.6 Outdoor Recreational Courts

Outdoor recreation, bocce and pickleball courts are available for Patrons and their guests.

1. The District is responsible for maintaining the courts.
2. Operational management rests with the District Management.
3. The Lifestyles Department will maintain a reservation policy to ensure that registered Patron clubs for each sport has priority play.
4. Open play will be available when registered Patron recreation clubs are not using the courts. Reservations to use the courts must be made through the Lifestyles Department in advance.
5. All court users must wear the appropriate footwear to avoid damage to the playing surface.
6. The Lifestyles Director will control whether bocce and pickleball is permitted in inclement weather, and the bocce and pickleball courts may be closed or opened at their discretion.

8.6.1 Pickleball Court Policies

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

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper shoes and attire, as determined by the Lifestyles Director, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball lights shut off at 10:00 PM.
4. Pickleball courts are for Patrons only. The limit is three (3) Guests.
5. No jumping over nets.
6. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
7. Court hazards or damages, such as popped line nails, need to be reported to the Lifestyles Director for repair.
8. Persons using the pickleball facility must supply their own equipment (rackets, balls, etc.).
9. The pickleball facility is for the play of pickleball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. Beverages are permitted at the pickleball facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the pickleball courts.
11. No chairs, other than those provided by the District, are permitted on the pickleball courts.

12. Lights, if any, at the pickleball facility must be turned off after use.
13. Guests under the age of eighteen (18) are not allowed to use the pickleball facility unless accompanied by an adult Patron.
14. The pickleball courts may be reserved by the District for District-sponsored events or functions.
15. If you find it necessary to “bump” other players when it is your turn to play:
 - Never attempt to enter someone else’s court before your reservation time.
 - Never enter the court or distract players while others are in the middle of a point or game.
 - Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - Allow players to finish out one more point and then begin the player changeover for the court.
 - If you are bumped from a court and wish to continue play, please notify staff and they will do their best to get you on the next available court.

9. Dog Park Policies

1. The park’s operating hours are dawn to dusk.
2. The park is not staffed and shall be used at the user’s own risk. The Six Mile Creek Community Development District is not responsible for injuries to visiting dogs, their owners, or others using the park.
3. Dispose of trash and pet waste in the proper receptacles.
4. Park for use by residents, patrons and guests only.
5. All owners are responsible for the behavior of their dogs at all times.
6. Dogs must be leashed while entering and exiting dog park.
7. Dog waste must be cleaned up by owner immediately.
8. Owners must be within dog park and supervising their dog with leash readily available.
9. Handler must be at least 15 years of age.
10. Patrons under 15 must be accompanied by an adult and supervised at all times.
11. Aggressive dogs must be removed immediately.
12. Dogs must wear current county tags and have a current rabies vaccination.
13. Owner must immediately fill in any holes dug by their dogs.
14. Dogs in heat are not allowed in the park.
15. Limit three dogs per adult dog handler.
16. Puppies under six months of age shall not enter the dog park.
17. Human or dog food (excluding treats) inside the dog park is prohibited.
18. The dog park is designated a “No Smoking” area.

10. Bier Garden Policies

1. Patrons may use the Bier Garden at their own risk and must comply with all posted signage.
2. Unless otherwise posted, Bier Garden hours are from dawn to 10 p.m..
3. Supervision by an adult eighteen (18) years and older is required for patrons (15) years of age or under.
4. Patrons and Guests are responsible for cleaning up any food or drinks brought by them to the parks.
5. No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the Bier Garden.
6. Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not permitted in the Bier Garden.

11. Registered Resident Clubs

Registered Resident Clubs are organizations approved by the District to foster and promote opportunities to pursue a hobby, recreational or cultural interests. They are the operational nucleus for the District's recreation program and provide both structure and vitality in its mission.

1. Any group of Patrons interested in pursuing a particular hobby, vocation or special field of interest may join together as a club and subsequently petition for District approval.
2. Authority to grant approval rests with the Lifestyle Director and at times may require review by the District's Board.
3. Clubs are granted based on Patron's need for a specific program, Patron interest, and the availability of the amenities and equipment.
4. Governance for Resident Clubs is more specifically detailed in the Guidelines for Forming a Resident Club packet published by the Lifestyles Department.
5. No Club events can be open to the public unless approved in advance by the Lifestyles Director

12. Community Postings

1. The Lifestyle Director will approve and post all Registered Resident Club fliers on the Reverie lifestyles newsletter. The decisions of District staff with respect to decorum will prevail at all times.
2. Only Registered Resident Club announcements will be advertised on the newsletter and other community boards. Individual announcement must be approved by the Lifestyles Department.
3. Commercial materials may be posted under certain circumstances as approved by the Lifestyles Director.

13. Fund Raising Events

1. Resident Clubs are permitted to hold fundraising events as outlined in the Guidelines and Rules for Club packet. The Lifestyles Director must approve all fundraising events in advance.
2. The Lifestyles Director may deny approval of any fundraising events that are inconsistent with the policies of the District.
3. District guest policies apply to all functions.

14. Burning/Dumping/Littering

Patrons and guests are prohibited from burning and or dumping any items, including lawn/garden waste on common areas or in construction areas.

Littering is prohibited and Patrons can be fined. Using the District or construction dumpsters to dispose of personal/household material is strictly prohibited and residents may face fines or lose their Patron privileges.

15. Golf Carts/Mopeds/Electric Bikes

1. All residents must abide by Florida laws governing the use of golf carts and mopeds.
2. Please refer to applicable Florida law and the CC&R for full guidelines for golf cart use.

16. Bicycles

1. The sidewalks/paths throughout Reverie are for both walkers and cyclists. A cyclist yields to a walker; however, a walker is not permitted to take up the entire walkway. The walker must allow the cyclist adequate room to pass safely. Residents walking in groups should walk single file when a cyclist is approaching.
2. Patrons and guests operating bicycles on Reverie property must do so in a safe manner.
3. Riders should limit their speeds to assure that they maintain control of their bicycles.
4. Bicycles must be placed in or adjacent to the bike rack at The Retreat.

5. The District does not accept any responsibility for lost or damaged bicycles.

17. Suspension and Termination of Privileges

17.1 Introduction

This rule addresses disciplinary and enforcement matters relating to the use of the District amenity facilities, and other District Property (together, the “Amenities”).

17.2 General Rule

All persons using or entering the Amenities are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

17.3 Suspension and Termination of Rights

The District shall have the right to restrict, suspend, or terminate access to the Amenities of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies and Procedures);
- g. Treating the District’s staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, [Patrons, or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person’s guest or a member of their household commits any of the above Violations.

Termination of Amenities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenities access.

17.4 Administrative Reimbursement

The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation (“Administrative Reimbursement”). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

17.5 Property Damage Reimbursement

If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

17.6 Removal from Amenities

The District Manager, General Manager, Amenity Manager, Lifestyles Director, and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District’s best interest to do so.

17.7 Initial Suspension from Amenities

The District Manager, General Manager, Amenity Manager, Lifestyles Director, or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person’s access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District’s rules and policies violated, the time, date, and location of the next regular Board meeting where the person’s suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

17.8 Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

17.9 Suspension by the Board

The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

17.10 Automatic Extension of Suspension for Non-Payment

Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

17.11 Appeal Board Suspension

After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

17.12 Legal Action; Criminal Prosecution; Trespass

If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

17.13 Severability

If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

18. Non-Resident Annual User Fee

- The Non-Resident Annual User Fee for any person not owning or renting real property within the District is \$4,000. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facilities for one (1) calendar year from the date it is purchased. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

Every member of a Reverie household will be required to sign the Amenity Center Guidelines before privilege to use the facilities will be granted.

SPECIAL EVENT RATES

Type	Rate
Event Ticket Prices	\$5.00 - \$35.00*/person
*For events that exceed \$35/person, such overage shall be paid directly to the vendor	

I hereby acknowledge I have read and understand these guidelines set by the Association and I agree to abide by these guidelines.

Reverie Address: _____

Primary Member Print Name: _____

Signature: _____ Date: _____

Secondary Member Print Name: _____

Signature: _____ Date: _____

Other Member of Household: _____

Signature: _____ Date: _____

Other Member of Household: _____

Signature: _____ Date: _____

SEVENTH ORDER OF BUSINESS

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING TO ADOPT RULES RELATING TO RATES REGARDING DISTRICT AMENITY FACILITIES; AMENDING RESOLUTION 2025-07 TO RESET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-07 setting the public hearing to adopt rules to establish fees related to the use of the District’s recreation facilities and services for May 14, 2025 at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida 32092; and

WHEREAS, due to cancellation of the May 14, 2025, meeting, the Board desires reset the date of the public hearing to August 13, 2025, at the same location as provided in Resolution 2025-07, and cause the notice of the public hearing to be provided consistent with the requirements of Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PUBLIC HEARING RESET. Resolution 2025-07 is hereby amended to reflect that the public hearing is reset to August 13, 2025, at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida 32092. The District Secretary is directed to publish notice of the public hearing in the manner prescribed by Florida law.

SECTION 2. RESOLUTION 2025-07 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-07 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 11th day of June, 2025.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EIGHTH ORDER OF BUSINESS

RESOLUTION 2025-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING USERS FOR THE DISTRICT'S CREDIT CARD(S); SEETING MONETARY LIMITS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Six Mile Creek 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 St. Johns County, Florida;

WHEREAS, the District obtained credit cards in order to effectuate the efficient operations of the District's amenity facilities; and

WHEREAS, the District desires to designate and authorize the entities set forth herein to use the District's credit cards on costs related to the operation and maintenance of the District's amenity facilities; and

WHEREAS, the District desires to establish monetary limits for the use of the District's credit cards.

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. The following entities are hereby designated and authorized to use the District's credit cards: 1) the independent contractor responsible for the management and operations of the "Trailmark" amenity facilities; and 2) the independent contractor responsible for the management and operations of the "Reverie" amenity improvements (collectively the "Authorized Users").

Section 3. The Authorized Users shall use the credit cards only for costs related to the operation and maintenance of the District's amenity facilities. Authorized Users shall not use the credit cards for any single charge in excess of \$_____ (the "Single Purchase Threshold") without first obtaining the Chairperson's approval, nor shall the Authorized Users separate or divide a particular purchase for the purpose of being below the Single Purchase Threshold. The total amount of monthly charges on the credit cards shall not exceed \$_____ (the "Monthly Purchase Threshold") without first obtaining the Chairperson's approval.

Section 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of June, 2025.

ATTEST:

**SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

NINTH ORDER OF BUSINESS

A.



**Six Mile Creek Community Development District - TrailMark
Software-as-a-Services Agreement**

By signing an Order Form (as defined below) which references this Software-as-a-Services Agreement, each of Alosant and the customer specified on such Order Form ("Customer") signifies that it has read, understands, and agrees to be bound by the terms and conditions hereof. Capitalized terms not defined herein shall have the meaning set forth on the Order Form.

PART ONE – HOSTED SOFTWARE.

- 1. Access to the Hosted Software.** Alosant grants Customer a right to access the Hosted Software and Work Product.
 - 1.1. The Hosted Software is located on servers that are controlled by Alosant. Customer may access the Hosted Software, but has no right to receive a copy of the object code or source code to the Hosted Software.
 - 1.2. Customer must have a high-speed Internet connection or other applicable network access, and hardware and software that are compatible with the Hosted Software as set out in the Documentation.
 - 1.3. Alosant regularly upgrades and updates the Hosted Software. This means that the Hosted Software is continually evolving. Some of these changes will occur automatically, while others may require Customer to schedule and implement the changes. The changes may also mean that Customer needs to upgrade its equipment or integrations in order to make use of the Hosted Software and Alosant will provide Customer with advance notification in this case.
- 2. Conditions of Use.** The Hosted Software provided to Customer is non-exclusive, non-transferable (except as provided in Section 16.4), and are for Customer's internal business use only. Customer's right to use the Hosted Software is conditional upon the following. Customer may not:
 - 2.1. transfer to any other person any of its rights to use the Hosted Software;
 - 2.2. sell, rent or lease the Hosted Software;
 - 2.3. make the Hosted Software available to anyone who is not an "Authorized User". An Authorized User is an employee of Customer, or of a person to whom Customer has outsourced services, who is authorized to access the Hosted Software as a named user;
 - 2.4. create any derivative works based upon the Hosted Software or Documentation;
 - 2.5. copy any feature, design or graphic in, or reverse engineer the Hosted Software;
 - 2.6. access the Hosted Software (i) in order to build a solution or to assist someone else to build a solution competitive to Alosant; or (ii) if Customer is an employee of a Alosant competitor;
 - 2.7. use the Hosted Software in a way that violates any criminal or civil law;
 - 2.8. load test the Hosted Software in order to test scalability, perform security penetration testing on; or,
 - 2.9. exceed the usage limits listed in the Order Form.
- 3. Customer Data.**
 - 3.1. Customer must provide all data for use in the Hosted Software, and Alosant is not obliged to modify or add to the Customer Data. Customer is solely responsible for the content and accuracy of the Customer Data. Alosant will not store or archive any Customer Data transmitted through the Hosted Software, therefore it is the responsibility of the Customer to store and archive its Customer Data.
 - 3.2. The Customer Data belongs to Customer, and Alosant makes no claim to any right of ownership in it.
 - 3.3. Alosant must keep the Customer Data confidential in accordance with Section 12 of this Agreement.
 - 3.4. When You upload, submit, store, send or receive data or content to or through the Software, You give Alosant (and those we work with) a worldwide license to use, transmit, host, reproduce, modify, create derivative works (such as those resulting from translations, adaptations or other changes we make so that Your data or content works better with the Software), communicate, publish, publicly perform, publicly display and distribute such data or content. The rights You grant in this license are for the limited purpose of operating, promoting, and improving the Software, and to develop new ones. This license continues even if You stop using the Software. Make sure You have the necessary rights to grant us this license for any data or content that You submit to the Software.



3.5. Alosant must use the Customer Data only as necessary to carry out its obligations under this Agreement, and for no other purpose. However, Alosant:

- 3.5.1. may observe and report back to Customer on Customer's usage of the Hosted Software, and make recommendations for improved usage of the Hosted Software;
- 3.5.2. may identify trends or statistics and publish reports or metrics on its findings provided the reports or metrics include data aggregated from more than one customer site and do not identify Customer.

4. Hosted Software Warranties. Alosant warrants that: (i) the Hosted Software will function substantially as described in the Documentation; and (ii) Alosant owns or otherwise has the right to provide the Hosted Software and Work Product to Customer under this Agreement. The remedies set out in this Section 4 are Customer's exclusive remedies for breach of either warranty.

- 4.1. If the Hosted Software does not function substantially in accordance with the Documentation, Alosant must, at its option, either (i) modify the Hosted Software to conform to its Documentation; or (ii) provide a workaround solution that will reasonably meet Customer's requirements. If neither of these options is commercially feasible, either party may terminate the relevant Order Form under this Agreement, in which case Alosant shall refund to Customer all fees pre-paid to Alosant under the relevant Order Form for unused Hosted Software after the termination date.
- 4.2. If the normal operation, possession or use of the Hosted Software or Work Product by Customer is found to infringe any third party U.S. intellectual property right or Alosant believes that this is likely, Alosant must, at its option, either (i) obtain a license from such third party for the benefit of Customer; (ii) modify the Hosted Software or Work Product so that it no longer infringes; or (iii) if neither of these options is commercially feasible, terminate the relevant Order Form under this Agreement, in which case Alosant shall refund to Customer all fees pre-paid to Alosant under the relevant Order Form for unused Hosted Software measured from the termination date..
- 4.3. However, Alosant has no warranty obligations for:
 - 4.3.1. the extent that Hosted Software or Work Product has been modified by Customer or any third party;
 - 4.3.2. problems in the Hosted Software or Work Product caused by any third party software or hardware, by accidental damage or by other matters beyond Alosant's reasonable control.
- 4.4. Alosant will regularly scan the Hosted Software with a generally available anti-virus software program and will remove or quarantine any hostile computer viruses, malware, or similar items.

PART TWO – PROFESSIONAL SERVICES.

5. Professional Services.

- 5.1 **SOW.** The deliverables, fees, personnel, scope, and other terms of each Professional Services engagement will be set forth in an Order Form and an acAlosanting SOW exhibit. Professional Service engagements are billed at time and materials or fixed fee in accordance with its Order Form and SOW.
- 5.2 **Warranties.** Alosant warrants that (i) the Work Product will substantially conform to the SOW; and (ii) the Professional Services will be performed with reasonable skill, care and diligence. The remedies set out in this Section 5 are Customer's exclusive remedies for breach of either warranty.
 - 5.2.1 If the Professional Services do not conform to the SOW or are not performed with reasonable skill, care and diligence, Alosant shall re-perform the Professional Services to the extent necessary to correct the defective performance.
- 5.3 **Customer's Responsibilities.** Customer must provide Alosant with all information, access, and full good faith cooperation reasonably necessary to enable Alosant to deliver the Professional Services, and must do anything that is identified in the SOW as Customer's responsibility. If Customer fails to do this, Alosant will be relieved of its obligations to the extent that the obligations are dependent upon Customer's performance.
- 5.4 **Work Product.** Upon payment in full of any amounts due for Professional Services, Alosant grants Customer a non-exclusive, non-transferable (except as provided in Section 16.4) right to use the Work Product for Customer's internal business purposes. This right shall continue for so long as, and be subject to the same terms and conditions, as the right to use the Hosted Software.



PART THREE – INTELLECTUAL PROPERTY OWNERSHIP.

- 6. Intellectual Property Ownership.** Alosant solely owns or has licensed the rights to all intellectual property rights in the Hosted Software and the Work Product. Alosant owns all rights to any feedback, improvements, enhancements or modifications to the Software.

PART THREE – GENERAL.

- 7. Term of Agreement.** This Agreement starts on the date that Customer signs an Order Form and ends when Alosant no longer is obliged to provide Customer with Hosted Software or Professional Services under any Order Form.

- 8. Payments.** Customer must pay the fees listed in the relevant Order Form.

8.1 Customer shall make payment in accordance with Florida's Prompt Payment Act. The parties shall bear the prevailing party's costs and fees in the event of any litigation resulting from a breach of this Agreement, including reasonable attorneys' fees.

8.2 If Customer initially purchases Hosted Software for a term, and subsequently orders additional product, the purchase price for the additional product shall be pro-rated so that the added Hosted Software terminate on the same day as the initial Hosted Software order.

- 9. Termination and Suspension.**

9.1 Either party may terminate this Agreement immediately in writing if either party breaches any material term of this Agreement and either party may terminate this Agreement without cause upon 90 days written notice.

9.2 Sections 2, 3.3, 6, 8, 9.2, 10, 11, 12, and and 16 continue after this Agreement ends.

9.3 If Alosant terminates an Order Form under this Agreement because of non-payment by Customer, all unpaid fees for the remainder of the Hosting Term immediately fall due for payment.

9.4 Upon termination of Customer's Hosting Software Order Term, Alosant must promptly provide Customer with all Customer Data in a mutually agreed format. However, Alosant may retain Customer Data in backup media for an additional period of up to 12 months, or longer if required by law.

10. Warranty Disclaimer. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, THE HOSTED SOFTWARE, WORK PRODUCT AND PROFESSIONAL SERVICES ARE PROVIDED WITH NO OTHER WARRANTIES OF ANY KIND, AND ALOSANT DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALOSANT DOES NOT WARRANT THAT THE USE OF THE HOSTED SOFTWARE WILL BE UNINTERRUPTED OR ERROR-FREE.

11. Limitation of Liability. NEITHER PARTY SHALL BE LIABLE UNDER THIS AGREEMENT TO THE OTHER PARTY FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OF GOODWILL, WORK STOPPAGE, COMPUTER FAILURE OR MALFUNCTION, LOST OR CORRUPTED DATA, LOST PROFITS, LOST BUSINESS OR LOST OPPORTUNITY), OR ANY OTHER SIMILAR DAMAGES UNDER ANY THEORY OF LIABILITY (WHETHER IN CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY), EVEN IF THE OTHER PARTY HAS BEEN INFORMED OF THIS POSSIBILITY. EACH PARTY'S TOTAL LIABILITY FOR ANY DIRECT LOSS, COST, CLAIM OR DAMAGES OF ANY KIND RELATED TO THE RELEVANT ORDER FORM SHALL NOT EXCEED THE AMOUNT OF THE FEES PAID OR PAYABLE BY CUSTOMER TO ALOSANT UNDER SUCH RELEVANT ORDER FORM DURING THE TWELVE (12) MONTHS BEFORE THE EVENT GIVING RISE TO SUCH LOSS, COST, CLAIM OR DAMAGES. HOWEVER, THERE IS NO LIMITATION OF LIABILITY FOR CUSTOMER'S INFRINGEMENT OF ALOSANT'S INTELLECTUAL PROPERTY RIGHTS, FOR AMOUNTS OWED BY CUSTOMER TO ALOSANT UNDER THIS AGREEMENT, OR IN CONNECTION WITH A PARTY'S INDEMNIFICATION OBLIGATIONS. THIS LIMITATION ON LIABILITY WAS AND IS AN EXPRESS PART OF THE BARGAIN BETWEEN ALOSANT AND CUSTOMER AND WAS A CONTROLLING FACTOR IN THE SETTING OF THE FEES PAYABLE TO ALOSANT.

12. Confidentiality.



- 12.1 This Agreement and the Hosted Software, Documentation, and Work Product contain valuable trade secrets that are the sole property of Alosant, and Customer agrees to use reasonable care to prevent other parties from learning of these trade secrets. Customer must take reasonable care to prevent unauthorized access to or duplication of the Hosted Software, Documentation, and Work Product, but in no event less care than Customer uses to protect its own confidential information and trade secrets.
- 12.2 The Customer Data and other materials marked as "Confidential" by Customer or which should reasonably be recognized as confidential information, and disclosed to Alosant may include valuable trade secrets that are the sole property of Customer. Alosant must take reasonable care to prevent other parties from learning of these trade secrets, but in no event less care than Alosant uses to protect its own confidential information and trade secrets.
- 12.3 Sections 12.1 and 12.2 do not apply to any information that (i) is now, or subsequently becomes, through no act or failure to act on the part of receiving party (the "Receiver"), generally known or available; (ii) is known by the Receiver at the time of receiving such information, as evidenced by the Receiver's records; (iii) is subsequently provided to the Receiver by a third party, as a matter of right and without restriction on disclosure; or (iv) is required to be disclosed by law, provided that the party to whom the information belongs is given prior written notice of any such proposed disclosure.
- 12.4 Upon termination for any reason, upon request by the disclosing party, the receiving party will promptly return all Confidential Information of the disclosing party, provided however neither party shall be obligated to return Confidential Information received by the disclosing party that is stored in receiving party's routine back-up system and in such case receiving party's confidentiality obligations with respect to such Confidential Information shall survive indefinitely.
- 12.5 Notwithstanding all of the foregoing sections set forth in this paragraph 12 "Confidentiality," the District shall not be in breach of this Agreement should it fail to comply with such sections if compliance is prohibited or in violation of Florida's public record laws.

13. Indemnification by Alosant.

- 13.1 Alosant must indemnify and hold harmless Customer, its affiliates, and its and their directors, officers, and employees from any damages finally awarded or agreed to in settlement against Customer (including, without limitation, reasonable costs and legal fees incurred by Customer) arising out of any third party suit, third party claim or other third party legal action alleging that the use of the Hosted Software, Documentation or Work Product by Customer infringes any copyright, trade secret or United States patent, ("Legal Action"). Alosant must also assume the defense of the Legal Action.
- 13.2 However, Alosant shall have no indemnification obligations for any Legal Action arising out of: (i) a combination of the Hosted Software, or Work Product with software or products not supplied by Alosant; (ii) any repair, adjustment, modification or alteration to the Hosted Software by Customer or any third party; or (iii) any refusal by Customer to install and use a non-infringing version of the Hosted Software, or Work Product offered by Alosant. Section 4.2(ii) and this Section 13 state the entire liability of Alosant with respect to any intellectual property infringement by the Hosted Software or Work Product.
- 13.3 Customer must give written notice to Alosant of any Legal Action no later than 30 days after first receiving notice of a Legal Action, and must give copies to Alosant of all communications, notices and/or other actions relating to the Legal Action. Customer must give Alosant the sole control of the defense of any Legal Action, must act in accordance with the reasonable instructions of Alosant and must give Alosant such assistance as Alosant reasonably requests to defend or settle such claim. Alosant must conduct its defense at all times in a manner that is not adverse to Customer's interests. Customer may employ its own counsel to assist it with respect to any such claim. Customer must bear all costs of engaging its own counsel, unless engagement of counsel is necessary because of a conflict of interest with Alosant or its counsel, or because Alosant fails to assume control of the defense. Customer must not settle or compromise any Legal Action without Alosant's express written consent. Alosant shall be relieved of its indemnification obligation under Section 13 if Customer materially fails to comply with Section 13.2.

14. Indemnification by Customer.

- 14.1 To the extent permitted by Florida law, and only to the extent that such indemnification is covered by the District's insurance, Customer must indemnify and hold harmless Alosant, its affiliates, and its and their directors, officers, and employees from any damages finally awarded or agreed to in settlement against Alosant (including, without limitation, reasonable costs and legal fees incurred by Customer) arising out of any third party suit, third party claim or other third party legal action (including but not limited to any governmental investigations, complaints and



actions) in connection with the Customer's use of the Hosted Software or Work Product (collectively the "Legal Claim"). Customer must also assume the defense of the Legal Claim.

- 14.2 Alosant must give written notice to Customer of any Legal Claim no later than 30 days after first receiving notice of a Legal Claim, and must give copies to Customer of all communications, notices and/or other actions relating to the Legal Claim. Alosant must give Customer the sole control of the defense of any Legal Claim, must act in accordance with the reasonable instructions of Customer and must give Customer such assistance as Customer reasonably requests to defend or settle such claim. Customer must conduct its defense at all times in a manner that is not adverse to Alosant's interests. Alosant may employ its own counsel to assist it with respect to any such claim. Alosant must bear all costs of engaging its own counsel, unless engagement of counsel is necessary because of a conflict of interest with Customer or its counsel, or because Customer fails to assume control of the defense. Alosant must not settle or compromise any Legal Claim without Customer's express written consent. Customer shall be relieved of its indemnification obligation under Section 14 if Alosant materially fails to comply with Section 14.2.

- 15. Publicity.** Alosant may list Customer as a customer and use Customer's logo on Alosant's website, on publicly available customer lists, and in media releases.

16. Miscellaneous.

- 16.1 This Agreement together with the Order Form(s) represent the entire agreement of the parties, and supersede any prior or current understandings, whether written or oral. If there is a conflict between the Agreement and an Order Form, the Order Form will prevail.
- 16.2 This Agreement may not be changed or any part waived except in writing by the parties.
- 16.3 This Agreement will be governed by the laws of Florida. The parties consent to the exercise of exclusive jurisdiction by the state or federal courts in the State of Florida for any claim relating to this Agreement.
- 16.4 Customer must not assign or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of Alosant. Alosant may not withhold such consent in the case of an assignment by Customer of its rights and obligations to an entity that has acquired all, or substantially all of Customer's assets, or to an assignment that is part of a genuine corporate restructure. Any assignment in breach of this Section is void.
- 16.5 Any notice given pursuant to this Agreement shall be in writing and shall be given by personal service or by United States certified mail, return receipt requested, postage prepaid or by recognized overnight courier to the address appearing in the beginning of this Agreement or as changed through written notice to the other party.
- 16.6 Customer must not export or re-export, directly or indirectly, any Hosted Software, Documentation, Work Product, or confidential information to any countries outside the United States except as permitted under the U.S. Commerce Department's Export Administration Regulations.
- 16.7 The Hosted Software, Work Product, and Documentation provided to the U.S. Government are "Commercial Items", as that term is defined at 48 C.F.R. 2.101, consisting of "Commercial Computer Software" and "Commercial Computer Software Documentation", within the meaning of 48 C.F.R. 12.212 or 48 C.F.R. 227.7202, as applicable. Consistent with 48 C.F.R. 12.212 or 48 C.F.R. 227.7202-1 through 227.7202-4, as applicable, the Commercial Computer Software and Commercial Computer Software Documentation are being licensed to U.S. Government end users (a) only as Commercial Items and (b) with only those rights as are granted to all other end users pursuant to the terms and conditions herein, as provided in FAR 12.212, and DFARS 227.7202-1(a), 227.7202-3(a), 227.7202-4, as applicable.
- 16.8 Alosant shall, at its own expense, procure and maintain in full force and effect during the term of this Agreement, policies of insurance, of the types and in the minimum amounts as follows, with responsible insurance carriers duly qualified in those states (locations) where the Services are to be performed, covering the operations of Alosant, pursuant to this Agreement: commercial general liability (\$1,000,000 per occurrence, \$1,000,000 aggregate); excess liability (\$1,000,000 per occurrence, \$1,000,000 aggregate); workers' compensation (statutory limits) and employers' liability (\$500,000 per accident); and, professional liability (\$1,000,000 per occurrence, \$1,000,000 aggregate). Such policies shall require that Customer be given no less than thirty (30) calendar days prior written notice of any cancellation thereof or material change therein. Alosant shall provide Customer upon request with certificates of insurance evidencing all of the above coverage.

PART FOUR – DEFINITIONS.

17. Glossary.



- 17.1 “Customer Data” means any electronic information stored in the Hosted Software database.
- 17.2 “Documentation” means user documentation provided by Alosant for use with the Hosted Software, as periodically updated.
- 17.3 “Hosted Software” means the hosted software modules whose functionality is described in the Order Form, and any modifications periodically made by Alosant, but does not include the Professional Services.
- 17.4 “Order Form” means a document provided by Alosant and signed by Customer that describes Alosant’s service offering.
- 17.5 “Professional Services” means the training, consulting, development, and other professional services identified on a SOW, but do not include the Hosted Software.
- 17.6 “SOW” means a statement of work provided by Alosant and signed by Customer that describes the Professional Services to be provided by Alosant to Customer. Each SOW is an exhibit to an applicable Order Form.
- 17.7 “Work Product” means object code, source code, flow charts, documentation, information, reports, test results, findings, ideas and any works and other materials developed by Alosant in providing the Professional Services to Customer.



SOFTWARE LICENSE AGREEMENT

TRAILMARK APP

Work Order Form																																		
Customer: Six Mile Creek Community Development District			Contact: Gregg Kern																															
Address: 475 West Gown Place, Suite 114, St Augustine, FL 32092			Phone: 904-996-2485																															
Email: gkern@greenpointellc.com			Fax:																															
Hosted Software License: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Modules</th> <th style="width: 15%;">Start Date</th> <th style="width: 15%;">End Date</th> <th style="width: 15%;">Fees</th> <th style="width: 25%;">Total Fees</th> </tr> </thead> <tbody> <tr> <td>Under 500 homes</td> <td>9/1/2023</td> <td>8/31/2024</td> <td>\$21,588/yr</td> <td>\$21,588</td> </tr> <tr> <td>501-1000 Homes \$1599/mo</td> <td>9/1/2024</td> <td>8/31/2025</td> <td></td> <td></td> </tr> <tr> <td>1001-1700 Homes \$1799/mo</td> <td>9/1/2025</td> <td>8/31/2026</td> <td></td> <td></td> </tr> <tr> <td>1701-2500 homes \$1999/mo</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4" style="padding: 5px;">Software license is calculated annually based on the number of completed homes. No retroactive fees will apply to prior year(s).</td> <td></td> </tr> </tbody> </table>					Modules	Start Date	End Date	Fees	Total Fees	Under 500 homes	9/1/2023	8/31/2024	\$21,588/yr	\$21,588	501-1000 Homes \$1599/mo	9/1/2024	8/31/2025			1001-1700 Homes \$1799/mo	9/1/2025	8/31/2026			1701-2500 homes \$1999/mo					Software license is calculated annually based on the number of completed homes. No retroactive fees will apply to prior year(s).				
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Payment Schedule: Software license fees invoiced annually one month prior to the start of the period. Term: 3 years																																		
Additional: Unique product requests are subject to review and may require your agreement to additional development fees. Product improvements to existing functionality are captured within this agreement. New functionality may require incremental software license fees. Alosant Azul Access Control system requires hardware and software fees.																																		



AGREEMENT

This agreement (“Agreement”) is entered into as of October 11, 2023 (the “Effective Date”) between Six Mile Creek Community Development District at 475 West Gown Place, Suite 114, St Augustine, FL 32092 and Alosant Inc at 4150 Valley Commons Drive, Bozeman, MT 59718. This Agreement includes and incorporates the above Order Form, the Company Software as a Services Agreement, which: (i) has been previously provided and agreed to by Customer; or (ii) is attached hereto, as well as any Order Forms entered into by the parties.

Company: ALOSANT INC

By: April LaMon

Name: April LaMon

Title: Co-Founder & CEO

Customer: SIX MILE CREEK COMMUNITY

DEVELOPMENT DISTRICT

By: Gregg Kern

Name: Gregg Kern

Title: Chairman

TENTH ORDER OF BUSINESS

AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement (“**Agreement**”) is effective as of June 1st, 2025 (“**Effective Date**”), by and between

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

GOVERNMENTAL MANAGEMENT SERVICES L.L.C. a Florida limited liability company, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**Manager**” or “**GMS-NF**,” together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by ordinance adopted in St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Manager previously entered into an agreement for the provision of district management services, dated March 30, 2007 (“**Original Agreement**”), which was subsequently amended by the First Amendment dated March 1, 2014 (collectively referred to as the “**Amended Prior Agreement**”); and

WHEREAS, this Agreement supersedes and replaces, in its entirety, the Amended Prior Agreement, which Manager acknowledged in its Acknowledgement attached hereto; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

WHEREAS, the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on June 1, 2025, and continues until September 30, 2026, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. 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 approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, 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 to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive

of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. 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.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** SIX MILE CREEK Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Attn: District Counsel, Wesley Haber
Wesley.Haber@KutakRock.com

B. If to Manager:

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With copies to:

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
District Manager, Daniel Laughlin
DLaughlin@gmsnf.com

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmsnf.com

Governmental Management Services L.L.C.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. 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. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does

not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. The Parties hereby acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement. GMS-NF also acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement pursuant to its Acknowledgement attached hereto.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable) *	\$1,000,000
<i>Bodily Injury and Property Damage</i>	

Covering owned, non-owned, and hired vehicles

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Manager 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 the Manager 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 Manager'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 the Manager, the Manager 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 MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE MANAGER'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

SECTION 17. 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, to 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 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Manager 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 such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 22. SCRUTINIZED COMPANIES STATEMENT. Manager certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Manager is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager 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*. Manager shall execute an affidavit,

attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(13), *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Print: _____

Print Name

Its: _____

Chairperson/Vice Chairperson,
Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES L.L.C.**

Witness

By: _____

Print: _____

Print Name of Witness

Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees
- Exhibit C:** Certificate of Insurance
- Exhibit D:** Anti-Human Trafficking Affidavit
- Exhibit E:** Amenity Management, Field Operations, and Maintenance Services Proposal

EXHIBIT A
SCOPE OF SERVICES

**GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING
SERVICES**

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.
- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain “Record of Proceedings” for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida’s public records laws.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District’s public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.
- On or before October 1st of every year, the Manager will prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - File name and location of the Registered Agent and Office location annually with Department of Community Affairs and the County.
 - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 - Provide the regular meeting schedule of the Board to County.
 - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - Transmit Public Facilities Report and related updates to appropriate agencies.
 - Prepare and file annual public depositor report.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.
- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.
- The Manager will oversee District's capital and general fund accounts.
- The Manager will recommend and implement investment policies and procedures pursuant to State law and provide Cash Management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.
- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.
- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- The Manager will oversee and implement bond issue-related compliance, i.e., coordination of annual arbitrage report, transmittal of the annual audit and budget to the trustee, transmittal of the annual audit to bondholders and underwriters, annual/quarterly disclosure reporting, etc.

Field Operations Management

The following is the scope of work performed for Field Operations Management monthly:

- Provide oversight of the landscape maintenance contractor.
- Provide oversight of the lake maintenance contractor.
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.

- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Amenity Manager

This position directs and coordinates all activities of the Field Operations, Facility, and Lifestyle teams. Responsibilities and duties include:

- Create an atmosphere of First Class Service to residents through exemplary customer service experiences, engaging events, and maintenance of a “resort ready” Amenity Center.
 - Hire, train, support and coach Management and Clubhouse Personnel
 - Resolve escalated customer service challenges or issues
 - Ensure appropriate execution of District Amenity Policies
- Manage P&L including:
 - Proper monthly billing to the District for contracted and non-contracted services
 - Oversight for revenue collection and sharing with the District
 - Expense control for Programming and sponsored events
 - Review Invoices
- Manage District budget, including:
 - Operational expenses, special events, Holiday decorations

- Capital Reserve projects
- Facilitate consistent communications with Field Operations Manager and Maintenance team to assist in priority setting and direction of key projects, maintenance and repairs.
 - Track times to completion, cost, and other pertinent information for projects completed in house
 - Ensure adherence to contracted services, time to completion, and any other pertinent information for projects requiring outside vendors
 - Assist in strategic planning of capital projects
 - Receive all proposals and monthly board report documents to compile and submit to the District
- Facilitate consistent communications with the Assistant Amenity Manager/Lifestyle Director to assist with priority setting and direction of key projects, events, and programming
 - Support seasonal hiring efforts via internet recruitment, job fair, and referrals for
 - Maintain strong relationships with programming department and third party vendors (fitness, swim lessons, swim team)
 - Provide any necessary follow-up with residents and/or the Board on incident reports, security breaches, or violation of rules or policy
 - Oversee yearly Resident Access Fob audit
 - Receive all monthly board report documents to compile and submit to the District
- Maintain positive relationships and communications with the District Manager and Board of Supervisors
 - Monthly reporting/presenting at Board meetings and workshops
 - Providing necessary information to Board in between meetings regarding project updates, major equipment failures or anything resulting in Amenity closure, security breaches or acts of vandalism, briefings on any resident brought before the Board for suspension of privileges, etc.
 - Individual project partnerships with appointed board members providing oversight
- Deliver effective presentations/public speaking in Board meetings, at community events, and in staff trainings and meetings
- Assist the Board in creating pertinent and effective Amenity Center policy
- Execute regular facility walk through/inspections with Field Operations and Amenity Managers and creating a priority list of repairs/maintenance based on those walk throughs
- Create and implement regular resident surveys to gain feedback on all aspects of the Amenity center, including policy, event/private rental satisfaction, fitness center and offerings, facility maintenance, etc.

- Create positive and effective resident communications via Eblast regarding emergent issues like inclement weather closures, water main break procedures, or other situations that require a specific operating procedure
- Provide support to Clubhouse staff for large scale events
- Host seasonal New Resident Meetups to meet newly registered residents and answer all of their questions
- Bring funds collected on behalf of the CDD to the District Manager's office twice monthly in the summertime, monthly in the off season

Assistant Amenity Manager/Lifestyles Director

Maintains daily operations of the Amenity Center while creating and executing engaging events and programming for residents.

- Welcome residents and registered guests into the facility, giving tours, and otherwise providing positive Guest Services experiences
- Ensure proper registration of new residents in accordance with District policy
- Conduct regular walk throughs of facility to ensure opening, closing and cleaning checklist items are being completed and cleanliness maintained
- Communicate maintenance issues, irregular pool chemicals, needed fitness equipment repairs, janitorial issues, pests/rodents, etc, to Field Operations Manager
- Create/Plan/Execute fun and engaging events year-round for a variety of the demographics living at Six Mile Creek
- Manage Special Events budget
- Create staff schedules for Clubhouse, Seasonal, Private Rental, and Special Event staff
- Provide continued training opportunities for Clubhouse and Seasonal staff
- Supervise room setup for events and private rentals in the Camp House
- Ensure residents are following District Policy for utilizing the Amenities, provide guidance and information to residents who are not following policy, and provide thorough incident reports to Amenity Manager for situations that require escalation
- Provide additional Pool Deck supervision during peak hours of the summer season

Guest Services Attendants

The primary resident experience employee in the front office who welcomes patrons to the Amenity Center and assists with their needs

- Guest Service Attendant new employee training
- Private Rental Booking/Supervision

- Yearly Audit Management
- Weekly Update/Monthly Newsletter
- Create and send issue-specific eblasts when necessary
- Website Update/Maintenance
- Supply Inventory/Purchasing
- Greet residents and their guests as they enter the facility
- Monitor the key fob system as residents enter to ensure they are current, enforce age policy if young people come in without adults
- Answer new resident inquiries about how to register for access, collect all necessary paperwork and assign access fobs
- Perform light cleaning duties in the opening and closing checklists, including things like changing out garbage bags, refilling the soap/paper towel/toilet paper dispensers, Windex mirrors, dust in the gym, clean and arrange the Camp House for private rentals or special events. Unlocking bathrooms, the Camp House in the mornings. Picking up trash around the outside perimeter of the Amenity Center and parking lot.
- Doing regular walk-throughs of the facility to check supplies in the restroom and fitness center and to monitor activity
- Informing residents of CDD Amenity Center policy when necessary
- Assisting residents with private rental information and scheduling, accepting payments and signed agreements, and providing information about all rental policy
- Checking out private rentals at the end of the night by going through the cleaning checklist with them and noting any damages or incomplete checklist items for management
- Helping residents register for Tennis/Pickleball/Volleyball courts or make reservations for special events
- Assist pool deck staff with inclement weather closure confirmations, Code Brown documentation, incident/first aid reports
- Accept payments for access fobs, guest passes, any special event that requires a fee
- Answer phones, direct calls, take detailed messages when necessary
- Light computer work including resident registration into the database, answering email, checking weather radar

Pool/Deck Monitors

Provides an added layer of customer service and safety monitoring on the pool deck. Does not need to be a lifeguard.

- Greets all patrons
- Assists staff in informing and enforcing CDD Pool Deck policy

- Help office staff/management identify non-residents or non-authorized users of the pool deck area
- Monitor Camp House parties to ensure compliance with rental agreement and CDD policy
- Maintain a neat and presentable pool deck, arranging furniture, cleaning off surfaces, removing trash as necessary

Maintenance Contract Administration

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit A. The parties further understand and recognize that the scope and number of contracts to be administered under said fee may be limited and/or multiple fees may be required. Any Maintenance Contract Administration shall be by separate agreement between the parties.

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.
- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

EXHIBIT B
SCHEDULE OF FEES

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 District Management Services.

1. DISTRICT MANAGEMENT SERVICES:

Services Description	Fiscal Year 2025 Annual Fees **
Management, Administrative, Financial & Revenue Collection, and Accounting Services: <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments (plus reimbursables) • Our Agreement contemplates 12 meetings and 1 workshop 	\$45,000
Assessment Administration: <ul style="list-style-type: none"> • (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) • One-time Annual Fee charged when the annual assessment is certified. 	\$10,000
Dissemination Agent Services: <ul style="list-style-type: none"> • Annual Fee for 1st Bond Issuance • (\$1,000 for each additional series of Bonds) 	\$13,720
Information Technology Fees & Annual Website Maintenance: <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments • (Does not include the cost of creation of an ADA-Compliant website, if applicable. No Overage fees due to the number of pages stored by GMS.) 	\$3,150
GMS Fees As Approved In The Adopted Fiscal Year 2025 Budget	\$71,870

2. **AMENITY MANAGEMENT SERVICES:** Services commence on June 1st, 2025 for the TrailMark Amenity Center

Department	Adopted Budget FY 2025	Adopted Budget June - September	GMS Proposal FY 2025	GMS Proposal FY 2026
Facility Management	\$ 125,000	\$ 41,667	\$ 34,673	\$ 104,020
Field Management	\$ 112,320	\$ 37,440	\$ 34,673	\$ 104,020
Maintenance Technician	\$ -	\$ -	\$ 29,563	\$ 88,689
Pool Attendants	\$ 50,000	\$ 50,000	\$ 15,192	\$ 15,192
Guest Services	\$ -	\$ -	\$ 14,941	\$ 33,496
Janitorial Services	\$ 42,706	\$ 14,235	\$ 14,235	\$ 42,706
Total	\$ 330,026	\$ 143,342	\$ 143,278	\$ 388,124
Contingency - Amenity and Field Services	\$ 4,000	\$ -		\$ 29,109
Total	\$ 334,026	\$ 143,342	\$ 143,278	\$ 417,233

3. **OTHER FEES SCHEDULE:**

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS	Actual Cost
Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services **	
• New Bond Issuance Cost (per bond issue)	\$25,000
• Refinance Bond Issuance Cost (per bond issue)	\$15,000
• Debt Service Assessment Methodology Preparation	\$20,000
• SERC Preparation & Assistance w/ Petition	\$5,000

Item	Cost
<ul style="list-style-type: none"> • Prepaid Estoppel Letter – One Lot • Prepaid Estoppel Letter – Payoffs (Including Partial) • Annual Construction Accounting Fee (while active) • Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds) 	<p>\$150</p> <p>\$175</p> <p>\$2,500</p> <p>\$3,000</p>
<p>One-Time Conversion Fee:</p> <ul style="list-style-type: none"> • To Recreate Historical Accounting And Administrative Records Needed For The Transition 	<p>Included</p>
<p>Extended or Extra Board Meetings:</p> <ul style="list-style-type: none"> • Any extra meeting(s) or meeting duration exceeding a 3-hour duration may be charged a meeting overage fee rounded up to the nearest full hour. 	<p>\$250/hr.</p>
<p>Facility Maintenance and Repair Services.</p> <ul style="list-style-type: none"> • GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager. <ul style="list-style-type: none"> ○ General maintenance services are invoiced at \$55.00 / Hour ○ Pressure washing services are invoiced at \$65.00 / Hour 	<p>Standard Hourly Rates Plus Reimbursable Expenses</p>
<p>Standard Hourly Rates:</p> <ul style="list-style-type: none"> • The Hourly rate for the District Manager is \$175/Hour. • The Hourly rate for the District Accountant is \$125/Hour. • The Hourly rate for the District Administrative Assistant is \$80/Hour. 	<p>As Defined</p>

Item	Cost
<p>Out-of-Pocket Reimbursable Expenses</p> <ul style="list-style-type: none"> • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over \$2,000.00 a month. 	<p>At GMS Standard Rate or Costs</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> • All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District. 	<p>To Be Negotiated</p>
<p>** For Fiscal Year 2025, with dates effective October 1st, 2024, through September 30th, 2025. GMS Services for Fiscal year 2025 will begin on June 1st, 2025 and will continue until September 30th, 2025.</p> <p>*** For Fiscal Year 2026, with dates effective October 1st, 2025, through September 30th, 2026.</p>	

EXHIBIT C
CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/10/2025

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 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 Devove Street Jacksonville FL 32220 INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763	CONTACT NAME: Holly Howe PHONE (A/C No. Ext.): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td><td style="text-align: center;">NAIC #</td></tr><tr><td>INSURER A : Northfield Insurance Company</td><td></td></tr><tr><td>INSURER B : The Princeton Excess and Surplus Lines Ins Cc</td><td></td></tr><tr><td>INSURER C : Great American Insurance Company</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Northfield Insurance Company		INSURER B : The Princeton Excess and Surplus Lines Ins Cc		INSURER C : Great American Insurance Company		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Northfield Insurance Company															
INSURER B : The Princeton Excess and Surplus Lines Ins Cc															
INSURER C : Great American Insurance Company															
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 SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY		WS626221	10/01/2024	10/01/2025	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 2,000,000
						GENERAL AGGREGATE	\$ 3,000,000
						PRODUCTS - COM/POP AGG	\$ 3,000,000
							\$
							\$
							\$
							\$
B	UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	82A3FF0004857-00	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	\$
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
							\$
							\$
							\$
							\$
							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A	EPLE044783	12/20/2024	12/20/2025	WC STATUTORY LIMITS	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
						Each Claim	\$1,000,000
						Aggregate	\$1,000,000

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

CERTIFICATE HOLDER Six Mile CDD, the Board of Supervisors, District Staff and representatives 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 <i>Vicky M. Zelen</i> <ME>
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/10/2025

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 Riverside Management Services, Inc. 475 West Town Place Ste 114 St Augustine, FL 32092	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Northfield Insurance Company	
	INSURER B: Bridgefield Casualty Insurance Company	
	INSURER C: Hartford Fire Insurance Company	
	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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		WS626257	10/24/2024	10/24/2025	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO. /JECT <input type="checkbox"/> LOC					GENERAL AGGREGATE \$ 3,000,000
	OTHER:					PRODUCTS - COMP/OP AGG \$ 3,000,000
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		196-23349	10/16/2024	10/16/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N / A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Crime		21TP0343213-24	11/04/2024	11/04/2025	Employee theft on Client's Premises \$ 500,000

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

CERTIFICATE HOLDER	CANCELLATION
Six Mile CDD, the Board of Supervisors, District Staff and representatives 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 <i>Vicky M. Zelen</i> <HH>

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ACORD 25 (2016/03)

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EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT

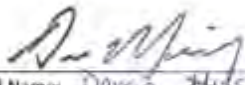
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with GRIS LLC (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, Florida Statutes.
4. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

October 30, 2024


Printed Name: Davin Hasing
Company Name: GRIS LLC
Title: President

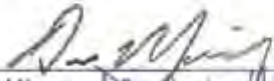
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with RUS Inc (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT:

October 30, 2024


Printed Name: Darin Messinger
Company Name: RUS, Inc
Title: President

MANAGER PROPOSAL
- Amenity Management, Field Operations, and Maintenance Services Proposal

[118 Pages To Follow]



Governmental Management Services

Serving Florida's Communities

March 14th, 2025

Six Mile Creek Community Development District
c/o Wesley Haber, District Counsel
Kutak Rock LLP.
107 West College Avenue
Tallahassee, Florida 32301
Via email to Wesley.Haber@kutakrock.com

RE: Proposal for On-Site Amenity Management, Field Operations, and Maintenance Services

Dear Mr. Haber,

Governmental Management Services, L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing Amenity Management, Field Operations, and Maintenance Services to the Six Mile Creek Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 250+ CDD's across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (407) 841-5524, ext. 125, or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ST. AUGUSTINE

50 Ellis Street
Suite 208
St. Augustine, FL 32095
(904) 288-7667

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

Proposal For Amenity Management Services Prepared For The Six Mile Creek Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

AMENITY MANAGEMENT,
FIELD OPERATIONS, AND
MAINTENANCE SERVICES



www.govmgtsvc.com

Submitted
March 14th, 2025

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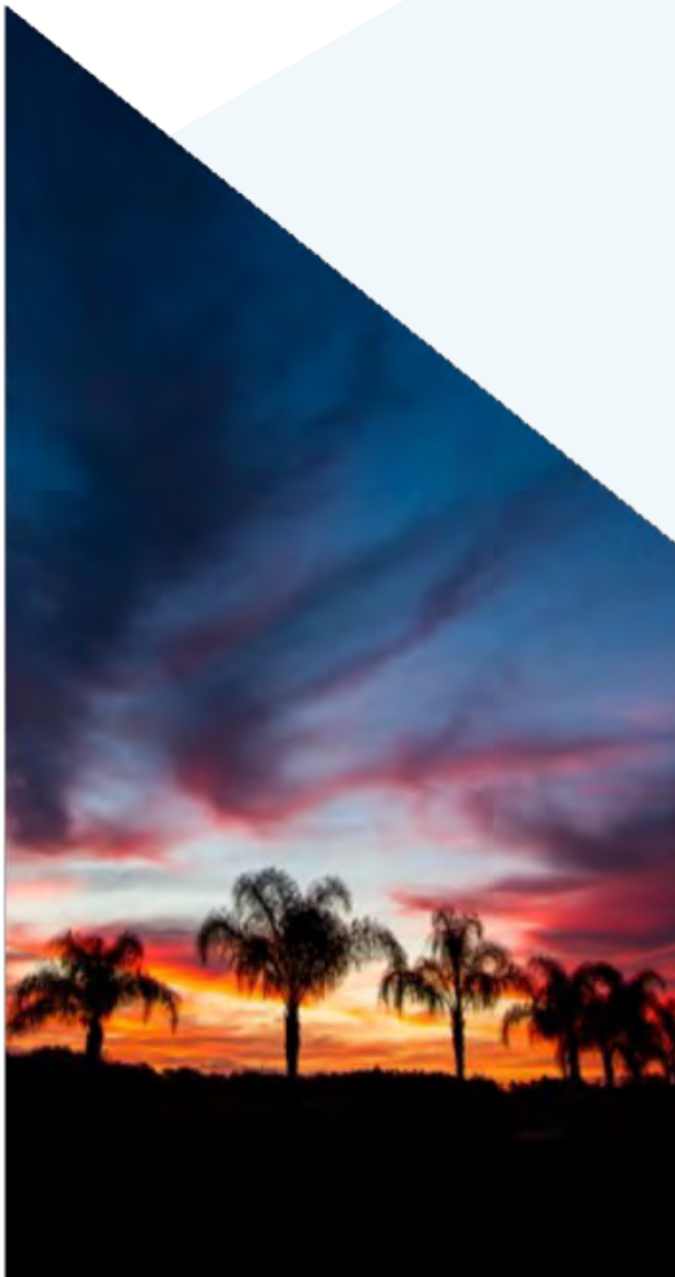
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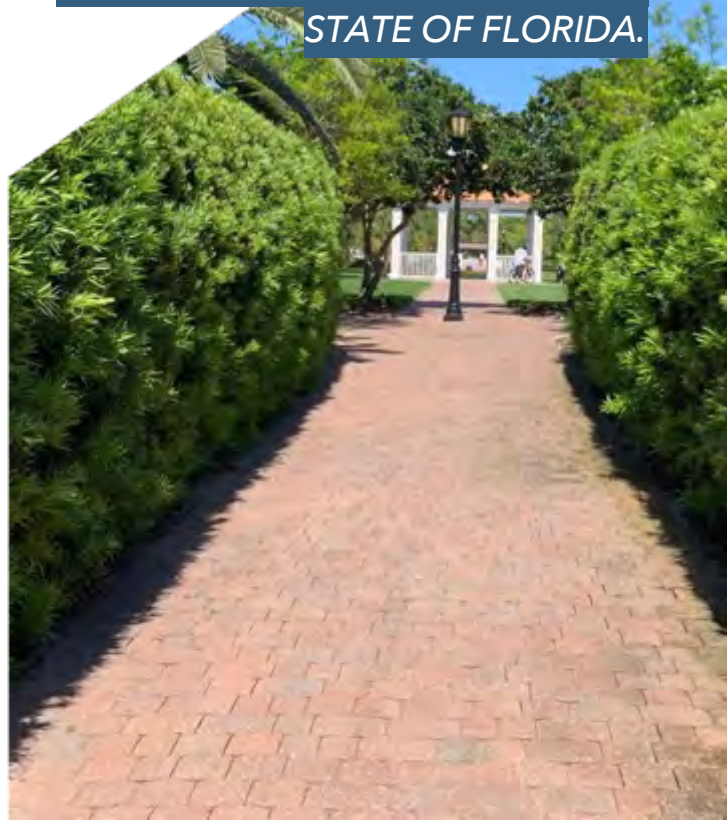


COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 250 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 250 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 250 Community Development Districts across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

**GMS - South
Florida**

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

**GMS -
Central Florida**

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(863)-225-1186

**GMS - North
Florida**

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices
throughout the State of Florida



FAMILY OF COMPANIES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING
OFFICER

RIVERSIDE (NF)
ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATTI POWERS/
RICHARD HANS
VICE PRESIDENTS

CENTRAL FLORIDA
GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

**FIELD
OPERATIONS:**

- CHRISTIAN BIROL
- CHRISTIAN DELLINGER
- JAY SORIANO
- JAMES SCHIESZER
- RICHARD GRAY

AMENITIES:

- ALISON MOSSING
- TIMI WRIGHT
- NATALIE CLEM
- KAYLA RINKER
- ANDREW BEVIS
- & 18 OTHERS

ACCOUNTING:

- PATTI POWERS, VICE PRESIDENT
- TIZIANA CESSNA
- SHARRON RINKUS
- ASHLEY COOPER
- JENNIFER WASSERMAN, CPA
- & 2 OTHERS

**DISTRICT
MANAGEMENT:**

- PAUL WINKELJOHN
- JULIANNA DUQUE
- ANDREW GILL
- JULIO PADILLA
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING:

- KATIE COSTA, DIRECTOR
- TERESA VISCARRA
- INDYRA ARAUJO
- LISA CRUZ
- NANCY SOLER
- ZUNYI YAN
- CAROL WRIGHT
- & 6 OTHERS

**DISTRICT
MANAGEMENT:**

- JILL BURNS, MANAGING PARTNER
- JASON SHOWE
- TRICIA ADAMS
- JEREMY LEBRUN
- ROB SZOZDA
- MONICA VIRGEN

ACCOUNTING:

- OKSANA KUZMUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

**DISTRICT
MANAGEMENT:**

- MATTHEW BIAGETTI
- CORBIN DENAGY
- MARILEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING:

- SHARYN HENNING, CPA
- HANNAH HENRY
- SAVANNA SZOZDA
- ALEXANDRA WOLFE, CPA

**DISTRICT
MANAGEMENT:**

- JASON GREENWOOD
- JORDAN LANSFORD
- RICHARD McGRATH

MAINTENANCE:

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSNA
- JOSEPH SOMMERS
- & 13 OTHERS

**LIFEGUARDS
& POOL
ATTENDANTS:**

- 30 – 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

**ASSESSMENT
ADMINISTRATION:**

- RICHARD HANS
- DARRIN MOSSING JR.

ADMINISTRATION:

- JENNIFER McCONNELL
- ROBIN FRIEDMAN
- & 6 OTHERS

**ASSESSMENT
ADMINISTRATION:**

- DARRIN MOSSING JR.
- MICHAEL CORTESE

ADMINISTRATION:

- STACIE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 7 OTHERS

**ASSESSMENT
ADMINISTRATION:**

- SHERYL FULKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION:

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING

**ASSESSMENT
ADMINISTRATION:**

- ALEXANDRA WOLFE, CPA
- HANNAH HENRY

ADMINISTRATION:

- AMANDA FERGUSON
- SUSAN YOUNG
- NICOLE VIVERITO

**FIELD
OPERATIONS:**

- PAT SZOZDA
- PATRICK BURGESS
- JESUS LORENZO
- JULIO PADILLA

AMENITIES:

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

**FIELD
OPERATIONS:**

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA
- & 4 OTHERS

AMENITIES:

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

**FIELD
OPERATIONS:**

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES:

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

**FIELD
OPERATIONS:**

- CLAYTON SMITH
- MICK SHEPPARD
- THOMAS SANTOS

AMENITIES:

- BRIAN YOUNG
- & 14 OTHERS

MAINTENANCE:

- GARETT DuBOIS
- STEVEN WENTZ
- JEFF BACHELOR
- & 3 OTHERS

MAINTENANCE:


- ANGEL GUZMAN
- JULIO COLON
- ABNER DEJESUS
- JOSE SOTO
- & 3 OTHERS

**INFORMATION
TECHNOLOGY:**

- DAN BRADLEY



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry.

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

EDUCATION

Ohio University, 1988,
Bachelor of Science in
Accounting

EXPERIENCE

36 Years

- +President and
Founder – GMS
Organization
- Corporate
Operations &
District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 250 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

JIM OLIVER

MANAGING PARTNER

Jim Oliver, as managing director of the GMS-North Florida Office, also provides district management services for GMS clients in the Northeast Florida region. Mr. Oliver has a Bachelor of Science Degree in Accounting from the State University of New York. He also has a Master's of Business Administration from Touro University. After 22 years of active-duty service with the United States Army and Florida National Guard, he retired as a Lieutenant Colonel. He has gained broad experience in governmental liaison work at the local, state and federal levels with experience in utility acquisitions, valuations and negotiations. He has been with GMS since 2005.

EDUCATION

Bachelor of Science in
Accounting From The
State University Of New
York

EXPERIENCE

20+ Years

- District Management
 - Assessment Roll
Administration
- 22 Years U.S. Army

DANIEL LAUGHLIN

SARAH SWEETING

DISTRICT MANAGERS

Daniel Laughlin has over 11 years of experience in District Management Services and has a diverse portfolio of clients. Sarah Sweeting joined GMS in 2005 and has had many responsibilities, including District Recording Administration and District Management responsibilities.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Alison Mossing is the Director of Amenity Management Services. Alison Mossing relocated to Palm Coast, FL, in 2021 from Nashville, TN, to join the GMS organization. She graduated with her accounting degree from Middle Tennessee State University in 2017 and spent the next four years working as an accountant in the entertainment industry in Nashville. Since joining the organization, Alison has been active in assisting with district accounting, recruiting, and field reporting. Alison was recently promoted to the position of Director of Amenity Services and now leads our Amenity Management Services practice, where she utilizes her experience in entertainment and financial literacy to lead our team of Amenity Management professionals.



AMENITY MANAGEMENT & FACILITY ATTENDANT **SERVICES**

Communities with Amenity Centers hire GMS to provide a full-time, salaried Amenity Manager on a year-round basis. The Amenity Manager shall have the responsibilities of overseeing all amenity facilities and related direct service contracts, interacting with other entities as needed, including recreational programs and special events.

GMS HAS THE ABILITY TO CREATE A UNIQUE SCHEDULE TO ACCOMMODATE THE NEEDS OF THE COMMUNITY. SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- The Amenity Manager is the liaison for the Community Development District Board of Supervisors and will attend all District meetings.
- The Amenity Manager will prepare a monthly Manager's Report detailing all activity such as District events, planned events, resident concerns, information regarding completed and planned maintenance projects, etc.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Maintain a professional relationship with all residents, welcoming and educating new homeowners, issuing access cards, updating resident information, supervising staff members, monitoring facility usage and rentals.
- Coordinate with Operations Manager to ensure all District contracts such as pool maintenance, landscape, janitorial, security, pest control, etc. are in compliance with contract specifications.
- Inspect Amenity Center and common areas for lighting, trash removal, pest control, signage and fencing for necessary maintenance. Inspections include recommendations to improve safety and minimize potential hazards in order to prevent accidents from occurring.
- Coordinate and/or assist with maintenance projects based upon monthly inspection reports

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- Inventory cleaning products, paper products, office and first aid supplies.
- Coordinate, organize, and promote various special events and activities throughout the year.
- Administer rental program of District Facilities for private parties and events.
- Educate staff members, lifeguards, security guards and public on District policies and procedures.
- Prepare report for recommendations regarding modifications/updates to the policies and procedures as needed.
- Process any insurance claims and related repair work.
- Provide recommendations for annual budget, maintenance program, policies and procedures, safety and community events.
- Responsible for sending CDD information for website updates.
- Interface with vendors for repairs, billing, payments and approve certain invoices.
- Design, promote and implement recreational programs. Recreational Programming is a critical component to satisfying every community. Input from the Board of Supervisors and residents will be sought regarding the selections of activities and special events.
- Youth activities will include, but are not limited to summer camp, teen scene and numerous sports leagues. Adult activities can include trivia, group fitness classes, aqua aerobics, themed dinners, and more.
- The Amenity Manager will also facilitate clubs such as "The Fitness Club," book clubs and "Morning Coffee."



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



SAMPLE
NEWSLETTER



OPERATIONS MANAGEMENT SERVICES

GMS provides Field Contract/Operations Management services to over 100 Districts throughout Florida. **Richard Gray** is the Director of Field Operations and Maintenance Management Services in the North Florida region. He has 10+ Years of experience in commercial and residential Landscaping and holds a CAT 3 Certification in the treatment of Ornamental and Turf Grass. He is also certified to operate Fram Tractor, Backhoe, Mini-Ex, and Walk-Behind Track Loader Equipment. **Jay Soriano** is our Field Operations Manager in Clay county, overseeing maintenance projects and providing field contract/operational management oversight services. After his first degree from East Carolina University, Jay then attended the University of Delaware, where he began his Master's studies in Health Administration and continued studies toward a second Bachelor's in Parks and Recreation programming. Over the past 25 years, Jay has worked as a Director of Recreation, Fitness and Aquatics, and as a manager for Facility operations for companies such as the YMCA, many small private fitness studios, and multiple CDD's, helping to guide them to successful program development, financial stability, and employee training. Working for GMS since 2012, Jay not only holds multiple professional certifications in many aspects of facilities maintenance, management, and program development, but also as an instructor for many professional organizations in Aquatics maintenance, and management, and pool construction.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater, and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board
- Review and approve construction contracts, change orders, payment requests, etc., during the construction phase
- We can also aid in the development of landscaping RFPs as requested.

PREVENTATIVE REPAIR & MAINTENANCE SERVICES

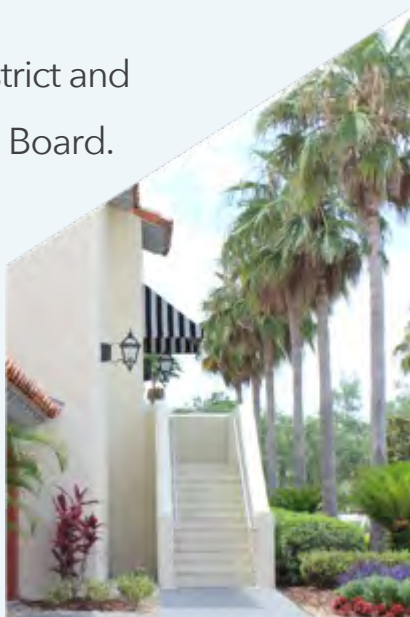
GMS has an in-house preventative repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

FIELD MANAGEMENT SERVICES

As a company, GMS provides field management services to 100+ Districts throughout Florida.

GMS HAS THE ABILITY TO CREATE A UNIQUE SCHEDULE TO ACCOMMODATE THE NEEDS OF THE COMMUNITY. SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Administer and manage maintenance contracts for landscaping and lake maintenance contracts.
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations.
- Coordinate and implement maintenance projects throughout the community with vendors.
- Conduct site visits to ensure satisfactory operation of the district and prepare a monthly report to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase if contracted.



FACILITY MAINTENANCE SERVICES

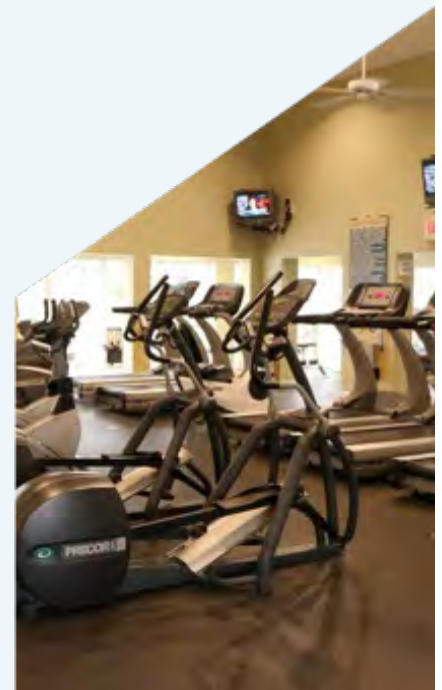
Every community has continuous needs for various maintenance requirements throughout the year. One of the many problems a community faces is who will perform the maintenance service, how much it will cost and when will it be completed. GMS has a strong team of experienced, dedicated and hard-working maintenance personnel with the ability to timely respond to most all maintenance issues throughout the community on a cost-effective basis.

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Light inspections and replacements
- Property inspections and trash removal
- Inspect and remove debris from lakes and outfall structures
- Inspect and clean pet receptacles
- Wildlife relocation program
- Paint facilities
- Refurbish spray ground & playground equipment
- Fence repairs
- Grinding of sidewalks (trip hazards)
- Fitness equipment preventive maintenance

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Service 1 to 5 times per week
- Sweep and mop tiled areas as necessary
- Clean restrooms, sinks, mirrors, fixtures, toilets, and urinals
- Clean interior windows and baseboards, wipe down walls and doors
- Wipe down and sanitize fitness equipment
- Remove trash and replace trash can liners
- Restock supplies, paper products, etc. as needed
- Straighten deck furniture and blow off patio areas
- Pick up trash and debris from the amenity and pool areas

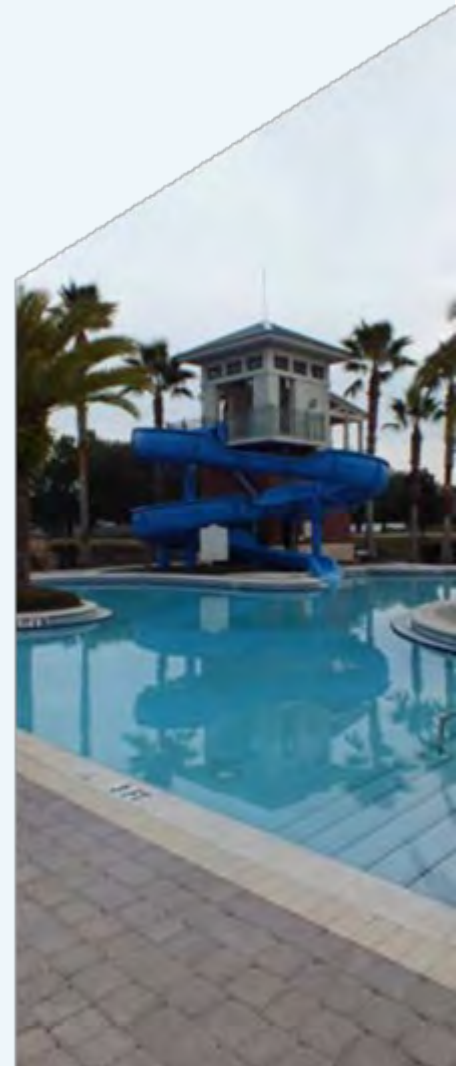


POOL MAINTENANCE SERVICES

GMS has over six (6) certified pool operators qualified to provide commercial pool maintenance services. Services are customized to meet each client's needs based upon seasonal factors and usage.

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Service 1 to 5 days per week
- Pool vacuuming
- Skimming
- Brushing tiles
- Chemical balance (Chlorine, PH, Alkalinity, Sequestrant)
- Pool and equipment inspections
- Cleaning of filters
- Blow off pool deck
- Chemicals provided by the client
- Emergency call out services to be invoiced separately



LIFEGUARDING SERVICES

Lifeguards are American Red Cross certified in Lifeguarding, Water Park Lifeguarding, CPR, First Aid and AED for Adults, Infants and Children. For best results, lifeguards shall be at least 16 years of age and perform standard duties associated with an aquatic facility. The District will only be invoiced for actual hours of service.

A. Responsibility:

- The primary responsibility of our lifeguards is to prevent drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies and working as a team with facility staff and management.
- Lifeguards will be "Rescue Ready" at all times and report unsafe conditions.
- Complete daily pool logs, equipment checklist and necessary forms that correspond with daily activities and incidents.
- Complete required in-service training to review EAP, CPR, First Aid, AED, and all rescue procedures.
- Straighten pool deck furniture, wipe tables, removing debris from pool deck area and walkways, replacing trashcan liners (as time permits) and maintaining restroom cleanliness and supplies, are all secondary responsibilities.
- Lifeguards shall be visited frequently by the Aquatics Director and/or Supervisor. Other secondary responsibilities of lifeguards include but are not limited to:
 - Cleaning pool tiles as time permits
 - Inspecting and maintaining First Aid supplies
 - Inspecting the slide and slide structure before opening pool
 - Testing pH and chlorine levels to maintain Health Department requirements (twice daily)
 - Skimming pool

B. Staffing Approach & Scheduling

- In the event of inclement weather, staff will follow and enforce District policies. If the weather is predicted to persist throughout the day, the Facility Supervisor shall direct staff accordingly.
- If at any time the Board of Supervisors would like to adjust the hours and/ or days of service, a two-week notices respectfully requested. GMS understands the need for flexibility in order to meet the needs of each community and will provide the necessary staffing in order to provide the services based upon the operating hours of the community.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers and financial professionals are saying about us. The following table contains just a few of the clients and professionals that are pleased to serve as our references:

Cindy Nelsen

Chair, Double Branch CDD
1394 Canopy Oaks Drive
Orange Park, Florida 32065
(904) 424-9960

bcnelsen@comcast.net

Jeff Robinson

Chair, Amelia Walk CDD
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
(770) 990-0957

Awcdd.jeffrobinson@gmail.com

Louis Cowling

Chair, Wilford Preserve CDD
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
(904) 907-6388

louis.cowling@dreamfindershomes.com

GMS’s current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management Experience Summary

GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Academical Village	Broward	✓	✓	✓		✓
3	Amelia Concourse	Nassau	✓	✓	✓		
4	Amelia Walk	Nassau	✓	✓	✓		✓
5	Anabelle Island	Clay	✓	✓	✓		
6	Armstrong	Clay	✓	✓	✓		
7	Astoria	Polk	✓	✓	✓		✓
8	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
9	Bannon Lakes	St. Johns	✓	✓	✓		
10	Bartram Park	Duval	✓	✓	✓		
11	Bartram Springs	Duval	✓	✓	✓		
12	Bauer Drive	Miami-Dade	✓	✓	✓		
13	Bay Laurel Center	Marion	✓	✓	✓		
14	Baytree	Brevard	✓	✓	✓		✓
15	Baywinds	Miami-Dade	✓	✓	✓		✓
16	Beacon Tradeport	Miami-Dade	✓	✓	✓		
17	Bella Collina	Lake	✓	✓	✓	✓	✓
18	Bellagio	Miami-Dade	✓	✓	✓		
19	Belmont	Hillsborough	✓	✓	✓		✓
20	Bent Creek	St. Lucie	✓	✓	✓		
21	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
22	Bonita Village	Lee	✓	✓	✓		
23	Bonnet Creek	Orange	✓	✓	✓		✓
24	Bontaniko	Broward	✓	✓	✓		
25	Bradbury	Polk	✓	✓	✓		
26	Brandy Creek	St. Johns	✓	✓	✓		
27	Bridgewalk	Osceola	✓	✓	✓		✓
28	Campo Bello	Miami-Dade	✓	✓	✓		
29	Candler Hills	Marion	✓	✓	✓		
30	Canopy	Leon	✓	✓	✓		
31	Capital Region	Leon	✓	✓	✓		
32	Central Lake	Lake	✓	✓	✓		
33	Centre Lake	Miami-Dade	✓	✓	✓		✓
34	ChampionsGate	Osceola	✓	✓	✓		
35	ChampionsGate Property Owners	Osceola	✓	✓	✓		
36	ChampionsGate Villas Condo 1	Osceola	✓	✓	✓		
37	Chapel Creek	Pasco	✓	✓	✓		✓
38	City of Coral Gables**	Miami-Dade	✓	✓			
39	Coconut Cay	Miami-Dade	✓	✓	✓		✓
40	Copper Creek	St. Lucie	✓	✓	✓		
41	Copper Oaks	Lee	✓	✓	✓		
42	Coral Bay	Broward	✓	✓	✓		
43	Coral Keys Homes	Miami-Dade	✓	✓	✓		
44	Cordova Palms	St. Johns	✓	✓	✓		✓
45	Creekside	St. Lucie	✓	✓	✓		✓

CLIENT LISTING

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GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Crossings	Osceola	✓	✓	✓		✓
47	Crossings At Fleming Island, The	Clay	✓	✓	✓		
48	Crossroads Village Center	Polk	✓	✓	✓		
49	Crosswinds East	Polk	✓	✓	✓		
50	Crystal Cay	Miami-Dade	✓	✓	✓		
51	Cypress Bluff	Duval	✓	✓	✓		
52	Cypress Cove	Broward	✓	✓	✓		
53	Cypress Creek	Hillsborough	✓	✓	✓		
54	Cypress Park Estates	Polk	✓	✓	✓		✓
55	Cypress Ridge	Hillsborough	✓	✓	✓		
56	Davenport Road South	Polk	✓	✓	✓		✓
57	Deer Island	Lake	✓	✓	✓		✓
58	Deer Run	Flagler	✓	✓	✓		✓
59	Double Branch - Recreation	Clay	✓	✓	✓		✓
60	Dowden West	Orange	✓	✓	✓		✓
61	Downtown Doral	Miami-Dade	✓	✓	✓		
62	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
63	Dunes	Flagler	✓	✓	✓		
64	Dupree Lakes	Pasco	✓	✓	✓		
65	Durbin Crossings	St. Johns	✓	✓	✓		
66	Eagle Hammock	Polk	✓	✓	✓		✓
67	East 547	Polk	✓	✓	✓		✓
68	East Homestead	Miami-Dade	✓	✓	✓		✓
69	Eden Hills	Polk	✓	✓	✓		✓
70	Elevation Point	St. Johns	✓	✓	✓		
71	Enclave @ Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
72	Estancia at Wiregrass	Pasco	✓	✓	✓		
73	Eureka Grove	Miami-Dade	✓	✓	✓		
74	Falcon Trace	Orange	✓	✓	✓		✓
75	Forest Brooke	Hillsborough	✓	✓	✓		
76	Forest Lake	Polk	✓	✓	✓		✓
77	Founders Ridge	Lake	✓	✓	✓		
78	Gardens at Hammock Beach	Flagler	✓	✓	✓		
79	GIR East	Osceola	✓	✓	✓		
80	Grande Pines	Orange	✓	✓	✓		
81	Green Corridor**	-Multiple	✓	✓	✓		
82	Griffin Lakes	Broward	✓	✓	✓		
83	Hamilton Bluff	Polk	✓	✓	✓		
84	Hammock Reserve	Polk	✓	✓	✓		✓
85	Harbor Bay	Hillsborough	✓	✓	✓		
86	Hartford Terrace	Polk	✓	✓	✓		
87	Hemingway Point	Broward	✓	✓	✓		✓
88	Heritage Park	St. Johns	✓	✓	✓		✓
89	Heron Isles	Nassau	✓	✓	✓		
90	Hickory Tree	Osceola	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Hicks Ditch	Lake	✓	✓	✓		
92	Highland Meadows West	Polk	✓	✓	✓		✓
93	Holly Hill Road East	Polk	✓	✓	✓		✓
94	Hollywood Beach	Broward	✓	✓	✓		
95	Homestead 50	Pasco	✓	✓	✓		
96	Indigo	Volusia	✓	✓	✓		
97	Indigo East	Marion	✓	✓	✓		
98	Interlaken	Broward	✓	✓	✓		
99	Islands at Doral Townhomes	Miami-Dade	✓	✓	✓		
100	Islands of Doral III	Miami-Dade	✓	✓	✓		
101	Isle of Bartram Park	St. Johns	✓	✓	✓		
102	Kingman Gate	Miami-Dade	✓	✓	✓		✓
103	Knightsbridge	Osceola	✓	✓	✓		
104	Lake Ashton	Polk	✓	✓	✓		
105	Lake Ashton II	Polk	✓	✓	✓		
106	Lake Deer	Polk	✓	✓	✓		
107	Lake Emma	Lake	✓	✓	✓		✓
108	Lake Harris	Lake	✓	✓	✓		
109	Lake Lizzi	Osceola	✓	✓	✓		
110	Lake Mattie Preserve	Polk	✓	✓	✓		
111	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
112	Lakeside Plantation	Sarasota	✓	✓	✓		
113	Landings	Flagler	✓	✓	✓		
114	Landings @ Miami Beach	Miami-Dade	✓	✓	✓		
115	Lawson Dunes	Polk	✓	✓	✓		
116	Live Oak Lake	Osceola	✓	✓	✓		✓
117	Lucaya	Lee	✓	✓	✓		
118	Lucerne Park	Polk	✓	✓	✓		✓
119	Majorca Isles	Miami-Dade	✓	✓	✓		
120	Mayfair	Brevard	✓	✓	✓		
121	McJunkin @ Parkland	Broward	✓	✓	✓		
122	Meadowview @ Twin Creeks	St. Johns	✓	✓	✓		
123	Mediterranea	Palm Beach	✓	✓	✓		
124	Middle Village	Clay	✓	✓	✓		
125	Mirada	Lee	✓	✓	✓		
126	Montecito	Brevard	✓	✓	✓		✓
127	Narcoossee	Orange	✓	✓	✓		✓
128	Nob Hill HOA	Broward	✓	✓	✓		
129	North Boulevard	Polk	✓	✓	✓		✓
130	North Powerline Road	Polk	✓	✓	✓		✓
131	North Springs	Broward	✓	✓	✓		
132	Northern Riverwalk	Palm Beach	✓	✓	✓		
133	Oakridge	Broward	✓	✓	✓		
134	Old Hickory	Osceola	✓	✓	✓		✓
135	Old Palm	Palm Beach	✓	✓	✓		

CLIENT LISTING

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GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Orchid Grove	Broward	✓	✓	✓		✓
137	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
138	OTC	Duval	✓	✓	✓		
139	Palm Coast Park	Flagler	✓	✓	✓		
140	Palm Glades	Miami-Dade	✓	✓	✓		✓
141	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
142	Park Creek	Hillsborough	✓	✓	✓		
143	Peace Creek	Polk	✓	✓	✓		✓
144	Pine Air Lakes	Collier	✓	✓	✓		
145	Pine Isles	Miami-Dade	✓	✓	✓		
146	Pine Ridge Plantation	Clay	✓	✓	✓		
147	Poinciana	Polk	✓	✓	✓		✓
148	Poinciana West	Polk	✓	✓	✓		✓
149	Pollard Road	Polk	✓	✓	✓		
150	Portofino Isles	St. Lucie	✓	✓	✓		
151	Portofino Landings	St. Lucie	✓	✓	✓		✓
152	Portofino Shores	St. Lucie	✓	✓	✓		
153	Portofino Springs	Lee	✓	✓	✓		
154	Portofino Vineyards	Lee	✓	✓	✓		
155	Portofino Vista	Osceola	✓	✓	✓		
156	Preston Cove	Osceola	✓	✓	✓		
157	Quail Roost	Miami-Dade	✓	✓	✓		
158	Randal Park	Orange	✓	✓	✓		✓
159	Randal Park POA	Orange	✓				✓
160	Randal Park THOA	Orange	✓				✓
161	Remington	Osceola	✓	✓	✓		✓
162	Reserve	St. Lucie	✓	✓	✓		
163	Reserve II	St. Lucie	✓	✓	✓		
164	Residences at Tohoqua HOA	Osceola	✓				✓
165	Reunion East	Osceola	✓	✓	✓		✓
166	Reunion West	Osceola	✓	✓	✓		✓
167	Rhodine Road North	Hillsborough	✓	✓	✓		✓
168	Ridgewood Trails	Clay	✓	✓	✓		
169	River Place	St. Lucie	✓	✓	✓		✓
170	Riverbend	Hillsborough	✓	✓	✓		
171	Rivercrest	Hillsborough	✓	✓	✓		
172	Rivers Edge	St. Johns	✓	✓	✓		
173	Rivers Edge II	St. Johns	✓	✓	✓		
174	Rivers Edge III	St. Johns	✓	✓	✓		
175	Riverwalk (Everbe)	Orange	✓	✓	✓		
176	Rolling Hills	Clay	✓	✓	✓		
177	Rolling Oaks	Osceola	✓	✓	✓		
178	Sabal Palm	Broward	✓	✓	✓		
179	Saddle Creek Preserve of PC	Polk	✓	✓	✓		✓
180	Sampson Creek	St. Johns	✓	✓	✓		

CLIENT LISTING

www.govmgtsvc.com



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	San Simeon	Miami-Dade	✓	✓	✓		✓
182	Sandmine Road	Polk	✓	✓	✓		✓
183	Sawyer's Landing	Miami-Dade	✓	✓	✓		
184	Scenic Highway	Polk	✓	✓	✓		✓
185	Scenic Terrace North	Polk	✓	✓	✓		
186	Scenic Terrace South	Polk	✓	✓	✓		✓
187	Schaller Preserve	Polk	✓	✓	✓		
188	Sedona Point	Miami-Dade	✓	✓	✓		
189	Shingle Creek	Osceola	✓	✓	✓		✓
190	Shingle Creek @ Bronson	Osceola	✓	✓	✓		✓
191	Siena North	Miami-Dade	✓	✓	✓		
192	Silver Palms	Miami-Dade	✓	✓	✓		
193	Six Mile	Clay	✓	✓	✓		
194	Solterra	Miami-Dade	✓	✓	✓		
195	South Dade Venture	Miami-Dade	✓	✓	✓		
196	South Kendall	Miami-Dade	✓	✓	✓		
197	South Village	Clay	✓	✓	✓		
198	St. Augustine Lakes CDD	St. Johns	✓	✓	✓		
199	Stoneybrook South	Osceola	✓	✓	✓		✓
200	Stoneybrook South @ CG	Osceola	✓	✓	✓		✓
201	Storey Creek	Osceola	✓	✓	✓		✓
202	Storey Drive	Orange	✓	✓	✓		✓
203	Storey Park	Orange	✓	✓	✓		✓
204	Sweetwater Creek	St. Johns	✓	✓	✓		
205	Talis Park	Collier	✓	✓	✓		
206	Tapestry	Osceola	✓	✓	✓		✓
207	Terra Bella	Pasco	✓	✓	✓		
208	Tesoro	St. Lucie	✓	✓	✓		✓
209	TIFA	Brevard	✓	✓	✓		
210	Tison's Landing	Duval	✓	✓	✓		
211	Tohoqua	Osceola	✓	✓	✓		✓
212	Tohoqua Master Association	Osceola	✓				✓
213	Tohoqua Reserve	Osceola	✓				✓
214	Tolomato	St. Johns	✓	✓	✓		
215	Towne Park	Polk	✓	✓	✓		✓
216	Townhomes at Tohoqua	Osceola	✓				✓
217	Tranquility	Brevard	✓	✓	✓		
218	Treeline Preserve	Lee	✓	✓	✓		
219	Turtle Run	Broward	✓	✓	✓		✓
220	Valencia Water Control District	Orange	✓	✓	✓		
221	Veranda Landing	St. Lucie	✓	✓	✓		
222	Verano #1	St. Lucie	✓	✓	✓		
223	Verano #2	St. Lucie	✓	✓	✓		
224	Verano #3	St. Lucie	✓	✓	✓		
225	Verano #4	St. Lucie	✓	✓	✓		

CLIENT LISTING


www.govmgtsvc.com




GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Verano #5	St. Lucie	✓	✓	✓		
227	Verano Center	St. Lucie	✓	✓	✓		
228	Viera East	Brevard	✓	✓	✓		
229	Villa Portofino East	Miami-Dade	✓	✓	✓		
230	Villa Portofino West	Miami-Dade	✓	✓	✓		
231	Villages of Biscayne Park	Miami-Dade	✓	✓	✓		
232	Villages Of Bloomingdale	Hillsborough	✓	✓	✓		
233	Villamar	Polk	✓	✓	✓		✓
234	Vizcaya in Kendall	Miami-Dade	✓	✓	✓		✓
235	Water's Edge	Pasco	✓	✓	✓		
236	Waterford Estates	Charlotte	✓	✓	✓		
237	Waterstone	St. Lucie	✓	✓	✓		
238	Weiberg Road	Polk	✓	✓	✓		
239	Wellness Ridge	Lake	✓	✓	✓		
240	Westside	Osceola	✓	✓	✓		✓
241	Westside Haines City	Polk	✓	✓	✓		
242	Westview North	Miami-Dade	✓	✓	✓		
243	Westwood OCC	Orange	✓	✓	✓		
244	Wilford Preserve	Clay	✓	✓	✓		
245	Willow Creek	Brevard	✓	✓	✓		✓
246	Wind Meadows South	Polk	✓	✓	✓		✓
247	Windsor at Westside	Osceola	✓	✓	✓		✓
248	Windsor Cay	Lake	✓	✓	✓		
249	Windward	Osceola	✓	✓	✓		✓
250	Woodland Ranch Estates	Polk	✓	✓	✓		
251	Wynnfield Lakes	Duval	✓	✓	✓		
252	Wynnmere West	Hillsborough	✓	✓	✓		
253	Yarborough Lane	Polk	✓	✓	✓		
254	Zephyr Ridge	Pasco	✓	✓	✓		
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CLIENT LISTING

RISK MANAGEMENT REQUIREMENTS

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 03/10/2025	
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 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: Holly Howe PHONE: (904) 262-8080 FAX: (904) 262-1444 EMAIL: holly@zelenrisk.com			
INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763		INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: The Princeton Excess and Surplus Lines Ins Co INSURER C: Great American Insurance Company INSURER D: INSURER E:			
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.					
A		GENERAL LIABILITY		LIMITS	
<input checked="" type="checkbox"/> COMMERCIAL-GENERAL LIABILITY		WS626221		EACH OCCURRENCE \$ 2,000,000	
<input type="checkbox"/> CLAIMS-MADE		10/01/2024		DAMAGE TO RENTED PREMISES (Excess coverage) \$ 100,000	
<input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: POLICY		10/01/2025		MED EXP (Any one person) \$ 5,000	
<input type="checkbox"/> HIRING				PERSONAL & ADV INJURY \$ 2,000,000	
<input type="checkbox"/> LOC				GENERAL AGGREGATE \$ 3,000,000	
<input type="checkbox"/> AUTOMOBILE LIABILITY				PRODUCTS - COMPOF AGG \$ 3,000,000	
<input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT \$	
<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person) \$	
<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$	
<input type="checkbox"/> HIRING AUTOS				PROPERTY DAMAGE (Per accident) \$	
<input type="checkbox"/> UMBRELLA LIAB				EACH OCCURRENCE \$ 1,000,000	
<input checked="" type="checkbox"/> EXCESS LIAB		82A3FF0004857-00		AGGREGATE \$ 1,000,000	
<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY		10/01/2024		EACH OCCURRENCE \$ 1,000,000	
<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		12/20/2024		AGGREGATE \$ 1,000,000	
<input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below		12/20/2025		EACH CLAIM \$ 1,000,000	
C Employment Practices Liability		EPL044783		Aggregate \$ 1,000,000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)					
CERTIFICATE HOLDER		CANCELLATION			
Six Mile CDD, the Board of Supervisors, District Staff and representatives 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: <i>Vicky M. Zelen</i>			
ACORD 25 (2010/05) The ACORD name and logo are registered marks of ACORD					

		CERTIFICATE OF INSURANCE	
Producer Edie Williams 330 A1A N Ste 324 Ponte Vedra Beach, FL 32082-1826 Producer Code #: 596720 Producer Fax #: (904) 425-4049		ISSUE DATE: March 10, 2025	
Named Insured Governmental Management Services, LLC 475 West Town Place Suite 114 St. Augustine, FL 32092		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE, TERMS, EXCLUSIONS AND CONDITIONS AFFORDED BY THE POLICIES BELOW.	
COVERAGES		INSURER AFFORDING COVERAGE	
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 POLICY(IES) DESCRIBED HEREIN IS SUBJECT TO ALL THE COVERAGE, TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		State Farm Fire and Casualty Company BLOOMINGTON, IL	
POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	
PS0000003414015	April 5, 2024	April 5, 2025	
TYPE OF INSURANCE		LIMIT OF LIABILITY	
Miscellaneous Errors and Omissions Liability Insurance Policy		\$3,000,000 - Limit of Liability \$3,000,000 - Each Wrongful Act \$3,000,000 - Total Limit of Liability	
CERTIFICATE HOLDER		CANCELLATION	
Six Mile Creek CDD 475 West Town Pl. St. Augustine, FL 32092		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.	
		AUTHORIZED REPRESENTATIVE: <i>Edie Williams</i>	
CERT (Rev5) (08/11)			

RISK MANAGEMENT REQUIREMENTS

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
				03/10/2025	
<p>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.</p> <p>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 endorsements(s).</p>					
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220		CONTACT NAME: Vicky Zelen PHONE: (904) 262-8080 FAX: (904) 262-1444 E-MAIL: vicky@zelenrisk.com INSURER(S) AFFORDING COVERAGE: NAIC #			
INSURED Riverside Management Services, Inc. 475 West Town Place Ste 114 St Augustine, FL 32092		INSURER A: Northfield Insurance Company INSURER B: Bridgefield Casualty Insurance Company INSURER C: Hartford Fire Insurance Company INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
<p>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.</p>					
NR	LT	TYPE OF INSURANCE	ADDITIONAL INSURER (IND. NO.)	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY) / POLICY EXP. DATE (MM/DD/YYYY) / LIMITS
A	X	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OTHER GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROD. <input type="checkbox"/> LOC		WS626257	10/24/2024 / 10/24/2025 EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EA accident) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPOD AGG \$ 3,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$			COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	196-23349	10/16/2024 / 10/16/2025 <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C		Crime		21TP0343213-24	11/04/2024 / 11/04/2025 Employee theft on Client's Premises \$500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					
CERTIFICATE HOLDER		CANCELLATION			
Six Mile CDD, the Board of Supervisors, District Staff and representatives 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: <i>Vicky M. Zelen</i> (HH)			
ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD.					

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
				03/10/2025	
<p>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.</p> <p>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 endorsements(s).</p>					
PRODUCER State Farm Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082		CONTACT NAME: Angela Dietrich PHONE: 904-425-4054 FAX: 904-425-4049 E-MAIL: Angela@EdieWilliams.com INSURER(S) AFFORDING COVERAGE: NAIC #			
INSURED Riverside Management Services, Inc. 1001 Bradford Way Kingston, TN 37763-3146		INSURER A: State Farm Mutual Automobile Insurance Company 25178 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
<p>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.</p>					
NR	LT	TYPE OF INSURANCE	ADDITIONAL INSURER (IND. NO.)	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY) / POLICY EXP. DATE (MM/DD/YYYY) / LIMITS
		COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> OTHER GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROD. <input type="checkbox"/> LOC			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA accident) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOD AGG \$
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRE AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$		946 5829-C23-59	03/23/2025 / 09/23/2025 COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 EACH OCCURRENCE \$ AGGREGATE \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 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)					
Non-Owned Autos					
CERTIFICATE HOLDER		CANCELLATION			
Six Mile Creek CDD 475 West Town Pl. 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: <i>Angela Dietrich</i>			
ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD.					

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibit "A".

Reimbursable expenses such as copies, postage, courier services, printing and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of invoice date. Subsequent management fees will be established based upon the adoption of annual operating budget, which will be adjusted to reflect ongoing levels of service.





EXHIBIT “A” – FEE SCHEDULE – RFP REQUESTED STAFFING MODEL

The following page includes the requested staffing model, as described in the RFP, for the consideration of the Board of Supervisors, including the:

- ❖ Amenity Manager
- ❖ Assistant Amenity Manager / Lifestyle Director
- ❖ Field Operations Manager
- ❖ Maintenance Technician
- ❖ Pool/Desk Monitors

We have also provided an Alternative Staffing Model.



EXHIBIT "A" – FEE SCHEDULE – RFP REQUESTED MODEL

Six Mile Creek CDD Fee Proposal - RFP Requested Model

Fiscal Year 2025 (May 1, 2025 to September 30, 2025)

0.42 Factor (22 Weeks)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Assistant Amenity Manager/ Lifestyle Director	880	\$ 21.63	\$ 19,038	\$ 13,546	\$ 32,584
Full Time Field Operations Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Maint. Technician	880	\$ 22.60	\$ 19,885	\$ 17,638	\$ 37,522
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	440	\$ 17.00	\$ 7,480	\$ 2,800	\$ 10,280
Part Time Pool Monitors	906	\$ 17.00	\$ 15,394	\$ 5,318	\$ 20,713
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	4,866	\$ 24.00	\$ 116,798	\$ 72,319	\$ 189,116

Fiscal Year 2026 (October 1, 2025 to September 30, 2026)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 21.63	\$ 45,000	\$ 32,018	\$ 77,018
Full Time Field Operations Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Maint. Technician	2,080	\$ 22.60	\$ 47,000	\$ 41,689	\$ 88,689
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	1,040	\$ 17.00	\$ 17,680	\$ 6,618	\$ 24,298
Part Time Pool Monitors	2,140	\$ 17.00	\$ 36,387	\$ 12,570	\$ 48,957
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	11,500	\$ 24.00	\$ 276,067	\$ 170,935	\$ 447,002

Fiscal Year 2027 (October 1, 2026 to September 30, 2027)

1.06 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 22.93	\$ 47,700	\$ 33,939	\$ 81,639
Full Time Field Operations Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Maint. Technician	2,080	\$ 23.95	\$ 49,820	\$ 44,190	\$ 94,010
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	1,040	\$ 18.02	\$ 18,741	\$ 7,015	\$ 25,756
Part Time Pool Monitors	2,140	\$ 18.02	\$ 38,570	\$ 13,324	\$ 51,894
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	11,500	\$ 25.45	\$ 292,631	\$ 181,191	\$ 473,822

Fiscal Year 2028 (October 1, 2027 to September 30, 2028)

1.08 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 24.77	\$ 51,516	\$ 36,654	\$ 88,170
Full Time Field Operations Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Maint. Technician	2,080	\$ 25.87	\$ 53,806	\$ 47,725	\$ 101,531
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	1,040	\$ 19.46	\$ 20,240	\$ 7,577	\$ 27,817
Part Time Pool Monitors	2,140	\$ 19.46	\$ 41,656	\$ 14,390	\$ 56,046
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	11,500	\$ 27.48	\$ 316,041	\$ 195,687	\$ 511,728

EXHIBIT “A” – FEE SCHEDULE – ALTERNATIVE STAFFING MODEL

The following page includes an alternative staffing model for the consideration of the Board of Supervisors.

- ❖ This model aligns the pool monitor, lifestyle events, and part-time amenity attendant roles throughout the year.
- ❖ This model is less expensive than the requested RFP staffing Model.
- ❖ This alternative model is used with great success for other similarly sized GMS customers.

We are happy to consider other alternative models as requested by the Board of Supervisors.



EXHIBIT "A" – FEE SCHEDULE – ALTERNATIVE MODEL

Six Mile Creek CDD Fee Proposal - Alternative Model

Fiscal Year 2025 (May 1, 2025 to September 30, 2025)

0.42 Factor (22 Weeks)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Maint. Technician	880	\$ 22.60	\$ 19,885	\$ 17,638	\$ 37,522
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	906	\$ 17.00	\$ 15,394	\$ 5,318	\$ 20,712
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	3,546	\$ 25.46	\$ 90,278	\$ 55,973	\$ 146,251

Fiscal Year 2026 (October 1, 2025 to September 30, 2026)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Maint. Technician	2,080	\$ 22.60	\$ 47,000	\$ 41,689	\$ 88,689
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 17.00	\$ 36,385	\$ 12,570	\$ 48,955
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 25.46	\$ 213,385	\$ 132,299	\$ 345,684

Fiscal Year 2027 (October 1, 2026 to September 30, 2027)

1.06 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Maint. Technician	2,080	\$ 23.95	\$ 49,820	\$ 44,190	\$ 94,010
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 18.02	\$ 38,569	\$ 13,324	\$ 51,892
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 26.99	\$ 226,189	\$ 140,237	\$ 366,425

Fiscal Year 2028 (October 1, 2027 to September 30, 2028)

1.08 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Maint. Technician	2,080	\$ 25.87	\$ 53,806	\$ 47,725	\$ 101,531
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 19.46	\$ 41,654	\$ 14,390	\$ 56,044
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 29.15	\$ 244,284	\$ 151,456	\$ 395,739

FIELD OPERATIONS INSPECTION REPORT

As invited by the RFP, there was an opportunity to conduct a site visit inspection to best understand the community and their needs.

- ❖ This was very helpful.
- ❖ We spent around three hours in the community reviewing the property on March 4th, 2025.
- ❖ Attached is our Field Operations Inspection Report, which outlines key observations and key maintenance opportunities.

GMS will be available to discuss our operations if invited to the Finalist Meeting.



****Six Mile Creek CDD Inspection Report****

****Date of Inspection: ** March 4, 2025**

Please find below the detailed inspection report from my recent on-site visit.

- During my assessment, I observed several maintenance concerns and noticeable inconsistencies that suggest a lack of adequate upkeep.
- This report includes photographs highlighting the identified issues, along with immediate remedy suggestions for each concern to ensure prompt resolution.

Thank you for your attention to these matters.

Best Regards,

Richard Gray

Director of Field Operations – North Florida

CC: Darrin Mossing, President
Jim Oliver, Managing Director

Six Mile Creek CDD Inspection Report - 2025-03-04 - GMS Field Operations Report.docx

ORLANDO
219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ST. AUGUSTINE
50 Ellis Street
Suite 208
St. Augustine, FL 32095
(904) 288-7667

ST. AUGUSTINE
475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

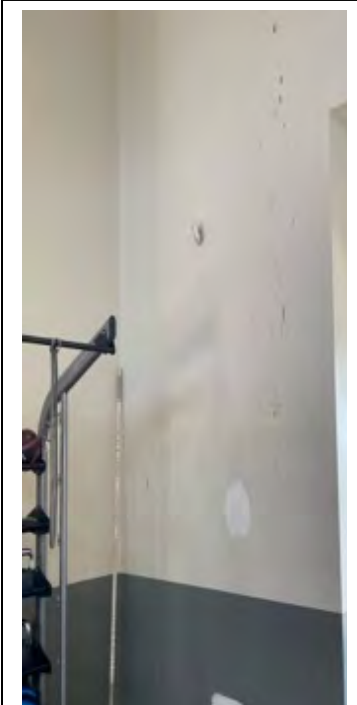
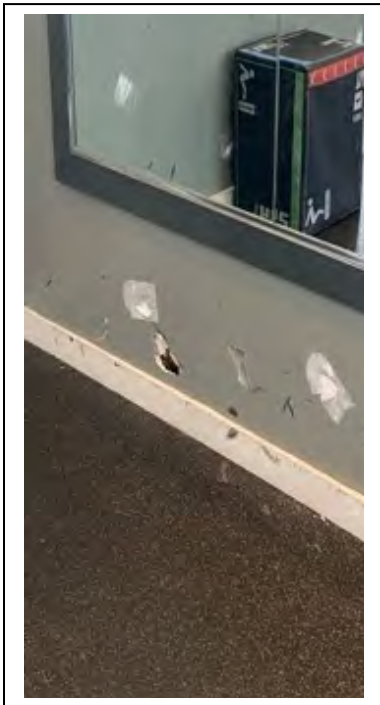
TAMPA
4530 Eagle Falls Pl
Tampa, FL 33619
(813) 344-4844

PALM COAST
393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

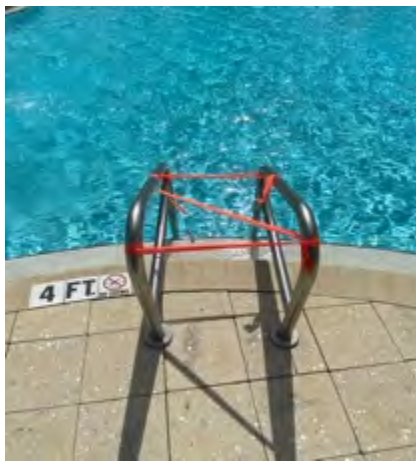
KNOXVILLE
1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

WWW.GOVMGTSVC.COM

Inspection Photos

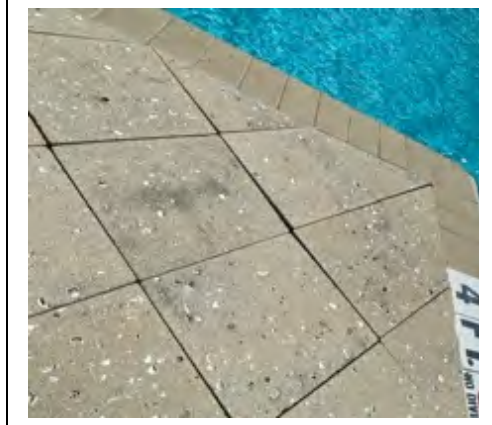


Multiple holes are located throughout the gym. To avoid this issue going forward, I recommend patching holes and installing diamond plating on walls afterward.



The transition seam is coming up from the skimmer grate and needs to be patched ASAP. I recommend reporting to the pool vendor. Also, the ladder has a broken entry step that needs to be remounted, and the entry guide's railings are loose and need to be tightened.

Inspection Photos



It is recommended that a qualified electrician be engaged to replace the rusted low-voltage transmitter boxes located in the pool pack area. This action is essential not only for safety reasons but also to prevent potential water ingress, which could compromise the electrical components within these boxes. Additionally, there are visible issues with the coping around the pool deck, along with multiple shifting pavers causing low areas. To address these concerns, it is advisable to re-level these pavers and replenish the sand in the joints as soon as possible.



The ground cable on the low-voltage transmitter box on the pool deck is exposed. It should be reinstalled through the conduit for protection, especially in a wet environment. The exposed latches on the indoor screen are also a safety risk. Additionally, I recommend replacing the crash bar due to multiple rips in the screen and using heavier-duty mesh screening for improved durability.

Inspection Photos



The fireplace is non-functional, and the beams require attention. Some areas need patching with wood putty and a fresh coat of paint. The drainage pipes are damaged, and the transition seam in the doorway needs repair. The Patio and Pool furniture would greatly benefit from pressure washing and cleaning. Finally, the exit gate to the playground has a rusty crash bar that needs replacing. Addressing these issues will enhance the property's charm and safety.



The sink in the bathroom of the amenity center is out of service. I was unable to determine the issue at the moment. Additionally, all the stainless steel on-site needs to be polished and cleaned.

Inspection Photos



The attached photos show significant undermining in the amenity parking lot at the storm drainage area. This issue has been ongoing for quite some time, and I believe it should be prioritized and addressed as soon as possible. It poses a serious hazard, especially since on-site staff continues to allow parking in this area. I recommend closing the entire surrounding parking lot until the issue is resolved.



Multiple cracks throughout the pickleball court need patching. Additionally, the court requires cleaning and resurfacing with paint. I also recommend cleaning the tops of the nets and replacing the cracked composite benchboards located just outside the pickleball court.

Inspection Photos



Several landscape issues surround the property, particularly regarding drainage. I recommend installing a couple of 18-inch box drains to help divert water. Additionally, many turf weeds are present, so an application is needed for the St. Augustine grass. It would be advisable to discuss all these issues in relation to the current landscape on site.



Several light poles in the amenity parking lot are flagged, but their issues are unclear. Additionally, missing pavers from the retaining wall near the amenity center suggest that children may be throwing them into the water from the looks of the location.

TO THE BOARD OF SUPERVISORS OF THE **Six Mile Creek CDD**



THANK

YOU



SERVING
FLORIDA'S
COMMUNITIES



Address:
475 West Town Place, Suite 114
St. Augustine, FL 32092



Direct Phone Line:
(407) 841-5524 x 125



Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

Proposal Submitted By

Governmental Management Services, L.L.C. - March 14th, 2025

4.A GENERAL PROPOSER INFORMATION

☐ *Proposer General Information:*

Proposer Name Governmental Management Services, L.L.C.
Street Address 475 West Town Place, Suite 114
P. O. Box (if any) _____
City St. Augustine State Florida Zip Code 32092
Telephone (904) 940-5850 Fax no. (904) 940-5899
1st Contact Name Darrin Mossing Title President
2nd Contact Name James Oliver Title Managing Partner
Parent Company Name (if any) Not Applicable
Street Address _____
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____

☐ *Company Standing:*

Proposer's Corporate Form: Limited Liability Company

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date December 1, 2004

Is the Proposer in good standing with that State? Yes X No _____

If no, please explain _____

☐ Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida?

Yes X No _____

If no, please explain _____

☐ *What are the Proposer's current insurance limits?*

General Liability	\$ <u>1,000,000</u>	Expires <u>2025-10-01</u>
Automobile Liability	\$ <u>Included in G/L Policy</u>	Expires <u>2025-10-01</u>
Workers' Compensation	\$ <u>2,000,000</u>	Expires <u>2025-10-16</u>

☐ *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

<u>St. Johns County Business</u>	<u>Yes, In Good Standing</u>
<u>Duval County Business</u>	<u>Yes, In Good Standing</u>
<u>City of Tallahassee Business</u>	<u>Yes, In Good Standing</u>

Does the Proposer intend to use any subcontractors in connection with this work? YES X NO _____

☐ *Proposer subcontractor General Information:*

Proposer Name Riverside Management Services, Inc.
Street Address 9655 50 Ellis Street, Suite 208, St. Augustine, Florida 32095
P. O. Box (if any) _____
City St. Augustine State Florida Zip Code 32095
Telephone (904) 288-7667 Fax no. (904) 940-5899
1st Contact Name Darrin Mossing Title President
2nd Contact Name Alison Mossing Title Vice President
Parent Company Name (if any) Not Applicable

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

On a separate document to be included with your submittal, please provide responses to the following:

Please See EXHIBIT B - Page 43

Provide details regarding the benefits you provide your employees (please differentiate between PT and FT)

See Proposal Page 52

Describe and provide examples of your approach to resident engagement: (eblasts, mobile apps, website, surveying, social media, newsletters, etc.)

See Proposal Page 53

Provide examples of recent Board Reporting for similar-sized communities. (Amenity Manager Report, Lifestyle Report, Event Recap, Project Trackers, etc.)

See Proposal Page 78

Describe training provided to employees (HR, job specific, certifications, etc.).

See Proposal Page 113

Describe your approach to quality assurance with respect to the services you are proposing: What processes/tools do you use to ensure the quality of services you provide?

See Proposal Page 114

Describe what support onsite personnel get from corporate. (Operational Management, Payroll Support, HR, IT, Accounts Payable, etc.)

See Proposal Page 115

Do you offer a website platform for resident engagement that includes payment processing capabilities? If so, please provide the pricing details and if you're able to provide a demonstration?

See Proposal Page 116

Do you offer a maintenance website to help manage requests, repairs, and track repair status? If so, are residents able to report issues and receive status updates about the community?

See Proposal Page 117

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

4.B. EXPERIENCE

☐ •Has the Proposer performed work for a community development district or master planned residential community in excess of 200 acres previously? Yes X No ____ If yes, please provide the following information for each project (attach additional sheets if necessary): (attach additional sheets as needed):

#1	Project Name/Location	Bartram Springs Community Development District/Duval County
	Contact Name	Lacy Reynolds, Chair lacynreynolds.cdd@gmail.com
	Contact Phone:	(904) 239-1255
	Project Description	Master planned community in Duval County with full amenities for 1,694 residential units and 21,818 square feet of commercial space.
	Annual Dollar Amount Of Contract:	\$703,013.00
	Scope of Services For Project	CDD Management Services. Amenity Management Services
	Dates Served:	This client joined GMS on July 11, 2005 and they have been a client for 19 years and 8+ months.
#2	Project Name/Location	Middle Village Community Development District/Clay County
	Contact Name	Michael Steiner, Chair mjsmvcd@ yahoo.com
	Contact Phone:	(904) 579-4250
	Project Description	Master planned community with full amenities, for 1,059 single-family units, 2,102 multifamily units and 330,000 square feet of commercial.
	Annual Dollar Amount Of Contract:	\$470,543.04
	Scope of Services For Project	CDD Management Services, Provide full-time onsite community and operations manager, rental coordinator, and part-time administrator. Manage all contracts, conduct special events, address resident and community issues, etc. Provide full-time tennis professional.
	Dates Served:	This client joined GMS on November 26, 2006 and they have been a client for 18 years and 3+ months.
#3	Project Name/Location	Double Branch Community Development District/Clay County
	Contact Name	Cindy Nelsen, Chair benelsen@comcast.net
	Contact Phone:	(904) 424-9960
	Project Description	Master planned community with full amenities, for 2,197 single-family units, 289 multifamily units, and 43,000 square feet of commercial.
	Annual Dollar Amount Of Contract:	\$366,541.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time administrator. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Served:	This client joined GMS on November 26, 2006 and they have been a client for 18 years and 3+ months.
#4	Project Name/Location	Capital Region Community Development District/Leon County
	Contact Name	Matthew Vogel, Chair mvogelcdd@gmail.com
	Contact Phone:	(904) 614-7955
	Project Description	Master planned community in Leon County with 614 residential units, 850 Apartments, and 94,589 square feet of commercial space.
	Annual Dollar Amount Of Contract:	\$225,744.00
	Scope of Services For Project	CDD Management Services. Provide oversight of lake maintenance, irrigation, parks, etcetera.
	Dates Served:	This client joined GMS on January 05, 2006 and they have been a client for 19 years and 2+ months.
#5	Project Name/Location	Amelia Walk Community Development District/Nassau County
	Contact Name	Jeffrey Robinson, Chair awcdd.jeffrobinson@gmail.com
	Contact Phone:	(770) 990-0957
	Project Description	Master planned community in Nassau County with 749 residential units.
	Annual Dollar Amount Of Contract:	\$169,162.00
	Scope of Services For Project	CDD Management Services, Amenity Management, Dissemination Agent Services, and Field Operations Management Oversight Services.
	Dates Served:	This client joined GMS on January 03, 2006 and they have been a client for 19 years and 2+ months.

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
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☐ Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any management contract within the past 3 years? Yes X No

For each such incident, please provide the following information (attach additional sheets as needed)

#1	Project Name/Location	Turnbull Creek Community Development District/St. Johns County
	Contact Name	Brian Wing, Chair. bj3412@msn.com
	Contact Phone:	(518) 727-4359
	Project Description	Master planned community.
	Annual Dollar Amount Of	\$50,000.00
	Contract:	
	Scope of Services For Project	CDD Management Services
	Dates Served:	07/26/2005 to 05/17/2022
	Reason for Termination:	GMS had a District Manager that resigned. The Board decided to go to market and placed CDD Management responsibilities with another firm; GMS continues to support this client with Field Management and IT services.
#2	Project Name/Location	
	Contact Name	
	Contact Phone:	
	Project Description	
	Annual Dollar Amount Of	
	Contract:	
	Scope of Services For Project	
	Dates Served:	
	Reason for Termination:	

☐ *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years?*

Yes No **X**

If yes, please describe each violation, fine, and resolution _____

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
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February 19th, 2025**

☐ Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes _____ No X

If yes, please describe each incident _____

☐ List all OSHA Regulatory training and job specific training completed by your employees: _____

Proposer embraces safety practices in the workplace. We also provide periodic OSHA safety training to our staff including: Ladder training, height protection training, lifting training, lift (operations) training, etcetera as needed. Our new employees are assigned a mentor and all staff are under the direction of our Property Management Team who provide training and/or certifications. We also support on-line and/or in-person training with expense reimbursement opportunities as part of our professional development programs both with GMS and RMS.

☐ Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes _____ No X
If yes, please. Provide:

The names of the entities _____ The state(s) where barred or suspended _____
The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

☐ List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

No enforcement actions for the Proposer.

☐ List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

Proposer has been named in various lawsuits for our CDD clients. In each of these occurrences, District Counsel for our client has been notified. Most often the District is also named as a party to the lawsuit and we communicate directly with the District Insurance, their claims team, and/or their assigned litigation counsel as defined in our Indemnification and notifications sections of our Management Agreements. The nature of such lawsuits ranges from slip-and-fall accidents in the community, to accidents alleged with District vendors. In these cases we provide periodic updates to all appropriate stakeholders so that they are aware of the current and planned status on litigation matters. Proposer is happy to discuss this matter in more detail if contracted for services.

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
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February 19th, 2025

4.C PRICING

Proposed Fee for Management and Staffing (This must include all proposed costs of):

Six Mile Creek CDD Fee Proposal - RFP Requested Model						
Fiscal Year 2025 (May 1, 2025 to September 30, 2025)			0.42 Factor (22 Weeks)			
Position	Annual Hours	Wage	Gross	Burden	Total Fee	
Full Time Amenity Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009	
Full Time Assistant Amenity Manager/ Lifestyle Director	880	\$ 21.63	\$ 19,038	\$ 13,546	\$ 32,584	
Full Time Field Operations Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009	
Full Time Maint. Technician	880	\$ 22.60	\$ 19,885	\$ 17,638	\$ 37,522	
Full Time Other	-	\$ -	\$ -	\$ -	\$ -	
Part Time Guest Services Attendants	440	\$ 17.00	\$ 7,480	\$ 2,800	\$ 10,280	
Part Time Pool Monitors	906	\$ 17.00	\$ 15,394	\$ 5,318	\$ 20,713	
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -	
Part Time Other	-	\$ -	\$ -	\$ -	\$ -	
Total	4,866	\$ 24.00	\$ 116,798	\$ 72,319	\$ 189,116	
Fiscal Year 2026 (October 1, 2025 to September 30, 2026)						
Position	Annual Hours	Wage	Gross	Burden	Total Fee	
Full Time Amenity Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020	
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 21.63	\$ 45,000	\$ 32,018	\$ 77,018	
Full Time Field Operations Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020	
Full Time Maint. Technician	2,080	\$ 22.60	\$ 47,000	\$ 41,689	\$ 88,689	
Full Time Other	-	\$ -	\$ -	\$ -	\$ -	
Part Time Guest Services Attendants	1,040	\$ 17.00	\$ 17,680	\$ 6,618	\$ 24,298	
Part Time Pool Monitors	2,140	\$ 17.00	\$ 36,387	\$ 12,570	\$ 48,957	
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -	
Part Time Other	-	\$ -	\$ -	\$ -	\$ -	
Total	11,500	\$ 24.00	\$ 276,067	\$ 170,935	\$ 447,002	
Fiscal Year 2027 (October 1, 2026 to September 30, 2027)			1.06 Factor			
Position	Annual Hours	Wage	Gross	Burden	Total Fee	
Full Time Amenity Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261	
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 22.93	\$ 47,700	\$ 33,939	\$ 81,639	
Full Time Field Operations Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261	
Full Time Maint. Technician	2,080	\$ 23.95	\$ 49,820	\$ 44,190	\$ 94,010	
Full Time Other	-	\$ -	\$ -	\$ -	\$ -	
Part Time Guest Services Attendants	1,040	\$ 18.02	\$ 18,741	\$ 7,015	\$ 25,756	
Part Time Pool Monitors	2,140	\$ 18.02	\$ 38,570	\$ 13,324	\$ 51,894	
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -	
Part Time Other	-	\$ -	\$ -	\$ -	\$ -	
Total	11,500	\$ 25.45	\$ 292,631	\$ 181,191	\$ 473,822	
Fiscal Year 2028 (October 1, 2027 to September 30, 2028)			1.08 Factor			
Position	Annual Hours	Wage	Gross	Burden	Total Fee	
Full Time Amenity Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082	
Full Time Assistant Amenity Manager/ Lifestyle Director	2,080	\$ 24.77	\$ 51,516	\$ 36,654	\$ 88,170	
Full Time Field Operations Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082	
Full Time Maint. Technician	2,080	\$ 25.87	\$ 53,806	\$ 47,725	\$ 101,531	
Full Time Other	-	\$ -	\$ -	\$ -	\$ -	
Part Time Guest Services Attendants	1,040	\$ 19.46	\$ 20,240	\$ 7,577	\$ 27,817	
Part Time Pool Monitors	2,140	\$ 19.46	\$ 41,656	\$ 14,390	\$ 56,046	
Part Time Pool Monitors/ Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -	
Part Time Other	-	\$ -	\$ -	\$ -	\$ -	
Total	11,500	\$ 27.48	\$ 316,041	\$ 195,687	\$ 511,728	

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

Event Planning: Please detail your vision for events that you plan to provide at Bartram Springs during the first year of the contract utilizing an annual budget of \$20,000 (inclusive of all event costs).

Event Title & Description (include which month event proposed to take place)	Month(s)	Estimated Cost
Paint Nights (Multiple)	January, April	\$1,000.00
Trivia Nights (Multiple)	February, September	\$1,000.00
Spring Break Event	March	\$1,500.00
Easter Egg Hunt	April	\$1,500.00
Summer Kick Off	May	\$2,000.00
Summer Lu'au	June	\$3,500.00
Independence Day Celebration	July	\$1,500.00
Back To School Bash	August	\$2,500.00
Halloween Party	October	\$1,500.00
Fall Festival	November	\$2,000.00
December Holidays Event	December	\$2,000.00
(GMS is able to develop a Personalized Event Calendar for the CDD) TOTAL		\$20,000.00

Programs & CDD Revenue Share: Please describe all fee-based programming (athletics, fitness classes, camps, lessons, etc.) that you plan to provide at Bartram Springs during the first year of the contract and proposed revenue share (%) with the CDD and estimated total annualized \$.

Program	Description	CDD Revenue Share %	Estimated Annualized CDD Revenue share \$
Revenue Sharing Models	<p>GMS does not utilize revenue cost-sharing models.</p> <p>We prefer to contract with outside vendors to provide specialized services, i.e. fitness classes, sports programs, etc.</p> <p>In this scenario, all excess revenue goes to the CDD for any fees collected not paid directly to the vendor(s).</p>	Not Applicable	Not Applicable

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

Program References: Provide examples of programs that your firm is currently providing to other similar-sized communities (what have you done elsewhere).

Program	Community Name	Total # of Households Occupied	Total Annual Participants	Total Revenue Provided to the CDD/HOA
See Above				

Programs & CDD Revenue Share: Please describe all fee-based programming (athletics, fitness classes, camps, lessons, etc.) that you plan to provide at Bartram Springs during the first year of the contract and proposed revenue share (%) with the CDD and estimated total annualized \$.

Event Title & Description (include date of event and community name)	Total # of Households Occupied	# of Participants	Cost
See Above			

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**

5. ALTERNATIVE PROPOSAL

IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL. PROPOSER IS ENCOURAGED TO PROVIDE AS MUCH DETAIL AS POSSIBLE REGARDING THE ALTERNATIVE, INCLUDING, BUT NOT LIMITED TO, STAFFING, FEE STRUCTURES, DIFFERENT OR ADDITIONAL SCOPE OF SERVICES, DIFFERENT OR ADDITIONAL JOB DESCRIPTIONS, AND COSTS.

Six Mile Creek CDD Fee Proposal - Alternative Model

Fiscal Year 2025 (May 1, 2025 to September 30, 2025)

0.42 Factor (22 Weeks)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	880	\$ 31.25	\$ 27,500	\$ 16,509	\$ 44,009
Full Time Maint. Technician	880	\$ 22.60	\$ 19,885	\$ 17,638	\$ 37,522
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	906	\$ 17.00	\$ 15,394	\$ 5,318	\$ 20,712
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	3,546	\$ 25.46	\$ 90,278	\$ 55,973	\$ 146,251

Fiscal Year 2026 (October 1, 2025 to September 30, 2026)

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 31.25	\$ 65,000	\$ 39,020	\$ 104,020
Full Time Maint. Technician	2,080	\$ 22.60	\$ 47,000	\$ 41,689	\$ 88,689
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 17.00	\$ 36,385	\$ 12,570	\$ 48,955
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 25.46	\$ 213,385	\$ 132,299	\$ 345,684

Fiscal Year 2027 (October 1, 2026 to September 30, 2027)

1.06 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 33.13	\$ 68,900	\$ 41,361	\$ 110,261
Full Time Maint. Technician	2,080	\$ 23.95	\$ 49,820	\$ 44,190	\$ 94,010
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 18.02	\$ 38,569	\$ 13,324	\$ 51,892
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 26.99	\$ 226,189	\$ 140,237	\$ 366,425

Fiscal Year 2028 (October 1, 2027 to September 30, 2028)

1.08 Factor

Position	Annual Hours	Wage	Gross	Burden	Total Fee
Full Time Amenity Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Assistant Amenity Manager/ Lifestyle Director	-	\$ -	\$ -	\$ -	\$ -
Full Time Field Operations Manager	2,080	\$ 35.78	\$ 74,412	\$ 44,670	\$ 119,082
Full Time Maint. Technician	2,080	\$ 25.87	\$ 53,806	\$ 47,725	\$ 101,531
Full Time Other	-	\$ -	\$ -	\$ -	\$ -
Part Time Guest Services Attendants	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors	-	\$ -	\$ -	\$ -	\$ -
Part Time Pool Monitors/ Guest Services Attendants	2,140	\$ 19.46	\$ 41,654	\$ 14,390	\$ 56,044
Part Time Other	-	\$ -	\$ -	\$ -	\$ -
Total	8,380	\$ 29.15	\$ 244,284	\$ 151,456	\$ 395,739

**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
AMENITY MANAGEMENT, FIELD OPERATIONS, AND MAINTENANCE SERVICES PROPOSAL
February 19th, 2025**



EXHIBIT "B" – RFP Questions

REQUEST:

Provide details regarding the benefits you provide your employees (please differentiate between PT and FT)

ANSWER:

GMS offers robust employer-paid benefits to full-time (>30 hours a week) associates including 100% paid employee healthcare, dental, disability, life insurance, 401K, Gap hospitalization insurance, 10 Days of PTO for first-year associates increasing to 15 Days of PTO after their first year of employment and 10 paid holidays. Part-time (<=30 hours a week) associates receive paid holidays and other key benefits.

This is a key component of our outstanding GMS staffing retention rates and is cited as key feedback from our client satisfaction and sentiment surveys.



EXHIBIT "B" – RFP Questions

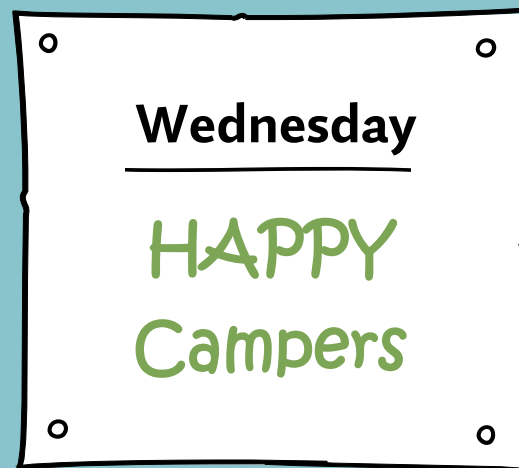
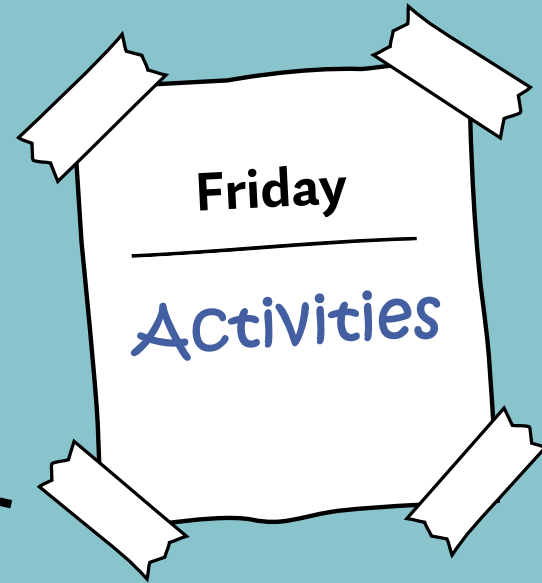
REQUEST:

Describe and provide examples of your approach to resident engagement: (eblasts, mobile apps, website, surveying, social media, newsletters, etc.)

ANSWER:

GMS prides itself on the ability to proactively communicate with our CDD residents using a variety of mediums. Attached are some example communications (emails, newsletters, etc.) for review.

Please also refer to Pages 13-14 in our Proposal for additional insights.



Safari Week

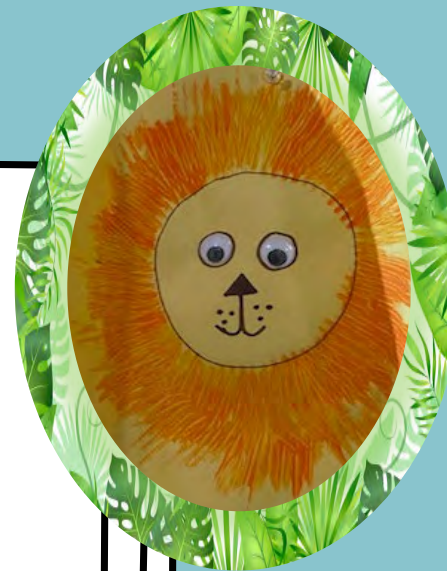
Bartram Springs Summer Camp Adventures

Our camp Kids ROARED into summer!

Camp started off in the Safari learning about all the different animals, where they live, and discussing their favorites ones!

They spent a lot of the week getting adjusted to their first week with the counselors and learning the ropes.

In between making their very own binoculars and creating some of these wonderful creations, they had yummy snacks, went swimming in the pool, took a walk, watched a movie, ate sno cones on the deck, and had fun with new friends!



Bartram Springs Summer Camp Memories

Under the Sea

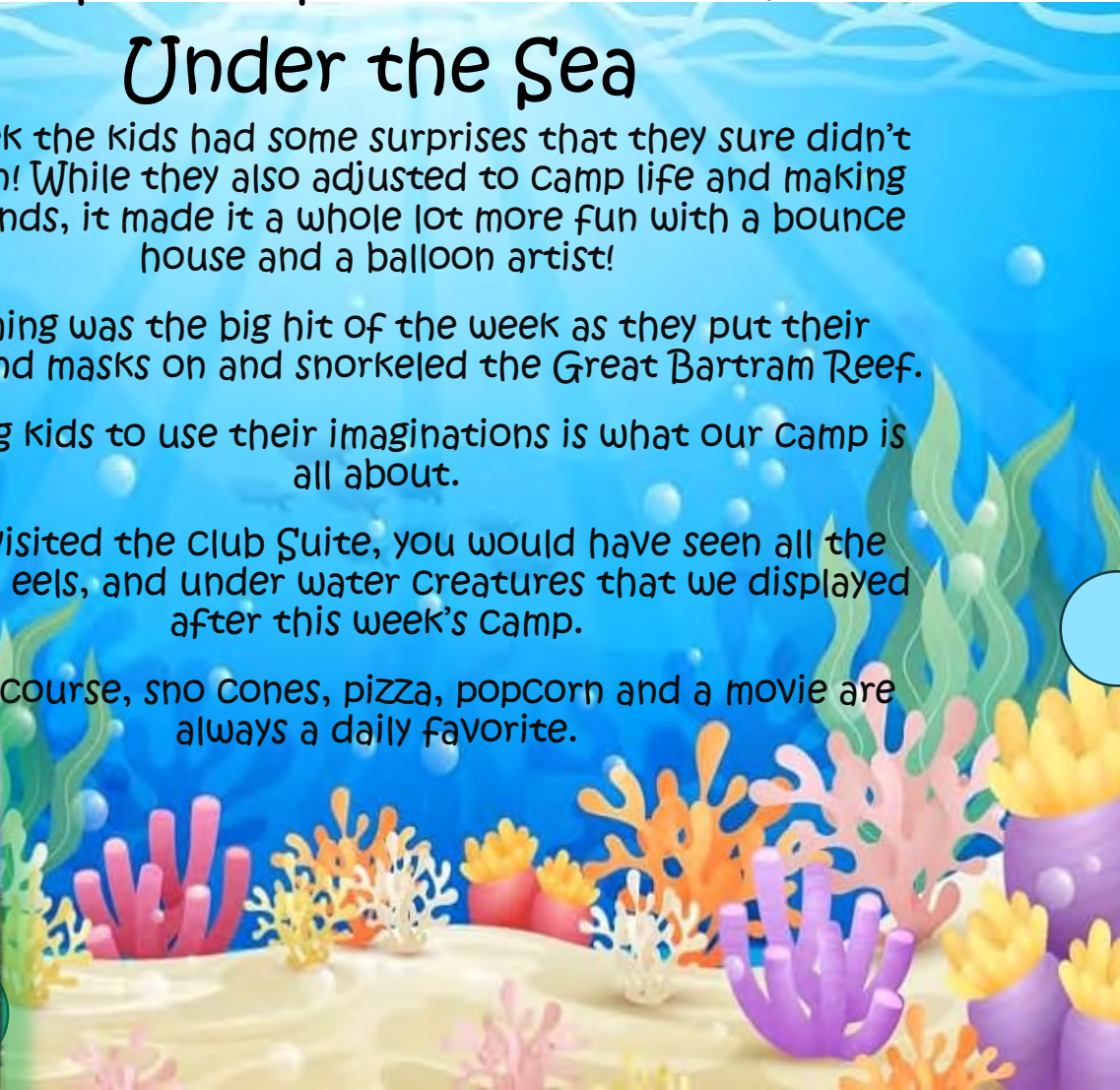
This week the kids had some surprises that they sure didn't count on! While they also adjusted to camp life and making new friends, it made it a whole lot more fun with a bounce house and a balloon artist!

Swimming was the big hit of the week as they put their goggles and masks on and snorkeled the Great Bartram Reef.

Teaching kids to use their imaginations is what our camp is all about.

If you visited the Club Suite, you would have seen all the jelly fish, eels, and under water creatures that we displayed after this week's camp.

And of course, sno cones, pizza, popcorn and a movie are always a daily favorite.



I CAN'T USE
CREATIVITY.
MORE YOU
THE MORE
I HAVE.

Bartram Springs Summer Camp BUILDERS!

Creativity is knowledge having fun

LEGO
WEEK!



A Lego Master made a guest appearance. Kids got to take home what they learned to build.

Lego Bounce House * Lego Movie * Swimming * Playground * A walk to Veterans Park Playground

Bartram Springs Summer Campers GO FOR THE GOLD!

BARTRAM
SPRINGS

Olympics Week



Team Based Relay Races * Olympic Torch Craft * Hercules Vs Poseidon groups *
Outdoor Water Games * Swimming * Snacks * Movies * Bounce House

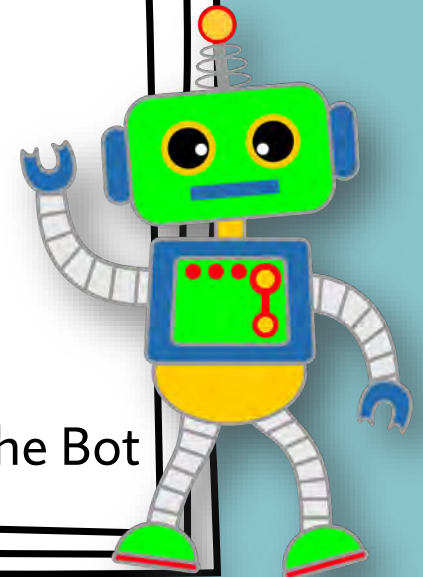
Bartram Springs Summer Camp Robotics Crew



Rusty



Bartram the Bot



There are future scientists and Robotics Engineers at Bartram Springs for sure! Rusty the Robot was larger than life and greeted all the new-comers to this week's camp.



Bartram Springs Summer Camp BUGS



Bug Week



Our campers went on adventure walks to the big park to identify bugs, then made a log of all the bugs they saw.

We were so excited when the summer camp was commissioned by the PTA of Bartram Springs Elementary School to paint rocks for the school rock garden. The kids painted them as their favorite bugs, and the best part is that they have a permanent home right outside their classroom.



Guest Instrumentalist, Terry Glynn and daughter perform a sing along for the kids.



Bartram Springs Summer Camp AHOY MATTIES!

Pirate Week



Kids walked the plank on an inflatable * Balloon Artist made the most amazing swords and parrots * the Craft of the week was an eye patch and a hand hook.



It's always sunny in Bartram Springs!

Weather Week



Guest appearance,
Meteorologist Robert
Speda from Channel 12.
Did you see us on the
News?

We Studied
clouds and which
ones make rain.

The kids and
counselors had fun
all week conducting
weather
experiments.

When I grow up Week

Everything I needed to know I learned at
Bartram Springs Summer Camp!



Guest Appearance, Heather Crawford from Channel 12-
Bartram Springs is famous for 2nd time!

The Firemen and Policemen spent so much time with the kids
and they all got to sit in the trucks and learn about the
equipment,

We were so honored to have a colonel in the Army, who is
also a resident father of two of our campers, talk with the
kids. He was a helicopter pilot and graduated from West
Point. He gave the kids several souvenirs from the Army.

A Great Thanks to all our Grown Ups who made this week so
special!



When I grow up...





Bartram Springs Summer Camp Reviews



Your Summer
Tan
might fade –
but Bartram
Memories
last a
LIFETIME!



From: Island Club deerrunmgr@rmsnf.com
Subject: Weekly Activity Reminder
Date: January 12, 2024 at 9:11 AM
To: amossing@gmstnn.com

IC

Grand Reserve



Good morning Grand Reserve Residents,

Your **Grand Reserve Upcoming Weekly Activities** Reminder.

Have a Happy Friday and a wonderful weekend!

Kind Regards,
Kayla Rinker

Grand Reserve Upcoming Weekly Activities

January 14 – January 20

SUN. 14
January

8:30am Pickleball
4pm–6pm Grand View Drive Potluck
6pm Card Game Night FULL
(Upstairs)
7pm Diamond Painting (Downstairs)

MON. 15
January

8:30am Pickleball
10am Bocce Ball
3pm LCR 2
6pm Monday Night Turbo Upstairs
7pm Pickleball

TUES. 16

January

6:15pm Stone Cold Poker

WED. 17

January

8:30am Pickleball
10am Bocce Ball
10:45am Zumba With Nancy
5:45 ladies Poker
7pm Pickleball

THURS. 18

January

6:30pm Bunco FULL

FRI. 19

January

8:30am Pickleball
9am Zumba Tone Nancy
10am Zumba With Nancy
11am Quilting
4pm Happy Hour (BYOB)
6pm Poker Upstairs
6:30pm Paint Night

SAT. 20

January

8:30am Pickleball
6:30pm LCR FULL

STAY CONNECTED

GRAND RESERVE AMENITY CENTER | | DeerRunMgr@rmsnf.com
(386)263-7213



STAY CONNECTED

Island Club | 501 Grand Reserve Dr. , Bunnell, FL 32110

Unsubscribe_amosing@gmstnn.com

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ContactUs@rmsnf.com | [Privacy Policy](#)

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Newsletter January 2024

[View as Webpage](#)



Happy New Year!

We wish you a joyful and prosperous new year.

We will begin taking down the holiday lights on January 2nd and work for as many days as necessary to take everything down and get it properly stored away for next year. If you would like to volunteer to help, please email ameliawalkmanager@gmsnf.com, or stop by the office on January 2nd.

If you have any comments, questions or requests, please feel free to stop by the office.

*Your Amenity & Operations Manager,
Kelly Mullins*

Here are the latest events happening at the Amelia Walk Amenity Center

These dates are subject to change based on new rentals

Amenity Center January Calendar



Don't miss out on the yummy food trucks
coming to Amelia Walk every Tuesday from
5pm - 8pm!

Upcoming Food Trucks:

January 2nd: What's the Catch

January 9th: Mama's Food

January 16th: Twisted Okie BBQ & Tacos

January 23rd: 904 Gyros

January 30th: Planet Pizza



January Exercise Classes Schedule

Zumba

Mondays and Wednesdays at 9am

Zumba Toning

Fridays at 9am

\$5 per class

No class Monday, January 1st

Slow Flow Yoga

Tuesdays and Thursdays at 8:45am

Wednesdays at 6pm beginning January 10th!

Chair Yoga

Tuesdays at 4pm

\$10 per class

Local Events



New Year's Eve Shrimp Drop

Join the City of Fernandina Beach and Light Up Amelia for a unique, family-friendly New Year's celebration! Ring in the new year at the downtown waterfront in conjunction with the Greenwich Mean Time stroke of midnight (7PM). Enjoy holiday food, drinks and party favors all leading up to the dropping of the LED-lighted shrimp followed by FIREWORKS.

For information about upcoming events in Amelia Island, be sure to check out the Amelia Island Events Calendar
<https://www.ameliaisland.com/Calendar>



CDD Information

The next CDD meeting will be held on
Tuesday, January 16th, 2023, at 6:00 p.m.
at the Amelia Walk Clubhouse.

If you have any questions about CDD ponds or landscaping, please feel free to contact our Amenity & Operations Manager, Kelly Mullins, at
ameliawalkmanager@gmsnf.com

Looking for information about your CDD? Please check out our CDD website for lots of helpful information.
www.ameliawalkcdd.com



Amenity Center Office Hours
Monday - Friday 9am - 5pm

Please note the Amenity Center office will be closed on Monday, January 1st, in observance of New Year's Day.

Kelly Mullins, Amenity & Operations Manager
Amelia Walk CDD
(904) 225-3147
ameliawalkmanager@gmsnf.com

Amelia Walk CDD | 85287 Majestic Walk Boulevard , Fernandina Beach, FL 32034

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Try email marketing for free today!

From: Amelia Walk CDD ameliawalkmanager@gmsnf.com
Subject: An Update from your CDD Board Chairman
Date: December 31, 2023 at 10:01 AM
To: amossing@gmstnn.com

A



Amelia Walk
Community Development District
Chairman Update – December 31, 2023

2023 Year in Review

It's been a busy year for the Amelia Walk Community Development District. The staff and district board of supervisors have been busy working to make the Amelia Walk Community a wonderful place to live.

I wanted to share with the community some of the accomplishments this past calendar year.

- Holiday lights work group was formed in January. We met a few times and developed an action plan with the documented design of what the holiday lights for 2023 would be.
- The pool got a deep cleaning to address the black algae and much needed repairs were done in January.
- Upgraded pool equipment, installed new storage sheds, a new 375-gallon chlorine tank and secured the equipment area with a gated fence.
- In February the district approved LED lights on main entrance tower and Amenity Center for holiday lighting and overall night time lighting. Installation took place in early March.
- New pond maintenance company, Solitude, started in March.
- In March a Capital Reserve projects survey was conducted for the entire resident community to provide input on 25 projects to provide guidance for the board. It was decided to move forward with the top 5 projects and a few others.
- Haul road -Trails policy approved and in place in April, with on going projects such as gates, signage, and access controls.
- Events: Spring Festival -Easter egg hunt, The Summer Luau, a Fall Festival, the September Vendor Market place and Breakfast with Santa.
- Automated with alerts pool chemical feeder controllers were installed.
- The pool maintenance company hired last year resigned, a new one was selected but would not sign our contract and gave notice as such, the day before they were to start. Due to quick action by the staff we were able to hire another company starting July 1st and they have been exceptional keeping the pool well maintained.
- New landscape maintenance company Brightview started in July. Initially there

were many startup issues but since mid September performance improved. Staff is working very closely with them to insure acceptable service.

- Solar powered lights were installed on three CBU Mailboxes in May and June.
- Flagpole with lights was installed in August and September.
- Tennis courts resurfacing was planned but was enhanced to convert one of the two tennis courts to four pickle ball courts.
- A 10ft fence on tennis court replaced the 3 foot section of fence.
- Added FOB security for pickleball and tennis courts.
- Upgraded Amenity Center CCTV security systems.
- All phase one roads re-milling and repairs financing approved and implemented. Expectation is to have signed contracts in January. Repairs will be done first followed by the re-milling/paving.
- Resident driven holiday lights displays planned back in March was implemented and operational by November 12th.
- Main entrance signs were painted and monument signs throughout the community were repaired and painted. The two trellises on Majestic Walk Blvd. were also repaired and painted.
- 5 Benches installed on ponds in the community in November.
- Installed pool water solar panels in December. Pool water temp was 50 degrees on December 20th before turn on and by Christmas it was 63 degrees. Will be monitoring the temperature but expectation is to get about 10 degrees warmer than the average daily temperature. Maybe more on the real sunny days. If the water gets over 90 degrees it will reverse to cool the water. Time will tell how this system performs.

Happy New Year and enjoy the upcoming New Year.

Regards,

Jeffrey E. Robinson
Chairman Board of Supervisors
Amelia Walk CDD
770-990-0957
awcdd.jeffrobinson@gmail.com

Amelia Walk CDD | 85287 Majestic Walk Boulevard , Fernandina Beach, FL 32034

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Greyhawk CDD

Monthly CDD Meeting

To: Alison Mossing

December 12, 2023 at 1:10 PM



This message is from a mailing list.

[Unsubscribe](#)



CDD MEETING

12-14-2023

3:30 PM

@ Plantation Oaks Amenity Center



If you ever have any questions or need any advice, don't hesitate to touch base with me.

Sincerely,

Ryan Wilson
Facility Manager
(904) 203-7112

Greyhawkmanager@gmsnf.com



Deer Run FY23 EVENT BUDGET

BUDGET \$13,000

Events from October 2022-September 2023

<u>EVENT</u>	<u>ANNUAL BUDGET</u>	<u>Actuals</u>	<u>Event Month</u>	<u>Event Date</u>
Kids Night	\$ 200.00	\$ 184.57	November	11.08.23
Fall Festival	\$ 500.00	\$ 433.39	November	11.12.22
CHRISTMAS Event	\$ 2,000.00	\$ 1,668.47	December	12.10.22
SPRING (EASTER)	\$ 1,200.00	\$ 1,129.62	April	04.01.23
Mother's Day Paint & Sip	\$ 500.00	\$ -	May	TBD
INDEPENDENCE DAY	\$ 1,000.00	\$ -	July	TBD
TBD	\$ 2,500.00			
Craft Nights	\$ 1,800.00	\$ 669.96	Monthly	
Bingo Nights	\$ 3,000.00	\$ 1,235.14	Monthly	
Total	\$12,000	\$4,703		

AMELIA WALK FY23 EVENT SCHEDULE

BUDGET \$10,000

Events from October 2022-September 2023

<u>EVENT</u>	<u>ANNUAL BUDGET</u>		
OKTOBERFEST	\$1,200	October	Oct 15th 6pm-9pm
HALLOWEEN	\$500	October	TBD
SANTA	\$1,000	December	TBD
CHRISTMAS ADULT SOCIAL	\$300	December	TBD
SPRING (EASTER)	\$1,000	March/April	TBD
SUMMER KICK OFF	\$1,500	June	TBD
INDEPENDENCE DAY	\$500	July	TBD
LUAU	\$2,000	June/July	TBD
BACK TO SCHOOL	\$1,500	August	TBD
		Two events (fall	
WINE NIGHTS	\$500	and spring)	TBD
	\$10,000		



EXHIBIT “B” – RFP Questions

REQUEST:

Provide examples of recent Board Reporting for similar-sized communities. (Amenity Manager Report, Lifestyle Report, Event Recap, Project Trackers, etc.)

ANSWER:

See the attached example management reports. Our Field Managers and Amenity Managers routinely attend monthly CDD meetings to answer questions as well.

1/16/2024

Amelia Concourse

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT
SERVICES

Amelia Concourse
Community Development District

Amenity & Field Operations Report
January 16, 2024

To: Board of Supervisors

From: Chip Dellinger
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 submitted by email to Acmanager@gmsnf.com
 - Any resident that needs to request an access card should reach out to above email. Many new residents have been doing so- the CDD email on the information center at the front of the community seems effective.
 - Going forward, GMS will provide a monthly newsletter email blast on months CDD meetings are not held in an effort to increase communication and transparency with residence.

Special Events

- GMS looks forward to working with the Amelia Concourse Board of Supervisors and residents of the community to hold events that would be desired in this district at the direction of the Board of Supervisors.
 - ☐ Potential Events:
 - Pool deck yoga starting in the spring
 - Community BBQ competition
 - Aqua Zumba starting in the spring
 - Easter egg hunt

December Special Events

A blue poster with white and light blue snowflake patterns. The title 'Amelia Concourse' is in a cursive font, and 'HOLIDAY GOLF CART PARADE' is in a bold, sans-serif font. Below the title, a horizontal line separates the text 'Family • Fun • Food • Music • Dance'. Another horizontal line separates this from the date and time 'December 23rd • 5:30pm'. At the bottom, there are two paragraphs of text.

Amelia Concourse
**HOLIDAY GOLF
CART PARADE**

Family • Fun • Food • Music • Dance

December 23rd • 5:30pm

We will meet at the Gladiolus cul de sac at 5:30 to start the parade. The parade will make its way through the community and finish at the amenity center for hot chocolate and cookies around 6:30. This event is open to all residents of Amelia Concourse.

Good afternoon, in an abundance of caution I want to send clarification regarding tomorrow's resident only event. Participation is at your own risk and remains subject to all existing amenity policies. Further, this event is not a cdd sponsored or endorsed event, it is merely an informal event of Amelia Concourse residents. Happy Holidays!

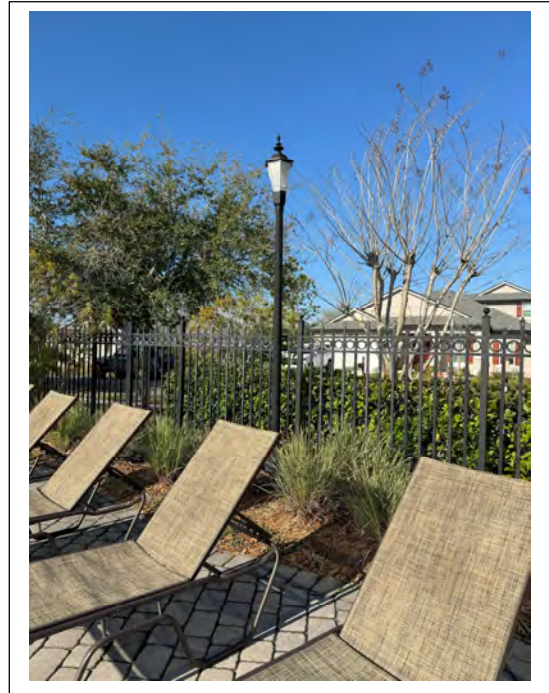
Completed Projects – Pool Equipment



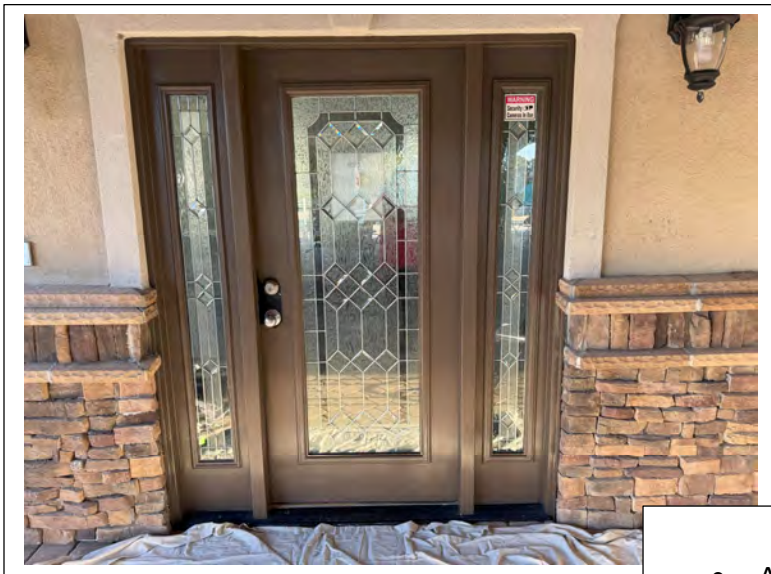
- More pool pac repairs have been repaired with fiberglass, new hardware, and gas shocks.
- Pool rules signs have been updated.



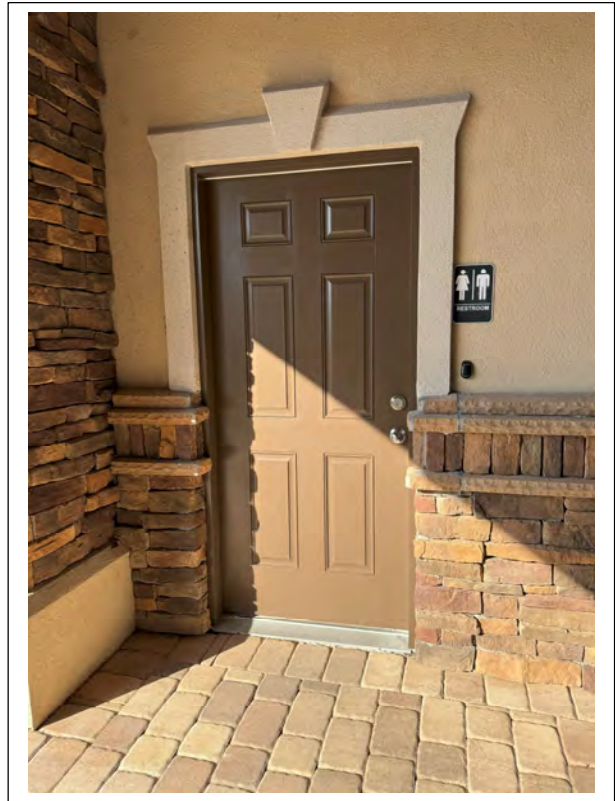
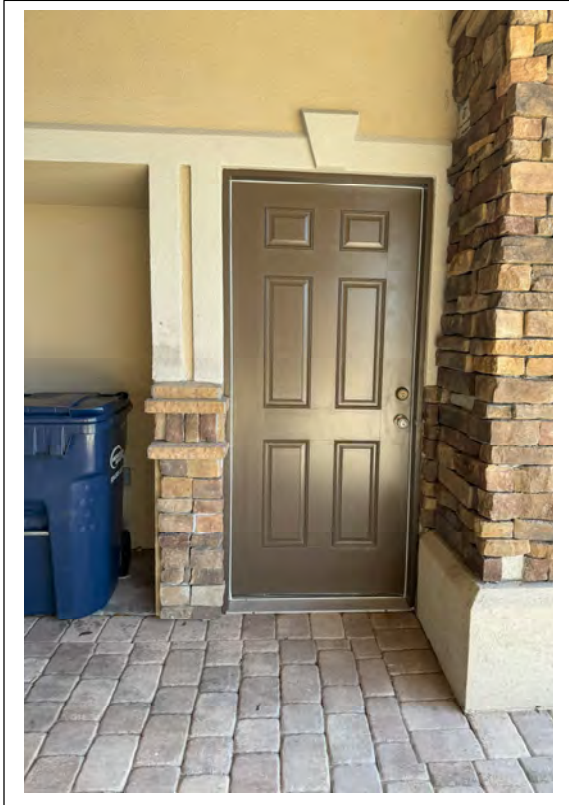
- Streetlamp bulbs around the pool deck have been replaced with high quality LED bulbs.
- GFI outlet has been replaced in pool pack.



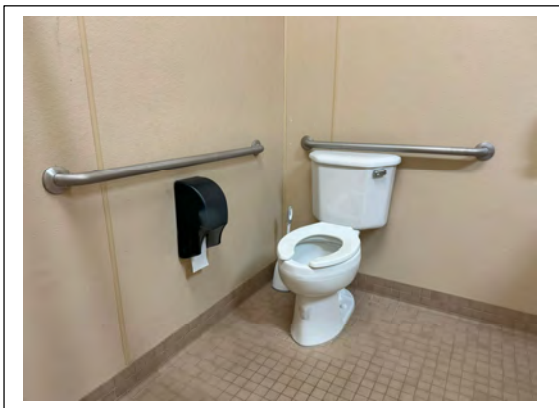
Completed Projects – Amenity Center

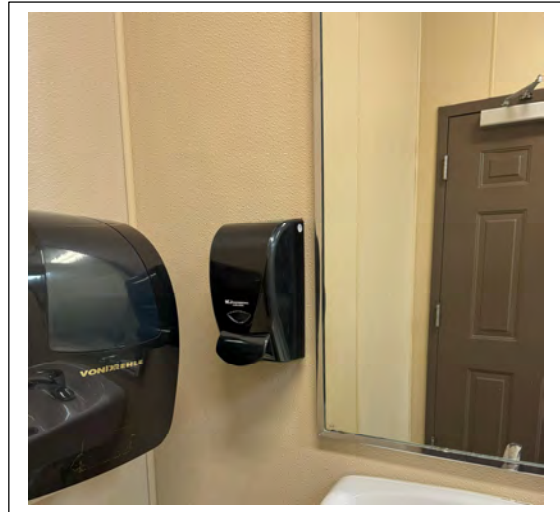
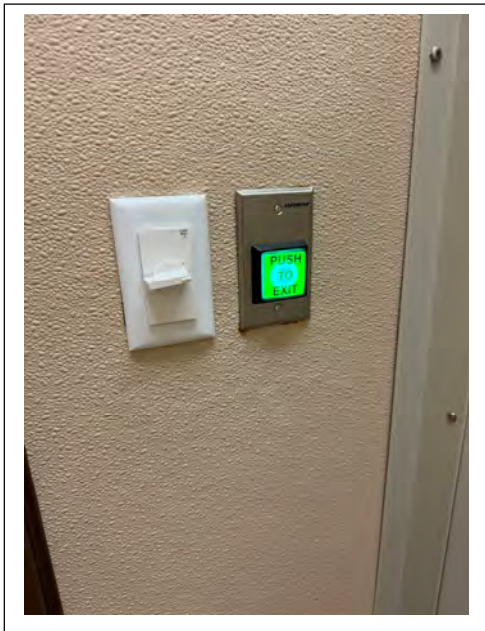


- Amenity center entrance door, kitchen door, and family restroom doors have all been refinished and painted.

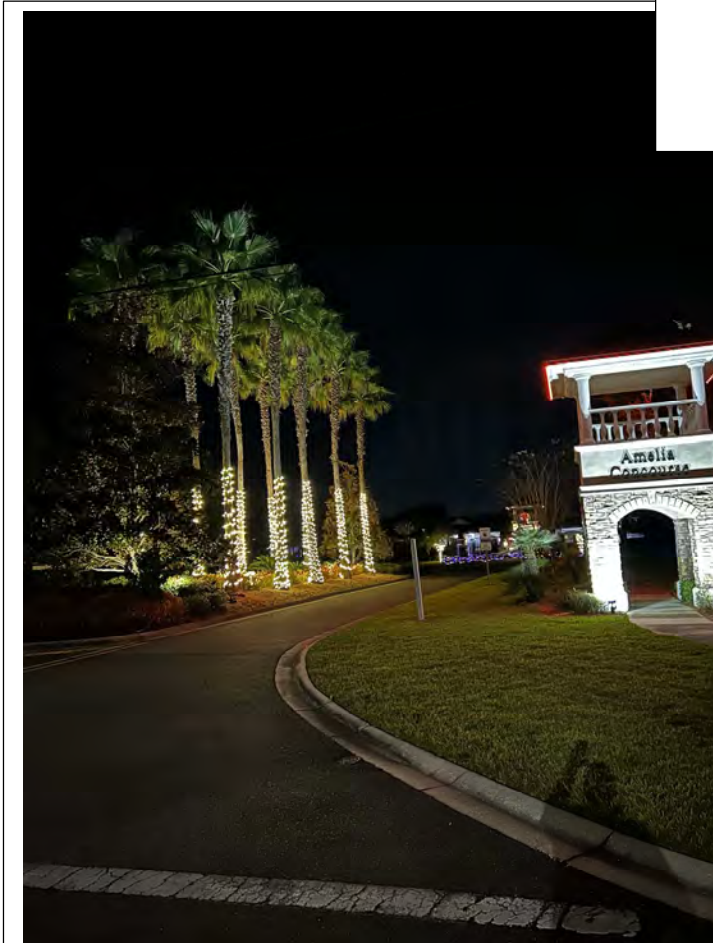


- ADA Handrails and water fountains have been polished.
- Men's restroom lighting has been fixed.
- Broken "push to exit" buttons have been replaced.
- New soap dispenser installed.





- Spinning mag lock has been repaired.
- Power restored to front island, some repairs and improvements made.
- Holiday decorations installed as a community effort.



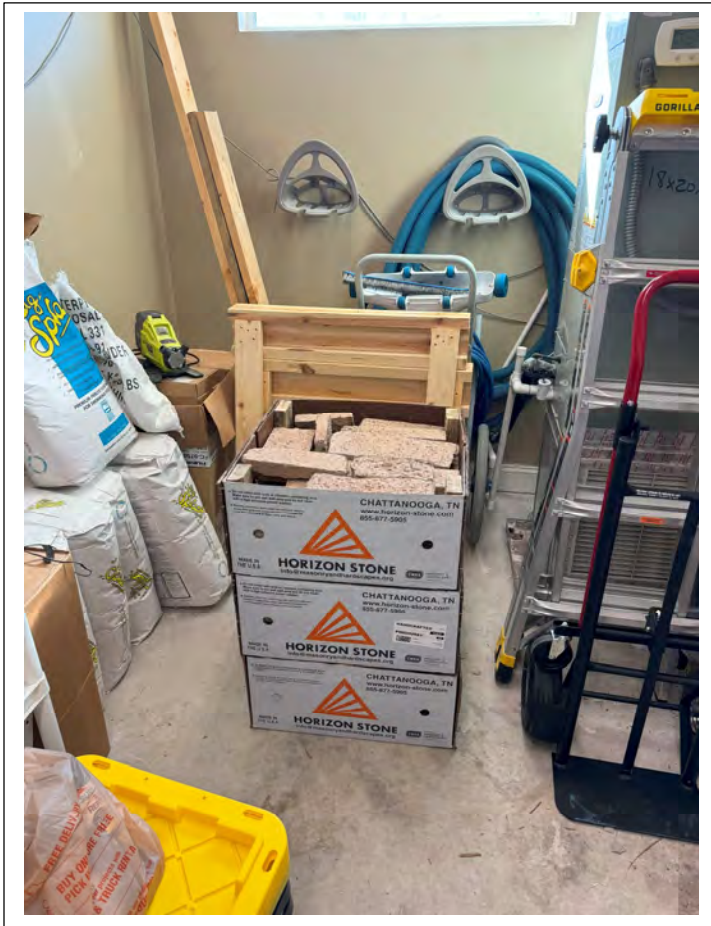
In Progress Projects- Amenity Center



- Received quote from Brightview for paver parking area. Will pursue further quotes.
- Receiving quotes for tree trimming and clearing road frontage, phase 3.

- Missing stones along exterior of amenity center will be resecured.
- Stones have been sourced, matched, purchased, and delivered.





- Amenity center white fencing will be pressure washed.



In Progress Projects - Pool Deck

- Some pool equipment still requires repairs and need cleaning.



- Fencing needs to be cleaned and repainted.
- Paint has been purchased.

Action Items Report				
Amelia Concourse CDD				
Action Items Reported on:		Updated 1/5/2024		By: Chip Dellinger
Action Items	Date Completed	Initials	Comments	
Amenity Center - Men's Restroom	11/14/2023	CD	ADA Handrail is corroded - needs to be cleaned. Polished handrail.	
Amenity Center - Pool Area	11/14/2023	CD	Water fountains are corroded - Water fountains polished	
Community Entrance	11/25/2023	CD	Helped install Christmas lights- all palm trees done by GMS	
Community Entrance	11/28/2023	CD	Front island at entrance having electrical issues to GFI outlets and flood lights/photo sensors. Helped to diagnose and fix	
Amenity Center- Meeting room	12/7/2023	CD	Meeting room door needs to be repainted. Cleaned, sanded, taped off windows, painted door and trim 2x coats	
Amenity Center - Women's Restroom	12/12/2023	Contract	Exit Button needs to be replaced - top missing. Installed by contractor.	
Amenity Center - Men's Restroom	12/12/2023	Contract	Exit Button needs to be replaced - top missing. Installed by contractor.	
Amenity Center - Pool Area	12/12/2023	Contract	Light bulbs in street lamps around pool deck are weak and need replacement- High quality LED bulbs replaced by contractor.	
Amenity Center - Men's Restroom	12/12/2023	Contract	Hood lamp in mens restroom not working, tried to replace bulbs Repaired by contractor.	
Amenity Center - Pool Area	12/12/2023	Contract	GFI outlet in pool pac not working. Used to power sump pump- Replaced by contractor.	
Amenity Center- Meeting room	12/12/2023	CD	Meeting room kitchen door needs to be repainted. Cleaned, sanded, painted door and trim 2x coats premium paint.	
Amenity Center- Meeting room	12/21/2023	CD	Family restroom door needs to be repainted. Cleaned, sanded, painted door and trim 2x coats premium paint.	
Amenity Center - pool equipment area		In Progress	ComPac containers for pools need cleaning. Cleaning will be provided by GMS	
Amenity Center - pool equipment area		In Progress	ComPac containers need repair - some need to be replaced. Repairs will be provided by GMS.	
Amenity Center - along walkway to entrance to clubhouse.		Bidding	Sod or landscape material needed to fill the void.	
Amenity Center - pool equipment area			White Vinyl Fence needs cleaning. Cleaning to be provided by GMS	
Amenity Center Aluminum Fence			Mag lock on main gate is rotating. Carriage bolt into aluminum failure.	
Amenity Center Aluminum Fence			Fence needs to be cleaned, areas need to be painted. Cleaning will be provided by GMS	
Amenity Center Columns at Clubhouse			Stones/Pavers are missing and need to be replaced. Replacement will be handled by GMS	
Amenity Center - Water Feature			Bottom steps appear to have mold, Rust on rails by steps need to be removed and area painted.	
Amenity Center - Tower			Need cleaning and trim may need to be painted.	
Amenity Center - Parking Lot			Stop Sign at exit of parking area is leaning and also slightly twisted. Sign to be reset and leveled by GMS	

Conclusion

For any questions or comments regarding the above information please contact:

Chip Dellinger, Field Operations Manager, at acmanager@gmsnf.com

Respectfully,
Chip Dellinger



9/20/2022

Amelia Walk

Community Development District

Amenity Management & Field Operations Report



Kelly Mullins

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Cheryl Graham

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk
Community Development District

Amenity Management & Field Operations Report
September 20, 2022

To: Board of Supervisors

From: Kelly Mullins
Amenity Manager

Cheryl Graham
Field Operations Manager

RE: Amelia Walk Amenity Management & Field Operations Report

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

Special Events

- GMS looks forward to working with the Amelia Walk Board of Supervisors and residents of the community on hosting events desired in this district
- Resident Suggestions:
 - Evening fitness classes
 - Luau event-planning for Summer 2023
- September Events:
 - September 11th – Back to School/End of Summer Party 11am
 - Food Trucks – Every Tuesday Night 5-8pm
 - Zumba- MW 9am
 - Yoga- M 9am
 - Water Aerobics MWF 8am
- Example Events:
 - Easter Bunny and Egg Hunt
 - Painting Parties
 - Bingo/Trivia/Bunco/Dominoes
 - Fitness Classes
 - Garage Sales
 - Charitable Fundraisers

Communication

- GMS was informed Amelia Walk CDD was in need of improved communication
 - Email blast updates are being sent out regularly to the community – please let your neighbors know if they do not receive our blasts to send an email to ameliawalkmanager@gmsnf.com to be added to the distribution list or stop by the office
 - Food trucks are being announced weekly
 - A monthly events/club's calendar is being published each month
 - A monthly newsletter is being published each month



September 2022 Newsletter



Fall is upon us but there is still plenty of beautiful Florida weather to enjoy! Make sure to get out and enjoy the pool and everything Amelia Walk has to offer!

Please remember to look over, read and ensure you have no questions regarding the policies below in place for the Amenity Center to include the Pool, Fitness Center, Clubhouse, Tennis Courts, Playground and Field.

If you have any comments, questions or requests, please feel free to stop by the office.

*Your Amenity Manager,
Kelly Mullins*

Amenity Center Policies

Here are the latest events happening at the

Amelia Walk Amenity Center

These dates are subject to change based on new rentals

Amenity Center September Calendar



Don't miss out on the yummy food trucks
coming to Amelia Walk every Tuesday from
5pm - 8pm!

Upcoming Food Trucks:

September 6th: Twisting Roots

September 13th: Snack Boyz

September 20th: Bronx Street

September 27th: Toss N Sauce

Learn to Brew at Amelia Walk



**Saturday, September
24, 2022
11a.m. - 3 p.m.**

Amelia Walk Residents

Nassau Home Brewers Club would like to teach you how to brew high quality beer at your own home! Come watch and learn as they brew a classic style beer at the Amelia Island Clubhouse. They will provide all the equipment and ingredients, along with a finished sample of what they're brewing. The whole process will take about 4 hours, which will include plenty of time to swim, relax and meet new people. Shaun Stewart, head brewer of SJ Brewing, will also be in attendance. Snacks will be provided, and don't forget your bathing suit!

*This event is limited to members of the Nassau Home Brewers Club and residents of Amelia Walk and their guests.



Saturday, October 8, 2022
9:00 a.m. - 3:00 p.m.

Gather those unwanted items, place them on your front lawn or driveway and get ready to earn some extra cash!

You do not need to pre-register for the event.

Please be sure to follow the community guidelines listed below during the garage sale:

Garage sale must take place on Saturday, October 8th only.

Garage sale will run from 9:00 am to 3:00 pm only.

You may use your own yard/garage sale signs. However, they must be disposed of immediately following the event.

Please comply with current trash regulations.

If you have any questions, feel free to contact Kelly Mullins
at the Amenity Center office at
(904)225-3147.



Veterans and Active-Duty Support Network



Amelia Walk Active-Duty Military and Veterans

Please consider participating with the Amelia Walk Active Duty and Veterans Club.

The date and time are as follows:

Second Thursday of each month from 6:30pm - 8:30pm

Location: Amelia Walk Clubhouse

There are two major events on the horizon:

Veterans Day

Army Navy Football Game

It's a great time to get involved!



HOW TO START A NEW CLUB

Do you have a great idea for a new Community Club? Is so, please reach out to the Amenity Center Manger. Amelia Walk is always looking for new ideas to bring the Community Together!

Local Events



Be sure to check out everything happening on Amelia Island this month!

Amelia Island Events Calendar
<https://www.ameliaisland.com/Calendar>



CDD Information

The next Amelia Walk CDD meeting will be held Tuesday, September 20th, at 2:00p.m. at the Amelia Walk Amenity Center.

If you have any questions about CDD ponds or landscaping, please feel free to contact our Field Operations Manager, Cheryl Graham.
cgraham@rmsnf.com

Looking for information about your CDD? Please check out our CDD website for lots of helpful information.
www.ameliawalkcdd.com

Questions about the difference between the HOA and the CDD? Check out this helpful chart for what each entity is responsible for.

CDD

Public Entity

Created under Chapter 190 of the FL Statutes
Governed by a Board of Supervisors

Responsibilities include the creation, financing & maintenance of the community infrastructure:
*Common grounds and landscaping
* Ponds and Lakes
*Clubhouse and recreation facilities
*Gates
*Entry features and walls

How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment

HOA

Private Entity

Not-For-Profit Corporation created under Chapters 617 & 720 of the FL Statutes
Governed by a Board of Directors

Responsibilities include the implementation of the Association's governing documents; specifically, individual lot related issues.
* Deed restriction enforcement
* Architectural control
Environmental control

How are fees paid?

Owners receive an annual, quarterly or monthly statement from the Association



Amenity Center Office Hours Monday - Friday 9am - 5pm

The office will be closed on Monday, September 5, 2022,
in observance of Labor Day.

Kelly Mullins, Amenity Manager
Amelia Walk CDD
(904) 225-3147

Amelia Walk CDD | 85287 Majestic Walk Boulevard , Fernandina Beach, FL 32034

[Unsubscribe ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com)

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Sent by ameliawalkmanager@gmsnf.com in collaboration
with



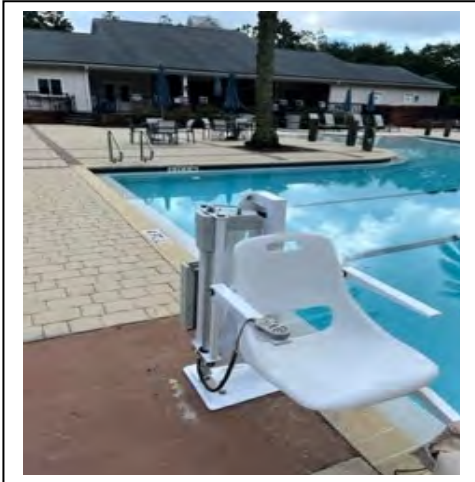
Try email marketing for free today!

Completed Projects – Gym



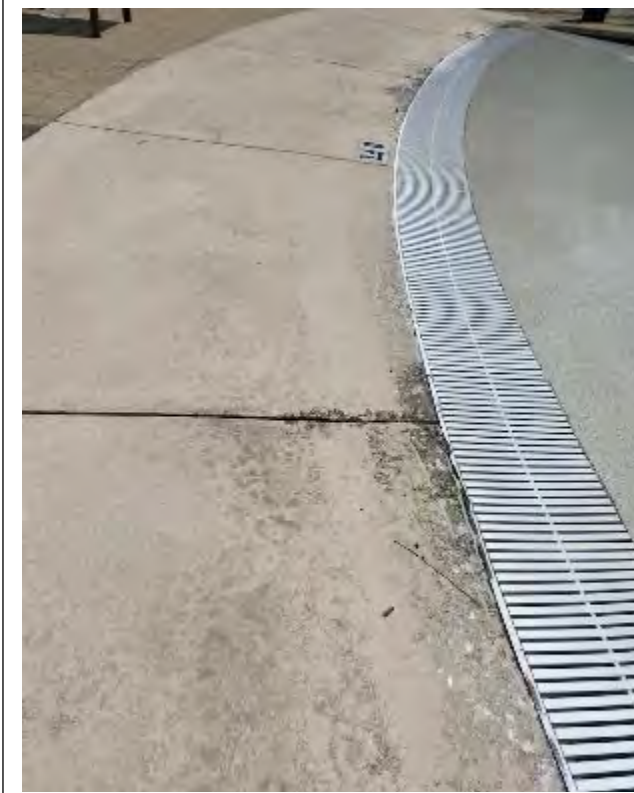
- All gym equipment has been repaired, including a recently repaired cable, and will continue to be checked to make sure equipment is in working order.
- Gym wipes have been restocked and will continue to be monitored and replaced as needed.
- The gym is continuing to be professionally cleaned weekly.

Completed Projects – Pool Deck



- The pool was closed for two days in August so GMS could treat some of the black algae spots.
- Strong chemicals were used to treat the black algae and the pool was thoroughly cleaned.
- The battery for the ADA compliant lift chair is operational and the chair has been cleaned.
- Three new life rings have been placed in the pool area.

In Progress Projects – Pool Deck



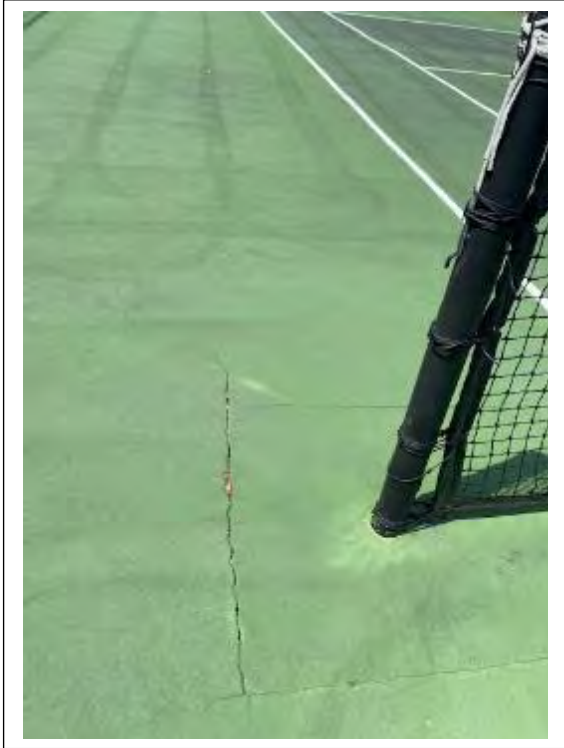
- The entrance to the pool will be scrubbed and painted at the same time the pool is drained for treatment of the black algae, which will be sometime after the busy season.

In Progress Projects – Pool Deck



- Additional projects in progress on the pool deck:
 - Replace broken pool chemical containers – both containers have broken doors that will not close properly.
- Note: New containers have been delivered and will be assembled and installed.

Upcoming Projects – Tennis Court



- Multiple cracks in the surface of the tennis courts.
- Quotes to repair have been requested.
- Upon completion of surface repairs, benches will be obtained.
- Upon completion of surface repairs, quotes for shade options will be obtained.

Upcoming Projects – Soccer Field

- Upon Board approval pricing for a second goal will be obtained.



Upcoming Projects – Lakes

Pond 5 – Majestic Walk Circle



Landscape Maintenance

- Trim All has been contacted regarding multiple areas to improve throughout the community
 - Landscape beds
 - Weeds
 - Replace dead trees
 - Straighten leaning trees
 - Broken irrigation
 - Maintenance of Easements

Pond Maintenance

- Sitex Aquatics has been contacted regarding:
 - Algae in ponds
 - Fountains not working.

Note: New fountains have been ordered for:

Pond 5 at Majestic Walk Circle

and

Pond 3 which is at the end of the parking lot by the Amenity Center and is visible from Majestic Walk Blvd.

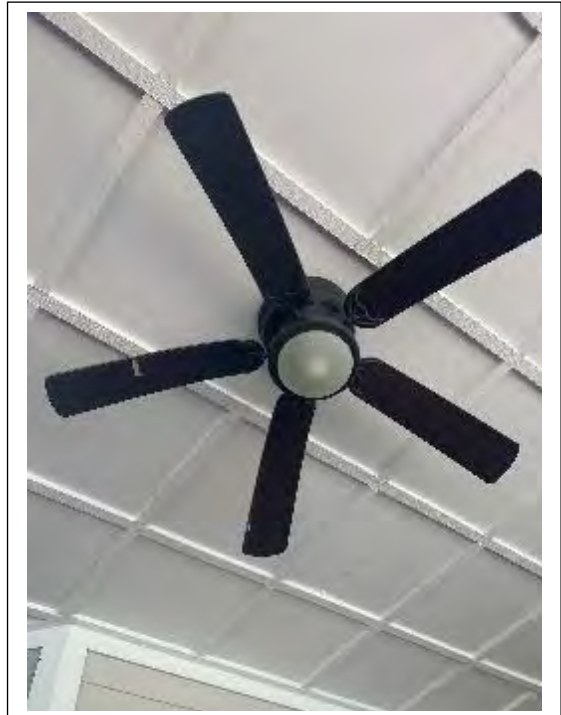


Upcoming Projects



- Replace broken and faded umbrellas around the pool
- Clean and paint all areas on playground equipment to prevent corrosion.
- Replace fans on patio facing the pool.
- Clean and paint picnic tables under the pavilion by the tennis courts

GMS works at direction of the Board of Supervisors and will only conduct larger projects upon approval



Action Items Report

Amelia Walk CDD

Action Items Reported on by:		9/12/2022		Cheryl Graham
				Kelly Mullins
Action Items		Date Completed	Initials	Comments
Pond 5 - Majestic Walk - East side of entrance				New fountain has been ordered and is expected to be installed during the week of September 26th.
Fall River - JEA Lift Station - West side			CG	Sod was removed for cluster mailboxes however it was the incorrect location. Contractor will be financially responsible for the replacement of the sod.
Landscaping - corner of Majestic Walk Pkwy. and Circle			CG	New quote has been provided that will match all corners of Majestic Walk Circle.
Pool Equipment containers			KM/CG	Existing containers are in poor condition. New containers have been purchased and need assembly.
Faucet Posts			KM/CG	Need painting.
Ceiling Fans - Poolside Patio				Fan blades warped and motor is corroded. New fans have been purchased and will be installed ASAP.
Tennis Courts				Cracks in surface in play area and by net post. Quotes have been requested.
Replace Broken and Faded Pool Umbrellas				Style and cost to be provided after more pressing pool matters are handled. Consider replacement for spring 2023
Pond 3 - Fountain not working				New fountain has been ordered and is expected to be installed during the week of September 26th.
Community Signs at Entrance				Surface is faded, letters are peeling. Both signs need to be repainted.
Picnic Tables on Pavilion				Metal is corroded. Table legs will be cleaned, sanded, patched and painted.
Playground				All joints have been reviewed. Any corroded bolts will be replaced, areas cleaned and painted.

Conclusion

For any questions or comments regarding the above information please contact Cheryl Graham, Field Operations Manager, at cgraham@rmsnf.com and Kelly Mullins, Amenity Manager, at ameliawalkmanager@gmsnf.com.

Respectfully,

Kelly Mullins
Cheryl Graham





EXHIBIT "B" – RFP Questions

REQUEST:

Describe training provided to employees (HR, job specific, certifications, etc.).

ANSWER:

GMS offers robust professional development and formalized training programs for all key positions in the organization. The training is formal with training agendas, and training guides, and all training is recorded in a secure GMS-Only website for ongoing reference.

In addition, we routinely invite external speakers to meet with our teams (District Counsel, Insurance Training, Risk Management, Assessment Administration, Public Record Requests, Dealing With Conflict, Proactive Customer Service, Coaching for Excellence, etc.)

Most of our field operations and maintenance teams have achieved CPO certifications. Most of our Amenity Managers and Lifeguards have taken CPR and First Aid training.

All leaders participate in annual compliance and HR Training Programs.

Proposer embraces safety practices in the workplace. We also provide periodic OSHA safety training to our staff including Ladder training, height protection training, lifting training, lift (operations) training, etcetera as needed. Our new employees are assigned a mentor, and all staff are under the direction of our Property Management Team who provide additional training and/or certifications. We also support online and/or in-person training with expense reimbursement opportunities as part of our professional development programs both with GMS and RMS.



EXHIBIT “B” – RFP Questions

REQUEST:

Describe your approach to quality assurance with respect to the services you are proposing: What processes/tools do you use to ensure the quality of services you provide?

ANSWER:

To ensure quality services, all clients are discussed, at a minimum, weekly in staff meetings. In addition, we encourage proactive quality practices, and any staff member may escalate issues to all levels of the organization requesting assistance. All monthly reports are reviewed by each organizational supervisor(s) before being included in the monthly agenda packages. We also have our Operations Managers and Amenity Managers provide verbal updates at the Board of Supervisor scheduled meetings. We utilize a sophisticated TimeCo geocoding time tracking system for all amenity employees which tracks the geocoding location when time sheets are submitted supporting service accuracy.

Our client satisfaction and retention rates are outstanding; this further supports the voice of customer sentiments about the quality and consistency of our services.



EXHIBIT "B" – RFP Questions

REQUEST:

Describe what support onsite personnel get from corporate. (Operational Management, Payroll Support, HR, IT, Accounts Payable, etc.)

ANSWER:

GMS has a large corporate services function that provides a host of services to the organization. This structure allows for "Centers of Excellence" in functions such as:

- Payroll,
- Recruiting,
- Accounts Payable,
- Financial Reporting,
- Information Technology,
- Corporate Training,
- Compliance Services,
- and all Human Resources as examples.

Of note, our Amenity and Field Managers are responsible for approving invoices; all other Accounts Payable and Financial Reporting Functions are centralized in our Corporate and Regional Accounting Centers.



EXHIBIT “B” – RFP Questions

REQUEST:

Do you offer a website platform for resident engagement that includes payment processing capabilities? If so, please provide the pricing details and if you're able to provide a demonstration.

ANSWER:

GMS is currently evaluating additional payment processing capabilities. We will update the Board on our capabilities once our plans are fully implemented.



Governmental Management Services

EXHIBIT "B" – RFP Questions

REQUEST:

Do you offer a maintenance website to help manage requests and repairs and track repair status? If so, are residents able to report issues and receive status updates about the community?

ANSWER:

GMS currently posts QR code posters throughout our community clients, which allow residents to quickly and efficiently submit service requests. This process allows the requestor to send photos and/or other specific request details. We provide updates to the requestor throughout the service process.

Additionally, GMS is currently evaluating additional repair request processing capabilities. We will update the Board on our capabilities once our plans are fully implemented.

VIA EMAIL



VIA TEXT



ELEVENTH ORDER OF BUSINESS

A.



2 Locations

North FL
9774 Florida Mining Blvd West, Suite 701
Jacksonville, FL 32257
(904) 354-7060

Central FL
2085 Calumet St
Clearwater, FL 33765
(727) 785-6209

Maintenance
Contract
2025

www.sunbeltsys.com

QUARTERLY SERVICE PLANS



Sunbelt Gated Access' standard **Preventative Maintenance Plan**.

Parts and Labor are *not* included in this plan. Looking for an upgrade? Check out our Silver & Gold Plans!

Quarterly Inspections

Preventative Maintenance



Sunbelt Gated Access' mid-tier Preventative Maintenance Plan. The standard **Preventative Maintenance** services as well as **labor costs** are included in this plan.

Quarterly Inspections

Preventative Maintenance

Service Call Labor



Sunbelt Gated Access' **All-inclusive Preventative Maintenance Plan**.

The **standard plan** services as well as **labor costs** and **replacement parts** are included in this plan.

Quarterly Inspections

Preventative Maintenance

Service Call Labor

Service Call Parts

Preventative Maintenance is essential for keeping equipment reliable, efficient, and safe. By addressing potential issues before they become costly problems, it reduces downtime, extends the lifespan of your system, and ensures optimal performance. Investing in preventative maintenance saves time, money, and hassle in the long run which is why we always recommend our standard Bronze plan to our customers.

Upgrade to our Silver Plan for even greater peace of mind! In addition to all the benefits of basic preventative maintenance, the Silver Plan includes labor for any repairs needed during your maintenance visit—at no additional cost. This ensures your equipment stays in top shape without unexpected expenses, saving you time and money. Choose the Silver Plan for a hassle-free experience and unmatched value!

Take your coverage to the next level with our Gold Preventative Maintenance Plan! Building on the benefits of the Silver Plan, the Gold Plan covers both labor and parts for any repairs needed during your maintenance visit. No hidden costs, no surprises—just complete protection for your equipment. This all-inclusive plan ensures maximum performance and reliability while giving you total peace of mind. Upgrade to the Gold Plan

****These plans cover only accessible equipment not managed or maintained by a 3rd party.***



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Contract
2025

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Quarterly Contract Options

Customer

Details

The pricing below is Per Gate System and will be billed Quarterly.
(See the "Monthly Service Plans" for Monthly options and pricing.)

Plan Selection

Select one of the following options:

☐ Bronze
\$315

☐ Silver
\$755

☐ Gold
\$1,325

Damage caused by Acts of God, vehicles, misuse, and/or abuse are not covered under this agreement.

Systems that are over 10 Years of age and/or Alternative Brands not listed on our website are NOT covered by any of our programs including standard service. (If you have a system that you think may be covered, please reach out with the brand name and we will confirm whether we can service it or if it is outside of our scope of work.)

Equipment covered by all plans includes: Chains, belts, bolts, grease, minor paint touch-up's (wet paint,) testing of full system, adjustments of arms and/or limits, lubrication of hinges and rollers, and a complimentary maintenance report from the technician.

A full list of the covered equipment will be attached to the agreement prior to signing. If equipment changes during the term of this contract, Sunbelt Gated Access may adjust pricing to reflect the change in equipment.
Please ensure that the listed equipment is accurate prior to signing the agreement.

*The customer listed agrees to the selected plan, services, and pricing for one full year from the date returned. Any alterations or additions will be listed in the "details" section and must be initialed and dated by both parties to be considered part of the agreement. *Add-on's will alter pricing.*

Customer's Authorized Signer

Date

Sunbelt Gated Access' Authorized Signer

Date



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Contract
2025

www.sunbeltsys.com

Terms and Conditions:

Sunbelt provides a 24-hour response time from your call to our arrival, Monday through Friday, with service calls conducted during regular business hours (8:00 AM to 5:00 PM), excluding holidays.

For customers without a PM Plan:

- Routine service during normal business hours is billed at \$145.00 per hour.
- Replacement parts and their installation are included in the Gold Plan.
- Customers will receive recommendations and a report following each inspection.

Please note:

- Sunbelt is not responsible for damage to access-controlled gate systems caused by vandalism, malicious mischief, vehicle damage, acts of God, personal injury, or similar incidents.
- Owners of access-controlled gates are strongly advised to maintain a comprehensive liability insurance policy, as these systems are susceptible to accidents.
- Sunbelt is not liable for Knox switches or SOS systems left on/open by fire department or law enforcement personnel.
- This Agreement may be modified only by written agreement initialed and dated by both parties.
- Properties that do not meet UL-325 and ASTM F2200 Safety Standards must be brought into compliance before any operator/gate replacement is performed.

We are committed to delivering prompt, high-quality, cost-effective, and reliable scheduled maintenance and service.



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2025

www.sunbeltsys.com

Equipment List

Customer: _____

Date: _____

Model of Operators _____

Age of Operators _____

Multi-Operation System?
(PAMS or similar) ☐ Yes ☐ No

Callboxes _____

Keypads _____

Card Readers _____

Safeties _____

Loops/Virtual Loops/Probes _____

Safety Equipment/Photo Beams/Edges _____

Hinges/Arms/Rollers/Chain _____

Additional Equipment _____

Please note that while cut loops in concrete/asphalt and virtual loops are fully covered, if loops are under pavers or similar material, the removal and reinstallation of the pavers/materials will fall within the owners responsibility.



2 Locations

North FL

9774 Florida Mining Blvd West, Suite 701
Jacksonville, FL 32257
(904) 354-7060

Central FL

2085 Calumet St
Clearwater, FL 33765
(727) 785-6209

**Maintenance
Contract
2025**

www.sunbeltsys.com

Scope of Work:

- Test all equipment, loops, and emergency devices (e.g., SOS systems, Knox Boxes) to ensure proper operation.
- Lubricate and grease hinges and/or chains as needed, and inspect the drive chain or belt, adjusting as necessary.
- Inspect welds and the gate for cracks, damage, excessive wear, or stress.
- Test the battery backup system, backup batteries, and DC motor operation for functionality.
- Check hydraulic oil levels and refill to the appropriate level; inspect the gear reduction box for sufficient oil.
- Check, adjust, and test safety features, including limit safety switches, clutch settings, and timing for proper operation.
- Verify the operation of gate operator(s) and ensure all electrical connections are secure.
- Inspect and test all entry devices, including remotes, card readers, tag readers, barcode scanners, maglocks, and telephone entry systems, ensuring phone or cell lines work correctly.
- Confirm the proper overall function and integration of all system components.

Hi All,

Sunbelt has just confirmed the information below regarding the gates. Since our gates are still relatively new, they recommend staying with the Bronze package at this time. This plan includes quarterly inspections and preventative maintenance. Once the systems reach five years of age, we can revisit and consider upgrading to the Silver package.

1. *The contract says labor costs DURING maintenance visits. Do they include labor costs when it breaks down not during maintenance visits?*

- a. Bronze - No.
- b. Silver - Yes.
- c. Gold - Yes.

1. *Are parts currently under any warranty?*

- a. The four LiftMaster operators may still have some components under warranty, as most manufacturers offer a 3- to 5-year warranty on major equipment. Based on that, the recommendation is to proceed with the Bronze Preventative Maintenance Plan for now. Once the operators reach the 5-year mark, we can reassess whether upgrading to the Silver plan would be more appropriate.

2. Also, can you see what we are currently spending for labor vs parts for repairs?

- b. There's a wide range in part costs depending on the specific component. Labor is billed at \$145 per hour in tenth-hour increments, with a base service call charge of \$200 covering the first half hour, followed by the standard hourly rate thereafter.

3.

Thank you.

Respectfully,

MATTHEW REID

Community Manager

Reverie at Trailmark

35 Rustic Mill Dr. | St. Augustine, FL 32092

Direct 904.436.5510 | Cell phone 904.504.5882

reveriehoa.com

24/7 Customer Care: 866.378.1099

B.

Proposal for Extra Work at Six Mile CDD Trailmark

Property Name Six Mile CDD Trailmark
Property Address Trailmark dr
 st augustine, FL 32092

Contact Alex Boyer
To Six Mile CDD
Billing Address 475 W Town Pl Ste 114
 St Augustine, FL 32092

Project Name Six Mile CDD Summer Annuals 2025
Project Description Color

Scope of Work

QTY	UoM/Size	Material/Description	Total
Summer Flowers			\$2,175.52
600.00	EACH	Flower Install	
5.00	EACH	Install soil mix	

For internal use only

SO# 8664910
JOB# 460800520
Service Line 140

Total Price \$2,175.52

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	Facility Manager
Alex Boyer		
Printed Name	Date	May 07, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Account Manager
Steven C. McAvoy Jr.		
Printed Name	Date	May 07, 2025

Job #: 460800520

SO #: 8664910

Proposed Price: \$2,175.52

C.

Before



After



After



Before



After



Before



After



After



Before



After



Before



After



D.

PARTNERSHIP PROGRAM



THE CONNECTION TO SPORTS IN NORTHEAST FLORIDA.

#THEFUTUREISPRIME

ABOUT US



WHO WE ARE

Florida Prime Sports is the only **full-service sports organization** in NE Florida.

Our programs feature the **highest achieving** and **professional coaching staff** across their respective sports.



OUR MISSION

Our mission is to **broaden opportunities** and **connect athletes** with the best coaches and create comprehensive programs that allow **each player to meet his or her potential** without leaving the area in search of new programs.

We exist for the **betterment of youth sports** in our **community**.



PARTNERSHIP PROGRAM



WHY PARTNER WITH US?

- **Safety protocol** prioritized for all participants.
- **7 full-time admin** holding college degrees.
- **Partnerships** with professional teams in town.
- National partnership with **Adidas**.
- Foundation providing the **ability for everyone to play**.
- **Physical office** for centralized operations.
- **Over 70 coaches** with Professional/College/High School experience.
- **Expertise in communication** platforms.
- **Full athletic path** available for ages 2 to 19 years old.
- **Preferred partners** of the St. Johns County, St. Johns school district, and Duval County District.



PARTNERSHIP PROGRAM



ADDITIONAL BENEFITS

- Coach **Safety Training**
 - In addition to background checks we Also require a **child safety course** as well as **concussion protocol**.
 - Volunteer coaches as well as professional coaches for the U4,U5,U6 age group for the same price point as your Recreational Program.
- Will be the **same financial commitment** as families were getting before.
- We are the only organization that offers **all the sports that amenity was previously providing to these families**
- We are a smaller organization which allows us to provide a **level of interaction with the families that is not offered by any other multi-sport organization** in this meeting.



SAFETY STANDARDS



Background checks are a crucial component of ensuring the safety and well-being of children as well as protecting them while participating in our youth sports programs.

Our main priority at Florida Prime Sports is maintaining a safe environment for all athletes.

- Help verify the credentials and qualifications of individuals working with young athletes
- Ensure that coaches and staff members have the necessary training and experience
- Set a tone of high standards of professionalism
- Create a secure and positive environment where children can learn, grow, and thrive



COMMUNITY INVOLVEMENT



- Partnership with St. Johns Cares.
- Donated 7000+ snacks and goods to benefit their various needs throughout the year.



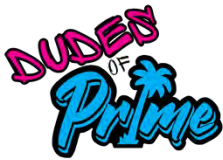
- Partnership with Field of Dreams.
- Our staff and members volunteer with the Buddy Program providing opportunities for children with special needs.



- Our staff volunteered at the Best Buddies Friendship Walk for the second straight year.
- Executive Director, Felipe, was nominated as Best Buddies Champion of the Year in 2023.



- Youth female athlete empowerment and education program to equip female athletes with the tools to succeed in life and sport.



- Program created to lead youth male athletes to give back to the community while learning and growing as individuals and brothers in sport.



- Enables Florida Prime Sports families to make impactful connections and share their small businesses and community involvement. We host various engaging events that simultaneously support members of our club and community.

OUR GROWTH

EST. JULY 9, 2020



SOCCER



- 20 Competitive teams
- 40 Recreational teams
- Camps & Clinics
- Annual 3v3 Tournament
- Prime Soccer Cup with over 200 teams

BASEBALL



- 10 highest level teams
- 2 showcase teams
- 8 youth teams
- Camps & Clinics

SOFTBALL



- 12 teams
- Camps & Clinics
- Prime Invitational tournament
- New location in central FL

FLAG FOOTBALL



- 12 teams
- Started June 2023
- Partnership with the Jax Sharks and Bartram bears

VOLLEYBALL



- In Collaboration with JJVA
- Both girls and boys teams

THE ROOKIE PROJECT



- Incubator for developing youth athletes from ages 2-6.
- All equipment provided.
- Baseball, basketball, soccer, tennis, flag football!

ALL SPORTS CAMPS



- Over 1000 campers every summer
- 2 locations: St. Johns County, FL and Laredo, TX

PRIME INTERNATIONAL



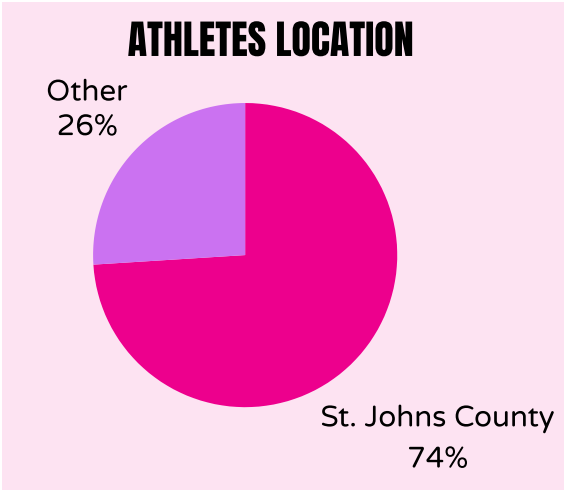
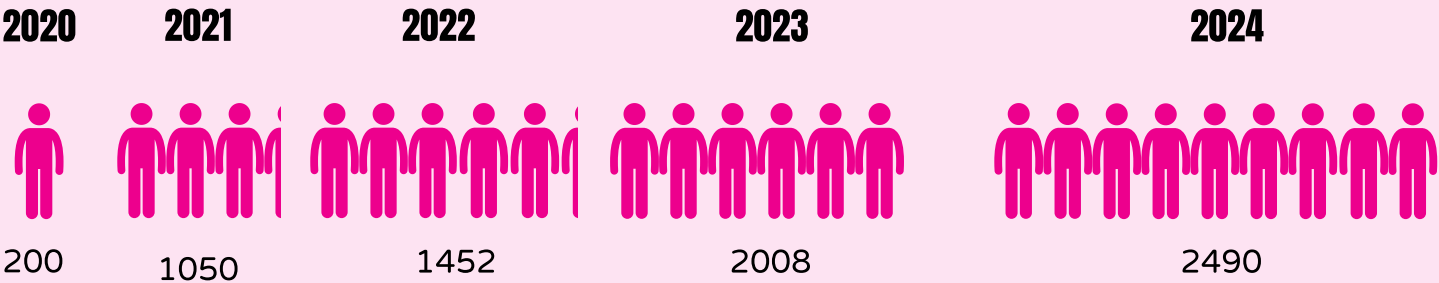
- Prime International offers an all-inclusive program that invites international teams to the U.S. to participate in sports tournaments, trips, and events, featuring soccer, volleyball, cheerleading, and basketball.
- Teams enjoy a curated experience including travel arrangements, accommodations, and competitive play under the Prime banner, ensuring a seamless and engaging experience for athletes from around the world.

OUR DEMOGRAPHICS



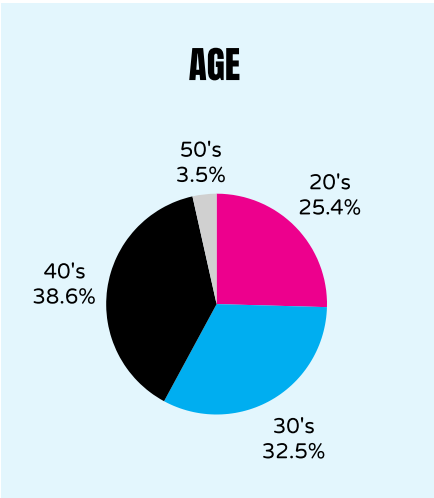
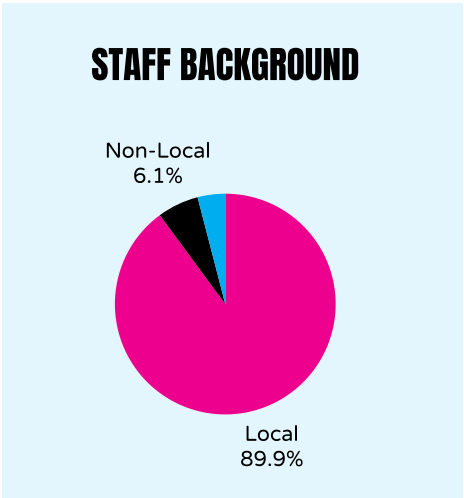
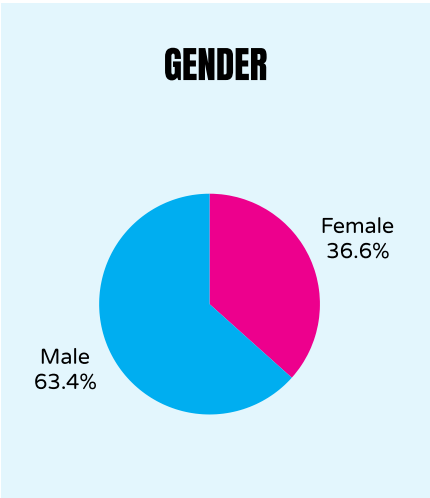
MEMBERSHIP

NUMBER OF ATHLETES IN PRIME PROGRAMS



COMBINED YEARS OF COACHING EXPERIENCE
+965 YEARS

STAFF



OUR FUTURE



PRIME INVITATIONAL & PRIME CLASSIC (SOFTBALL & BASEBALL)

Coming soon.



PICKLEBALL PROGRAM

Coming soon.



T-BALL PROGRAM

Coming soon.



NEIGHBORHOOD PROGRAMS

Coming soon.



YOUR BENEFITS



IMMEDIATE BENEFITS

Access to **18,000+** families in the St. Johns County/Jacksonville areas.



16.5K+ Email Contacts & growing!



14K Instagram Followers



37,506 Facebook reach & thriving!



AI integration with all communications: SMS, Voicemail Drops, email.



LET'S TEAM UP!



- Florida Prime will revenue share a % or fee of all soccer instruction, clinics, camps, and all other soccer related revenue.
- Florida Prime will be the exclusive provider of all the sports agreed by both organizations, instruction, events, league coordination, and youth sport camps.
- Florida Prime will manage all sports related activities outside of social play.
- Trailmark will work with Florida Prime to help promote and market all sports and camp related activities through the monthly newsletter, message boards, social media, and community e-blasts. Florida Prime will provide the relevant information.
- Florida Prime will consult the Maintenance Supervisor on the upkeep of the sports fields.
- Florida Prime will use temporary markings that will be removed after each practice, game, or related activities.

Benefits to YOU

- Cost savings on overall field maintenance and labor through consulting.
- Attraction of new homebuyers through league play, programming, and events.
- Fun programming for current residents ages 2-19.

#THEFUTUREISPRIME

SOCCER SEASON



Soccer

Divisions

- U5 - 2020/21
- U6 - 2019
- U8 - 2017/18
- U10 - 2015/16
- U12 - 2013/14
- U15 - 2010-12

- Ball Size per Division
- U5 U6, U8 - Size 3 Ball
- U10, U12 - Size 4 Ball
- U15 - Size 5 Ball

Cost per Player

- \$145.00 - Early Bird pricing
- \$190.00 - Regular Season pricing
- Includes game uniform

Fees cover training sessions, player and coaches league registration fees, background checks for all coaches and managers, and referees for local league games.

Trailmark Game Location Based on Community

- Saturdays: 8 a.m. - 2 p.m. Times may vary.

Sample Session Schedule

- Summer Session: June-July 18 (6 Weeks short season)
- Fall session: September-November (10 weeks long season)
- Winter Session: January-February (6 Weeks short season)
- Spring 2022 Session: March- May (10 weeks long season)

#THEFUTUREISPRIME

PROPOSED USER FEES FOR SERVICES



June 1, 2024 - May 30, 2025

Sport	Duration of Season: Start/End Dates	Proposed User Fees For Residents and NonResidents	Estimated Number of Participants	Estimated Gross Revenues
Fall Soccer	Aug-Nov	\$145/\$165	250	\$38,750
Winter Flag Football	Jan-Mar	\$145/\$165	300	\$46,500
Spring Soccer	Feb-May	\$145/\$165	250	\$38,750
Basketball	April- May	\$125/\$145	100	\$13,500
Rookie Project (2-6 years old)	4 sessions (Fall, Winter, Spring, Summer)	\$135	100 per session	\$54,000
Summer Flag	Jun-Jul	\$145/\$165	150	\$23,250

#THEFUTUREISPRIME

CDD REVENUE SHARE



Program	Description	CDD Revenue Share 10%	Estimated Annualized CDD Revenue Share
Fall Soccer	Includes Coaches background check, communication app, 8 games, and picture day and Jersey		\$3,875
Winter Flag Football	Includes Coaches background check, communication app, 6 games, picture day and Jersey		\$4,650
Spring Soccer	Includes Coaches background check, communication app, 8 games, picture day and Jersey		\$3,875
Basketball	Includes Coaches background check, communication app, 6 games, picture day, and Jersey		\$1,350
Rookie Project	Includes Coaches background check, communication app, 6 sessions, picture day, and Jersey		\$5,400
Summer Flag Football	Includes Coaches background check, communication app, 6 games, picture day and Jersey		\$2325

#THEFUTUREISPRIME

SOCCER SEASON



Soccer

Divisions

- U5 - 2020/21
- U6 - 2019
- U8 - 2017/18
- U10 - 2015/16
- U12 - 2013/14
- U15 - 2010-12

- Ball Size per Division
- U5 U6, U8 - Size 3 Ball
- U10, U12 - Size 4 Ball
- U15 - Size 5 Ball

Cost per Player

- \$145.00 - Early Bird pricing
- \$190.00 - Regular Season pricing
- Includes game uniform

Fees cover training sessions, player and coaches league registration fees, background checks for all coaches and managers, and referees for local league games.

Bartram Springs Game Location Based on Community

- Saturdays: 8 a.m. - 2 p.m. Times may vary.

Sample Session Schedule

- Summer Session: June-July 18 (6 Weeks short season)
- Fall session: September-November (10 weeks long season)
- Winter Session: January-February (6 Weeks short season)
- Spring 2022 Session: March- May (10 weeks long season)

#THEFUTUREISPRIME

LEAGUE INFORMATION



Important Information - League Rules and Regulations

Once team rosters are finalized, each parent will be contacted by the coach to identify practice day and time. This process can take up to 4 weeks after registration.

- Two practices before first game.
- There will be 8 scheduled games. Games are played Saturdays at local fields.
- Shin guards are MANDATORY.
- Cleats are suggested.
- Division size ball required for practice.
- Mouth Guard suggested for 10u and up (Football).
- Referees will be provided for all division play.

Volunteer coaches will receive a registration discount.

#THEFUTUREISPRIME

CURRENT PARTNERS



SOUTHEAST
ORTHOPEDIC SPECIALISTS



Outcomes by HOPCo



SJM.



LET'S TEAM UP!



We are excited about the possibility of partnering with you. We believe this collaboration can strongly benefit both athletes and families.

At Prime Sports, we are committed to providing an outstanding experience for our athletes. Our dedicated coaches and staff ensure they receive top-notch training and support.

Beyond the field, we understand the importance of family, that's why we offer resources and events to support them in youth sports.

#THEFUTUREISPRIME

CONTACT

✉ **EMAIL (Partnership Program):** info@floridaprime.net

✉ **EMAIL (Executive Director):** felipe@floridaprime.net

☎ **PHONE:** [904.887.6856](tel:904.887.6856)



E.

OnSight Industries, LLC
 900 Central Park Dr
 Sanford FL 32771

Written By: LEE KENNERLY

Date: 5/19/2025

Proposal: W000398689

Bill To:

Six Mile Creek Investment Group
 475 WEST TOWN PLACE
 SUITE 114
 ST AUGUSTINE FL 32092

Location:

TRAILMARK
 475 WEST TOWN PLACE SUITE 114
 SAINT AUGUSTINE FL 32092

Project Name: REPLACEMENT SIGNS

Line	Item	U/M	Unit Price	Qty	Net Amount
1	ITEM-STREET SIGNAGE-M001819 STREET SIGNAGE CUSTOM PEDESTRIAN CROSSING W/ ARROW& AHEAD COMBO	EA	780.00	24.000	18,720.00
2	ITEM-STREET SIGNAGE-M001819 STREET SIGNAGE CUSTOM PEDESTRIAN CROSSING SIGN	EA	689.00	4.000	2,756.00
3	ITEM-STREET SIGNAGE-M001819 STREET SIGNAGE CUSTOM SPEED LIMIT 25 MPH SIGNS	EA	680.00	3.000	2,040.00
4	ITEM-STREET SIGNAGE-M001819 STREET SIGNAGE CUSTOM DUAL STREET BLADE/STOP COMBO	EA	871.65	4.000	3,486.60
5	LABOR/INSTALL JACKSONVILLE LOCAL 30-45 LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 30-45	EA	8,460.00	1.000	8,460.00

Line	Item	U/M	Unit Price	Qty	Net Amount
Pre-Tax Total:					35,462.60
Sales Tax:					0.00
Total:					35,462.60

Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requested for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.



Signature

Name

5/29/25
Date

F.



Duck Duck Rooter Plumbing, Septic & Air Conditioning
4567 Blanding Blvd, Jacksonville FL 32210
www.DuckDuckRooter.com
904-862-6769

Certified Plumbing Contractor - CFC 1429193
Mechanical Contractor - CMC 1250980
Master Septic Tank Contractor - SM0051487
Certified Underground Utility and Excavation Contractor - CUC 1225195

BILL TO

Trailmark Development
805 Trailmark Drive
St. Augustine, FL 32092 USA

ESTIMATE
98512067

ESTIMATE DATE
Jun 03, 2025

JOB ADDRESS

Trailmark Development
805 Trailmark Drive
St. Augustine, FL 32092 USA

Job: 98483648

ESTIMATE DETAILS

Replace OEM Compressor :

Recover all refrigerant from the system. Remove existing compressor and install a new OEM compressor. Install new liquid line filter drier.

Add R-410A refrigerant each additional lb. (Approx. 6 pounds)

Manufacture Warranty: 1 Year / Labor Warranty: 30 Days

SUB-TOTAL	\$3,050.48
TAX	\$0.00
TOTAL	\$3,050.48

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties unless products have been installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU

HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date



Service Estimate: 039163

Requested Date: 06/04/2025

Division: THIG

Customer P.O.:

Total Cost: 2,984.08

Page: 1

Bill To : 158040

Six Mile Creek CDD
 805 Trailmark Dr
 SAINT AUGUSTINE, FL 32092
 Phone : (904) 759-8890

Location : 158040

Six Mile Creek CDD
 805 Trailmark Dr
 SAINT AUGUSTINE, FL 32092
 Phone: (904) 759-8890 Fax:

Requested By	Contact	Authorized	SA. No.
Rich Gray		Rich Gray	
Terms	Telephone	Quote Auth Date	Prepared By
NET 30 DAYS	(904) 759-8890		scomay

# Unit	Description	Brand	Model	Serial
147458		TRN	4TWR4030G1000AA	16182551BF
quote to replace compressor. quote includes recovery and disposal of refrigerant, compressor and filter drier replacement, pressure test work performed, evacuate system down to 500 microns and recharge system with new refrigerant.				

Qty	Description	Price	Extended
0	2.5 TON FACTORY SCROLL COMPRESSOR R410A	1953.45	1953.45
0	RECOVER REFRIGERANT & RECLAIM 2.5 TON SYSTEM	125.00	125.00
0	PULL VACUUM ONLY	195.98	195.98
0	ADD R410A BY THE POUND	78.85	709.65
Material Subtotal			2,984.08

Subtotal :	2,984.08
Total :	2,984.08
Estimate Total :	2,984.08

Customer Signature _____

Print _____

Date _____

G.



Waste Management Inc. of Florida
8801 NW 91st Street
Medley, FL, 33178
(866) 381-9369

WM Agreement #
Customer ID

Acct. Name

Salesperson
Effective Date
Last PI Date

S0019373028
27-86032-23000
SIX MILE CREEK
COMMUNITY DEVELOPMENT
DIST
Carrington Sample
4/1/2025
02/19/2025

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name	SIX MILE CREEK COMMUNITY DEVELOPMENT DIST	Contact	TERESA VISCARRA
Address	35 RUSTIC ML DR	Telephone #	4073474103
City State Zip	SAINT AUGUSTINE, FL 32092-7940	Fax #	
County/Parish	SAINT JOHNS	Email	tviscarra@gmscfl.com

Customer Comments:

Billing Information

Name	SIX MILE CREEK COMMUNITY DEVELOPMENT DIST	Contact	TERESA VISCARRA
Address	1408 HAMLIN AVE UNIT E	Telephone #	4073474103
City State Zip	SAINT CLOUD, FL 34771-8588	Fax #	
County/Parish	OSCEOLA	Email	tviscarra@gmscfl.com

PO#

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	4 Yard FEL	MSW Commercial	1xPer Week	Energy Surcharge	\$ 293.55 \$ 45.44

Except for increases permitted by Sections 4(b)(i) – (v) of this Agreement, the Base Rate (1) shall not be increased during the first 12 months of Contract Term, and (2) will increase by 10% annually thereafter for the remaining Initial Term

Current rate for Extra Pickup: \$ 235.00
Franchise Fee Percentage: 0.00% *

Current Energy Surcharge 15.48%

MONTHLY TOTAL : \$ 338.99 *

Customer's Waste Materials not to exceed an average weight of lbs./yard.

Franchise Fee	\$ 16.94 *
Administrative Charge	\$ 0.00 *
MONTHLY GRAND TOTAL	\$ 355.93 *

Initial One Time Service Charges*

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments. This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 5 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 60 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature

Printed Name

Title

Date

Company Waste Management Inc. of
Florida

Printed Name

Waste Management Sales Rep.

Title

Date

Terms and Conditions on following page(s)

1. (a) SERVICE GUARANTEE. We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.

(b) SERVICES RENDERED; WASTE MATERIALS. Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer's Waste Materials at Customer's Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer's new service location(s) if such location(s) is within Company's service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer's Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, polychlorinated biphenyl (“PCB”) wastes, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer's Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer's Waste Materials is transferred to Company upon Company's receipt or collection unless otherwise provided in this Agreement or applicable law.

2. CONTRACT TERM. The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the “Contract Term”) is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.

3. TERMINATION RIGHTS. Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer's obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer's breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer's service location(s) after the effective date of the termination of this Agreement.

4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES. The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”), which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer's failure to object to such changes, which shall be deemed to be Customer's affirmative consent to such changes.

(b) PERMITTED PRICE INCREASES AND CHARGE MODIFICATIONS. Company reserves the right, and Customer acknowledges that it should expect Company to increase, add, or modify the Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer's service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the calculation of the Energy Surcharge including additions or modifications to the fuel types used in the calculations, the Recyclable Materials Offset, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on an enterprise-wide basis, including Company and all Affiliates and subcontractors); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel or energy surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer's last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company's operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company's costs.

(c) CONSENSUAL PRICE INCREASES Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer's sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer's failure to terminate this Agreement (within the 30-day period) shall be construed as Customer's acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer's Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer's agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.

5. INVOICES; PAYMENT TERMS Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer's billing address specified in the Service Summary, or if the Customer elects to participate in the Company's electronic billing program, make them available by email to Customer's designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer's or any third-party billing portal or program. In no event shall the use by Company of Customer's or any third-party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company's payment address on Customer's invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company or its payment system provider(s) from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If this Agreement is signed by an agent, broker or other third party on Customer's behalf, the Customer receiving the Services remains liable for payment of all Charges due hereunder including any liquidated damages owed under Section 7. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.

6. EQUIPMENT, ACCESS. All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer's service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company's equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer's failure to provide access. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and agrees that Company shall not be responsible for any damage to

Customer's pavement or any other surface resulting from the equipment or Services. Customer agrees that during each instance of service of roll-off/open top container(s) or compactor box at Customer's service address, the Company vehicle(s) providing service may temporarily place an additional roll-off/open top container or compactor box at Customer's service location in a manner that does not interfere with the use of Customer's premises, with such container being removed by the Company upon Company vehicle's return of the empty roll-off/open top container or compactor box to the Customer's service address.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer. Except to the extent either party has provided timely written notice of termination as set forth in Section 2, Customer's acceptance of a competing offer under this Section 9 before the expiration or termination of the current Initial Term or Renewal Term shall be a termination under Section 3(b) and subject to Customer's obligation to pay liquidated damages as provided in Section 7.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) It is expressly agreed that the parties shall be independent contractors and that the relationship between the parties shall not constitute a partnership, joint venture, agency, or employer-employee relationship. (j) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (k) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single Stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper; flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling processing services are provided, Charges may include separate

fuel and environmental surcharges for recycling services as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.



Waste Management Inc. of Florida
8801 NW 91st Street
Medley, FL, 33178
(866) 381-9369

WM Agreement #
Customer ID
Acct. Name
Salesperson
Effective Date
Last PI Date

S0019373027
2-72856-52379
TRAILMARK AMENITY
CENTER
Carrington Sample
4/1/2025
01/22/2025

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name	TRAILMARK AMENITY CENTER	Contact	Teresa Viscarra
Address	805 TRAILMARK DR	Telephone #	407-347-4103
City State Zip	ST AUGUSTINE, FL 32092-7634	Fax #	
County/Parish	SAINT JOHNS	Email	tviscarra@gmscfl.com

Customer Comments:

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	4 Yard FEL	MSW Commercial	2xPer Week	Lock Service Recurring Energy Surcharge	\$ 650.00 \$ 16.50 \$ 0.00

Except for increases permitted by Sections 4(b)(i) – (v) of this Agreement, the Base Rate (1) shall not be increased during the first 12 months of Contract Term, and (2) will increase by 10% annually thereafter for the remaining Initial Term

Current rate for Extra Pickup: \$ 285.36
Franchise Fee Percentage: 5.00% *

Current Energy Surcharge 0%

MONTHLY TOTAL : \$ 666.50 *

Customer's Waste Materials not to exceed an average weight of lbs./yard.

Initial One Time Service Charges*

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments. This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 5 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 60 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature

Printed Name

Title

Date

Company Waste Management Inc. of Florida

Printed Name

Waste Management Sales Rep.

Title

Date

Terms and Conditions on following page(s)

1. (a) SERVICE GUARANTEE. We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.

(b) SERVICES RENDERED; WASTE MATERIALS. Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer's Waste Materials at Customer's Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer's new service location(s) if such location(s) is within Company's service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer's Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, polychlorinated biphenyl (“PCB”) wastes, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer's Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer's Waste Materials is transferred to Company upon Company's receipt or collection unless otherwise provided in this Agreement or applicable law.

2. CONTRACT TERM. The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the “Contract Term”) is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.

3. TERMINATION RIGHTS. Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer's obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer's breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer's service location(s) after the effective date of the termination of this Agreement.

4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES. The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”), which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer's failure to object to such changes, which shall be deemed to be Customer's affirmative consent to such changes.

(b) PERMITTED PRICE INCREASES AND CHARGE MODIFICATIONS. Company reserves the right, and Customer acknowledges that it should expect Company to increase, add, or modify the Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer's service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the calculation of the Energy Surcharge including additions or modifications to the fuel types used in the calculations, the Recyclable Materials Offset, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on an enterprise-wide basis, including Company and all Affiliates and subcontractors); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel or energy surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer's last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company's operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company's costs.

(c) CONSENSUAL PRICE INCREASES Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer's sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer's failure to terminate this Agreement (within the 30-day period) shall be construed as Customer's acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer's Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer's agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.

5. INVOICES; PAYMENT TERMS Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer's billing address specified in the Service Summary, or if the Customer elects to participate in the Company's electronic billing program, make them available by email to Customer's designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer's or any third-party billing portal or program. In no event shall the use by Company of Customer's or any third-party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company's payment address on Customer's invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company or its payment system provider(s) from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If this Agreement is signed by an agent, broker or other third party on Customer's behalf, the Customer receiving the Services remains liable for payment of all Charges due hereunder including any liquidated damages owed under Section 7. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.

6. EQUIPMENT, ACCESS. All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer's service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company's equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer's failure to provide access. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and agrees that Company shall not be responsible for any damage to

Customer's pavement or any other surface resulting from the equipment or Services. Customer agrees that during each instance of service of roll-off/open top container(s) or compactor box at Customer's service address, the Company vehicle(s) providing service may temporarily place an additional roll-off/open top container or compactor box at Customer's service location in a manner that does not interfere with the use of Customer's premises, with such container being removed by the Company upon Company vehicle's return of the empty roll-off/open top container or compactor box to the Customer's service address.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer. Except to the extent either party has provided timely written notice of termination as set forth in Section 2, Customer's acceptance of a competing offer under this Section 9 before the expiration or termination of the current Initial Term or Renewal Term shall be a termination under Section 3(b) and subject to Customer's obligation to pay liquidated damages as provided in Section 7.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) It is expressly agreed that the parties shall be independent contractors and that the relationship between the parties shall not constitute a partnership, joint venture, agency, or employer-employee relationship. (j) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (k) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single Stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper; flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling processing services are provided, Charges may include separate

fuel and environmental surcharges for recycling services as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

THIRTEENTH ORDER OF BUSINESS

RESOLUTION 2025-10

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The SIX MILE CREEK Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE & TIME: August 13, 2025 at 2:00 pm
LOCATION: Renaissance World Golf Village Resort
500 South Legacy Trail
St. Augustine, Florida 32092

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2025.

ATTEST:

**SIX MILE CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

FOURTEENTH ORDER OF BUSINESS

A.

From: Daniel Laughlin dlaughlin@gmsnf.com
Subject: Fwd: Summer Karate at Trailmark Amenity Center
Date: May 15, 2025 at 12:59 PM
To: Sarah Sweeting ssweeting@gmsnf.com



Should we run this by Michelle or just have it added to the agenda?

Thank you

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

Begin forwarded message:

From: Chomic Combat Karate <chomiccombatkarate@gmail.com>
Subject: **Re: Summer Karate at Trailmark Amenity Center**
Date: May 15, 2025 at 11:51:13 AM EDT
To: Daniel Laughlin <dlaughlin@gmsnf.com>

I am currently not a resident. I have one student that is a resident of the community. We are more than open to having residents join us and at a discount rate (20% discount on the first six months of tuition rate), as a thank you. We are an LLC (SunBiz), with business insurance through NEXT and we have no problem producing a COI for the CDD Board of Supervisors.

When is the next meeting that we could attend?

- Nicholas

On Thu, May 15, 2025 at 11:44 AM Daniel Laughlin <dlaughlin@gmsnf.com> wrote:
| Good Afternoon,

Are you a resident of the community? Would the people participating be only residents?

This would need to be approved by the CDD Board of Supervisors at a public CDD meeting. If approved there would be an agreement drafted listing things such as insurance requirements.

Thank you

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

On May 15, 2025, at 9:38 AM, Chomic Combat Karate <chomiccombatkarate@gmail.com> wrote:

Good afternoon, Daniel & Sarah,

I need your help. I was referred by Alex Boyer to reachout to you to gain access to the amenity center for the summer. A student of mine lives in the neighborhood and informed me that his neighbourhood has an impressive amenity center and their CDD allows vendors to rent out space and time.

We currently conduct classes at Mill Creek Academy (MCA). St. Johns school board has decided to close schools for the summer (June/July) at 5:00pm. We need an open space or a space that we could clear to host karate classes. The only thing we leave behind is footprints and memories. We would only be there for two (June 2nd - July 31st) months. We need two days a week and two hours each day. We are open to any two days (Monday - Friday) of the week and just two hours per day (between the hours of 5:00pm - 8:00pm). I attached a flyer that we use at MCA.

Let me know what you think, & if we can set up a meeting to discuss further details.

Our Facebook Page: <https://www.facebook.com/profile.php?id=100074773743654>

Thank you & have a great day.

Tang Soo!

Nicholas W. Chomic
CCK Chief Instructor

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Chomic Combat Karate
St. Augustine, FL

☎ Call/Text: 904-297-8463

chomiccombatkarate.com

"It's better to be a warrior in a garden, than a gardener in a war."
- Sun Tzu



<CCK Flyer Backside.jpg><CCK Flyer.jpg>

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Chomic Combat Karate
St. Augustine, FL

☎ Call/Text: 904-297-8463

chomiccombatkarate.com

"It's better to be a warrior in a garden, than a gardener in a war."
- Sun Tzu



B.

About Me

"I've been immersed in the racket sports world for over 25 years. My transition from tennis to pickleball was sparked by a knee Injury in 2019. I was immediately captivated by the sport's competitive nature and the welcoming community. Recognizing my passion, I was encouraged to become a USA Pickleball ambassador. I stepped into the ambassador roll just before moving to St. Augustine in 2020. Certified by the Professional Pickleball Registry (PPR) in 2021 as a Pro Level 2 instructor, I began my new found career teaching pickleball. Starting with beginners, I gradually took on intermediate players and now enjoy teaching all levels. In 2023, I partnered with Go Pro Tennis and Pickleball (located in Jacksonville Florida) and Selkirk as a brand advocate further enhancing my clinics with top quality gear. More than just the competition, it's the community connection and the transformative impact of pickleball on people's lives that fuel my passion for teaching and playing the game. It's a joy teaching a community of people who are looking for a new activity by getting off of the couch and on to the court. It's a win-win for everyone!"



certifies that according to the guidelines and standards established

Pam Hatch

has completed all requirements and is a

Level 2 PPR Certified

PPR certification is valid

January 2025 - August 2025

A handwritten signature in black ink, appearing to read "Sarah Ansboury", written over a horizontal line.

Sarah Ansboury, PPR Manager

Official Education & Certification Partner of



Pam Hatch
Member # 123515



Level 2 PPR Certified
Level 1 Certified Professional
Expires: August 31, 2025





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/07/2025

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 Correll Insurance Group of Hilton Head PO Box 6869 Hilton Head Island SC 29938	CONTACT NAME: Michele Reitz PHONE (A/C, No, Ext): (843) 785-7733 E-MAIL ADDRESS: mreitz@correllhhi.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 18058
INSURED Professional Tennis Registry, Inc. Professional Pickleball Registry, Inc. Professional Platform Tennis Registry, Inc. PO Box 2516 Zephyr Hills FL 33539		

COVERAGES**CERTIFICATE NUMBER:** 2024-2025 Master**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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK2584296	09/01/2024	09/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB875223	09/01/2024	09/01/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 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)

[Job #: 1364 Job Type:]
123515 - Certificate Holder is listed as Additional Insured # 1364 with respect to Member # 123515 - Pam Hatch , 800 Wellington Court , St. Augustine FL 32086

CERTIFICATE HOLDER**CANCELLATION**

Reverie at TrailMark Home Owners Association, Six Mile Creek CDD, 50 Rustic Mill Drive 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 
---	--

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C.

**INDEPENDENT CONTRACTOR AGREEMENT REGARDING WATER AEROBICS BETWEEN SIX
MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AND KYLA LAW FOR REVERIE
AMNEITY CENTER**

THIS AGREEMENT is made and entered into as of this 13th day of March, 2025, by and between the **SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District") and Kyla Law, an individual, whose business address is 1055 Rustic Mill Drive, St. Augustine, Florida 32092 ("Contractor").

RECITALS

WHEREAS, the District has constructed certain recreational improvements including an Amenity Center with associated facilities ("Facilities"); and

WHEREAS, the District desires to enter into an agreement with Contractor to provide for certain water aerobic services ("Services") at the Facilities; and

WHEREAS, Contractor has agreed to comply with the District's rules and policies for the operation of the Facilities, as they may be amended from time-to-time by the District's Board of Supervisors ("Rules") in connection with the Services at the Facilities; and

WHEREAS, Contractor is licensed, certified, and/or has all approvals required by state and local law to provide the Services and desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor desire to contract and memorialize their understandings and covenants regarding the services the Contractor will provide the District; and

WHEREAS, the District does not warrant that the Facilities are suitable or fit for purposes requested by Contractor but Contractor does believe them to be fit and suitable and Contractor does acknowledge that the District provides no warranties whatsoever.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the District and Contractor hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Duties.** The duties, obligations, and responsibilities of the Contractor include but are not limited to the provision of the Services to be held at the District's Facilities in the lounge pool. The Services shall first be offered solely for the benefit of "Patrons," as such term is defined in the District's Rules. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are performed. Contractor agrees it possesses all necessary licenses, permits and other authority to provide such services. Contractor agrees to require all individuals who participate in Contractor's class to execute the waiver and release attached hereto as **Exhibit B** ("Waivers") and provide copies of all executed Waivers to the District Manager.

3. **Scheduling.** Contractor shall coordinate services directly with the District Manager or his/her on-site management designee. This Agreement does not grant Contractor exclusive use of the facilities or any part thereof. Contractor shall schedule all services in advance pursuant to the means and methods set forth by the

District Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling.

4. District Policies Apply. Contractor acknowledges that the Facilities are open to use by Patrons and agrees to abide at all times by the District's Policies governing the use of the Facilities and the establishment of fees and rates. Contractor acknowledges that it has received a copy of the District's Policies.

5. Use of Facilities. This Agreement grants to Contractor the right to enter the Facilities that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Neither the Contractor nor employees of the 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. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the 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.

7. Term. This Agreement shall commence March 1, 2025 and shall continue in effect until terminated by either party hereto. The District or Contractor may terminate this Agreement for any reason whatsoever upon the giving of thirty (30) calendar days written notice to the other. The District may terminate this Agreement immediately for cause.

8. Insurance. Contractor shall at all times while performing the services contemplated by this Agreement maintain a general liability insurance policy naming the District named as an additional insured and issued by an insurance carrier licensed to do business in the State of Florida in an amount of at least one million dollars (\$1,000,000.00), and Contractor agrees to furnish a certificate to the District showing compliance with this section prior to the provision of services.

9. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its respective supervisors, officers, agents, employees and contractors from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, including all employees, agents and representatives of Contractor's attendees or persons traveling to, from or near the Facilities, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, Contractor's use of the Facilities in connection with this Agreement, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes.

10. 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 Jim Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 the 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 the Contractor, the 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, JOLIVER@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

11. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

12. Care of Property. Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants to do the same. Contractor agrees that it shall assume responsibility for any and all damage to the District's facility as a result of Contractor's use under this Agreement which may be attributable to events other than ordinary wear and tear. In the event that any damage to the District's facility occurs, the District shall notify Contractor of such damage. Contractor agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's facilities, residents and landowners. Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

13. 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.

14. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

15. E-Verify. The 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. The District may terminate this Agreement 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(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

16. Compliance with Section 20.055, Florida Statutes. 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*.

17. Statement Regarding Chapter 287 Requirements. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. 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
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

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 Contract shall be deemed a recertification of such status.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

Daniel Laughlin

Daniel Laughlin

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Michelle Sutton

EEAF51DA3F10477...

Chairperson, Board of Supervisors

ATTEST:

KYLA LAW

Kyla Law

EXHIBIT A

TO: Six Mile Creek Community Development District
Attn: Cassie Passantino, Amenities Manager

Water Aerobics

Day of the Class: Tuesday & Thursday

Time: 9:30 a.m. – 10:45 a.m.

Duration: 1 hour 15 minutes

Location: Reverie Lounge Pool

Cost: \$ 30.00 per month

Name: Kyla Law

Contact Information: (407) 902-1635

D.

From: hello@trailmarkliving.com 
Subject: Resident Request
Date: May 15, 2025 at 8:29 AM
To: Daniel Laughlin dlaughlin@gmsnf.com, Michelle Sutton michelle.sixmilecreek@gmail.com
Cc: Sarah Sweeting ssweeting@gmsnf.com, Samantha Keim skeim@onplace.life



Hello Team,
Mrs. Delrita is requesting to sell food and beverage onsite at the Camp House. I initially directed her to the CDD Board for approval; however, she was referred back to me.
I've informed her via email that I am forwarding her request to you for further review and consideration as this request would need CDD board approval.
Have a great day!
Best,

Stephanie



Stephanie Douglas
Community Relations & Lifestyle Director



(904) 516-0102
hello@trailmarkliving.com
www.trailmarkliving.com
805 TrailMark Drive Saint Augustine, FL 32092

From: hello@trailmarkliving.com <hello@trailmarkliving.com>
Date: Thursday, May 15, 2025 at 8:24 AM
To: Stephanie DeRita <smderita22@gmail.com>
Subject: Re: Trailmark Clubhouse Question

Hello Stephanie,

Thank you for your inquiry. Due to requesting to sell food and beverage on food and beverages on CDD property, this request will require CDD board approval. I will forward your email request to the CDD Board for consideration.

Additionally, there is a CDD meeting scheduled for Wednesday, June 11th at 2:00 PM at the World Golf Renaissance. If you prefer, you're welcome to attend and present your request directly to the board during the meeting.

Please let me know if you have any questions or need further assistance.

Have a great day!

Best,

Stephanie



Stephanie Douglas
Community Relations & Lifestyle Director



(904) 516-0102
hello@trailmarkliving.com
www.trailmarkliving.com
805 TrailMark Drive Saint Augustine, FL 32092

From: Stephanie DeRita <smderita22@gmail.com>
Date: Wednesday, May 14, 2025 at 6:54 PM
To: hello@trailmarkliving.com <hello@trailmarkliving.com>
Subject: Fwd: Trailmark Clubhouse Question

Subject: Fwd: Trailmark Clubhouse Question

hi again,

This was the response from the CDD contact. Are you able to help me?

thanks,

Stephanie DeRita

(215)-900-5742

Sent from my iPhone

Begin forwarded message:

From: Sarah Sweeting <ssweeting@gmsnf.com>

Date: May 14, 2025 at 4:49:14 PM EDT

To: Stephanie DeRita <smderita22@gmail.com>

Cc: Daniel Laughlin <dlaughlin@gmsnf.com>

Subject: Re: Trailmark Clubhouse Question

Hi Stephanie,

Please reach out to Stephanie in the Welcome Center to provide information on your lunch in. I've provided her email below.

hello@trailmarkliving.com

Sarah Sweeting

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, Florida 32092

(904) 940-5850 x 402

(904) 940-5899 Fax

ssweeting@gmsnf.com

On May 14, 2025, at 4:24 PM, Stephanie DeRita <smderita22@gmail.com> wrote:

Hi!

I am a Trailmark resident and own an Italian Deli in our area. I have been approached by two other local amenity centers for them wanting to host us in their club houses for an "in-house" lunch option during the summer. This is for residents to be able to grab some great lunch that is ready-made and quick service without having to leave the pool.

I figured I should also reach out to my home amenity center and see if there is an opportunity for us to be hosted at our own pool house. I'd be open to a discussion with you of what we'll be doing at the other club houses to see if it would work here in Trailmark.

Thanks,

Stephanie DeRita

(215)-900-5742

Sent from my iPhone

E.

From: Garrison, Dana Dana.Garrison@bmcjax.com 

Subject: Vendor Contact to Host Trailmark Paint Nights

Date: May 16, 2025 at 1:07 PM

To: michelle.sixmilecreek@gmail.com, heathersixmilecreekcdd@gmail.com, mgfein73@aol.com, Wendy Hartley whartley.cdd@gmail.com, jdunn6mc@gmail.com, sjp.trailmarkcdd@gmail.com, ssweeting@gmsnf.com, dlaughlin@gmsnf.com, Jim Oliver joliver@gmsnf.com

Good Afternoon!

Hope you all are doing well!

My name is Dana Drury Garrison. I have been a resident in Trailmark for 5 years and reside at 259 Cedarstone Way. I have been hosting the paint nights and the kids paint camps since I moved in 5 years ago. I wanted to reach out to get the vendor contact for hosting the future ones. For now, we have two on the books I had booked through the current lifestyle coordinator but I wanted to make sure I was put in contact with the new point of contact for any future ones as we look into the Summer at some possible dates. I know the Coffee Trailer-Deja Brew, Music and Movement and the Onsite Dog Classes are resident run and went through a similar process so I want to make sure you all have everything you need from me. The current company does have our insurance with all of the required Trailmark Additional Insured. I am happy to forward that as well.

I appreciate you all!

Thank you,

Dana Drury Garrison, MHA | Cogito Clinical BI Developer, Epic Project Team |
Baptist Health | 714.791.9166 (Cell) | dana.garrison@bmcjax.com | baptistjax.com



Requesting new report or analytics content?

[Enter Request Ticket Here](#)

Is something broken?

[Enter Incident Ticket Here](#)

F.

From: Erica Wheeler firstcoast@myrobothink.com
Subject: TrailMark STEM Robotics Programs at the Amenity Center
Date: May 30, 2025 at 12:02 PM
To: dlaughlin dlaughlin@gmsnf.com, ssweeting ssweeting@gmsnf.com
Cc: Wendy Hartley whartley.cdd@gmail.com, jdunn6mc jdunn6mc@gmail.com

Hello TrailMark Board!

I am the owner of RoboThink First Coast and we have been offering our STEM programs to TrailMark residents for 4 years now at the Amenity Center. I wanted to reach out and introduce myself with the transition from OnPlace. We've had a great experience working with Stephanie from OnPlace and the TrailMark community and have had great feedback from families about our programs. We will have a summer camp there next week and we'd be happy to invite you to see our programs in action if you are interested to check them out.

Typically, we have been running afterschool programs at TrailMark from August-May on Tuesdays from 4:00-5:30pm in the Welcome Center and one week or a couple of weeks of summer camps Monday-Friday 8:30am-3:30pm (including set up and clean up time) in the Welcome Center or Camp House. With your permission, we are hoping to continue offering our programs at TrailMark.

I've attached our camp and afterschool fliers to give you more information about us. Our upcoming schedule for 2024-2025 if we schedule the same way as we have in the past would be:

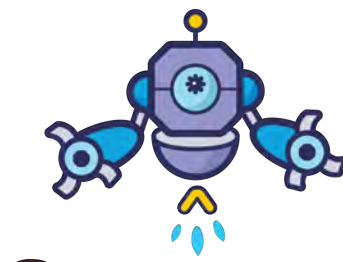
Tuesdays, 2025:
August 19-December 16
No class on Nov 11 for Veteran's Day

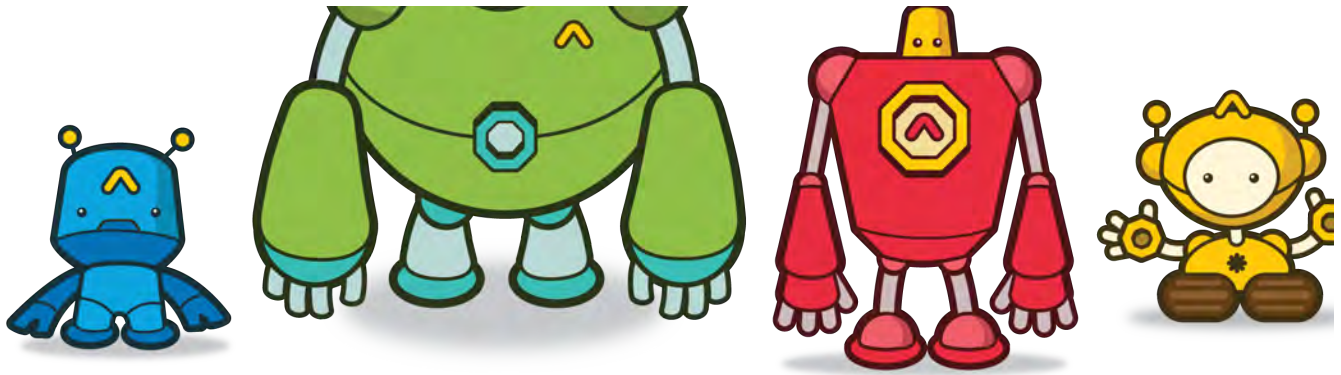
Tuesdays, 2026:
January 20-May 12
No class March 17 for Spring Break

I would love to answer any questions you have and am looking forward to working with you all moving forward. Thank you all so much!

Looking forward,

Erica Wheeler
Owner
904 615 5264
[RoboThink First Coast](#)
[Register for Classes](#)
Serving St. John's, Duval and Clay Counties
Build, Code & Play with Robots!





SUMMER CAMP

G.

From: Michelle Hawk <michelle@missioncityjax.com>
Subject: Mission City - 2025 Boo Bash in Trailmark
Date: June 3, 2025 at 1:09:35 PM EDT
To: amossing@gmstnn.com

Hello Alison,
Stephanie shared your contact details as the you contacting Trailmark for events. It's nice to e-meet you. 😊

I'm hopeful Stephanie shared that last year Mission City Church hosted Boo Bash in October in the Trailmark Community - bounce houses, games, of course candy, etc. We would love to be able to do that again this year and are hoping to secure the event for October 25 from 5 to 7 PM.

I realize you may have questions and of course there's information we would need to provide to you such as COI, etc. I'm happy to arrange a call for us. Thanks for your time on this and I look forward to connecting.

Have the best day,

Michelle Hawk
Assistant to Lead Pastor
Mission City Church

“Live on mission”

Missioncityjax.com

SIXTEENTH ORDER OF BUSINESS

B.

The last of the Shop drawings were received from the traffic signal subcontractor on June 3rd, which will be reviewed by ETM and the structural engineer (estimated to take 2 weeks). Following our approval of the shop drawings, the fabrication of the mast arms will begin (estimated to take 9-12 months). Additionally, the signal subcontractor went out on April 22nd to remove the mast arms for the existing signal that is being replaced. There was one on the west side, and two on the east side. They removed the one on the west side and one on the east side, but the property owner on the east side stopped them from removing the final mast arm. We can elaborate on that situation, but we have engaged St. Johns County and they are going to assist with the removal.

D.

1.

a.

Six Mile Creek

Community Development District

Amenity & Field Operations Management Report

6/11/2025



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Elena Barron

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Six Mile Creek
Community Development District

Amenity & Field Operations Management Report
June 11th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Elena Barron
Amenity Manager

RE: Six Mile Creek Amenity & Field Operations Management Report – June 11th, 2025

The following is a review of items related to Field Operations, Maintenance, and Amenity management at Six Mile Creek.



Events & Community Information

Camps

- Robotics Camp started on Monday, June 2nd, and will continue until June 6th.
- From June 9th to the end of July, a music and movement camp will be held on Mondays and Tuesdays.

Events

- June 6th, the Sunset shootout will be held at the Amenity Basketball Courts.
- The Trail Market will be held on June 7th at the Amenity Center Field, adjacent to the Playground.
- June 14th will be the Father's Day Event. A Golf Simulator will be present in the Am. Following shortly after the Father's Day Event will be the Kickoff Summer Pool Party, featuring a DJ spinning hits on the Pool Deck.
- June 18th will be the All-Day Summer Scavenger Hunt.
- June 20th is Seashell Craft Night.
- June 28th is Star Night.



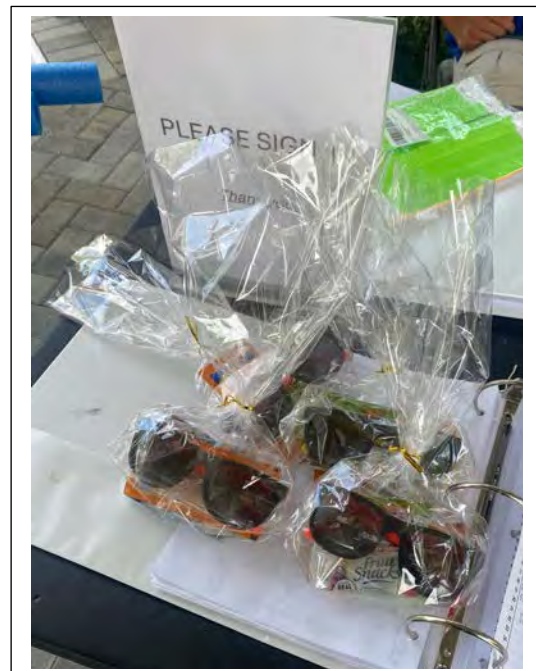
Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

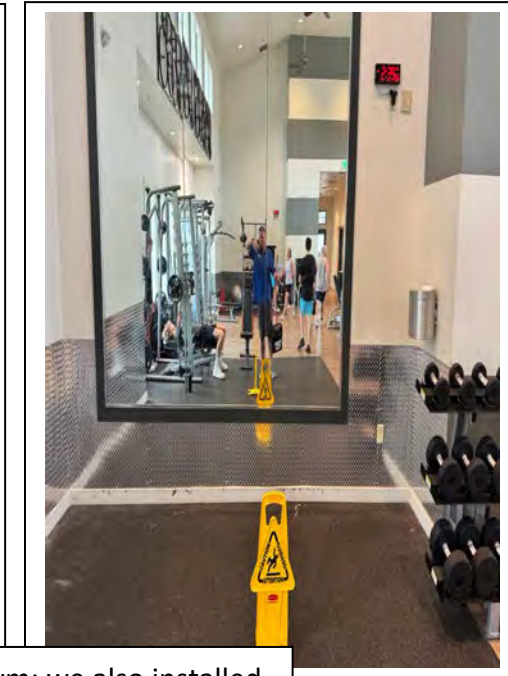
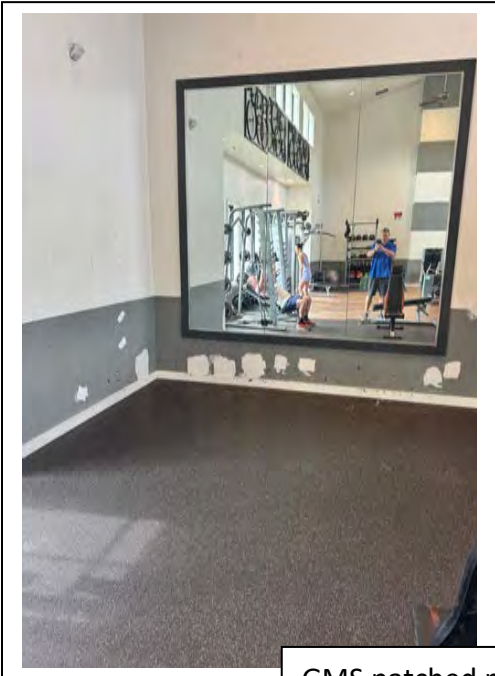
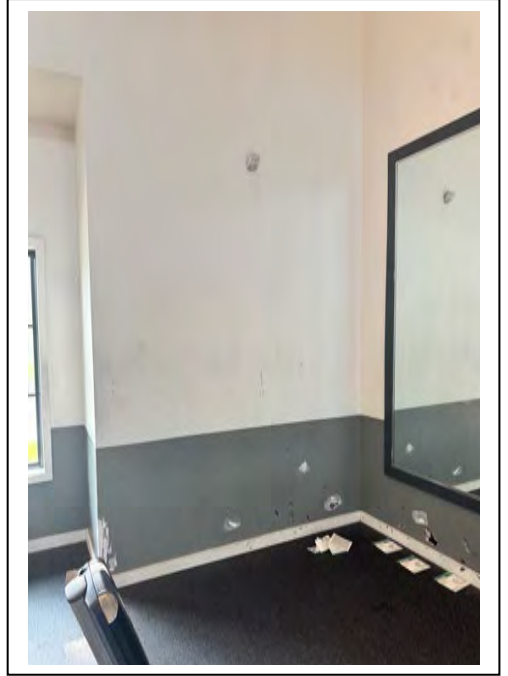
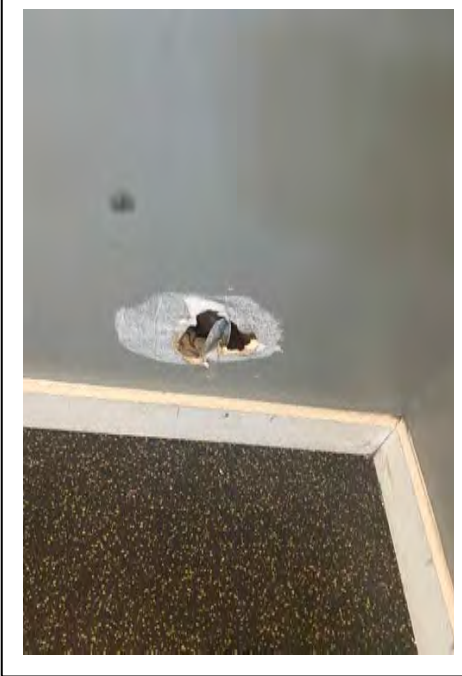
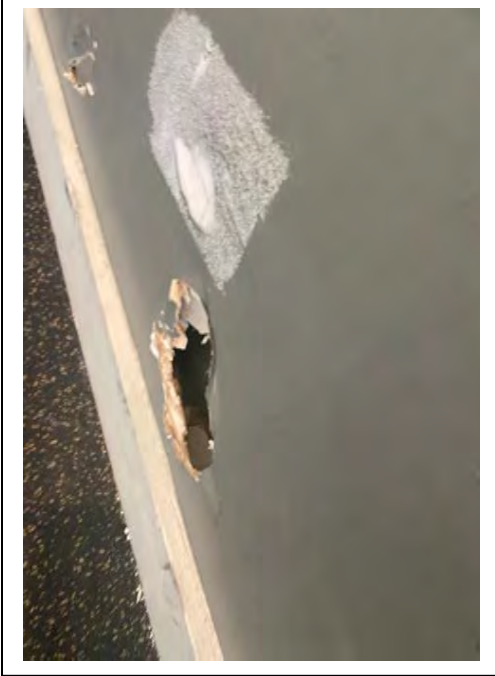
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are inspected for debris and any necessary repairs.
- All trash receptacles are checked daily and emptied as needed.
- All pool furniture is straightened and organized at the start of each day.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, Front Patio, Pool deck, front sidewalks, and surrounding area are inspected for debris.
- All gym equipment is inspected monthly to ensure it's in proper working order.
- Further maintenance tasks are conducted on an as-needed basis. Examples of these developments are listed in the following pages.

Transition Update

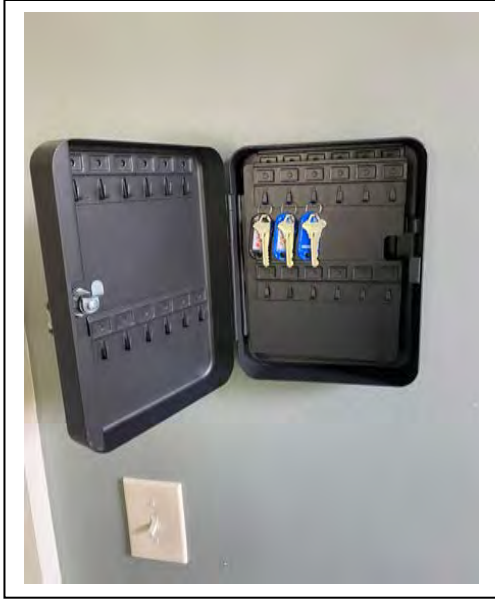
- On site meetings were held with both On Place and Real Manage in May prior to transition of management
 - Access cards and keys were turned over
 - Hello@trailmarkliving.com & Welcome@trailmarkliving.com emails were turned over
- Trailmarkmanager@gmsnf.com email was created and Elena Barron, Amenity Manager will operate from this email
- Training on the Trailmark Living App was conducted by Alosant and GMS is operating the app
- GMS Pool Monitors started Memorial Day Weekend
 - Goody bags provided to residents on our first day
- New District credit card ordered and received by staff
- Facilitating all preplanned special events in June



Completed Projects



GMS patched multiple holes located throughout the gym; we also installed Diamond plating to help prevent future damage to the walls and surrounding area and also painted the surrounding trim.



GMS installed a key box for the Vendors and Staff in the Amenity Office.

Additional Maintenance Tasks completed

- Staff installed additional lockboxes outside of the Amenity Center for staff and Vendors for access.
- Staff have started organizing the maintenance closets and making an active inventory of all the items present.

Upcoming Maintenance Tasks/Objectives

- Replace the broken paver located at the front entry stairs of the Amenity Center
- Trimming the landscape hedges from the entry down the drive to the Amenity Center (BV).
- Removing dead pines located down the main entry drive (BV).
- Replant and stake the leaning Holly Tree situated at the Pickleball Court (BV).
- Continue installing diamond plating in the gym and finish repainting the walls and trim.
- Resetting pavers located on the Pool Deck and the surrounding area.
- Pressure wash the Camp House and the surrounding area, including the Amenity Entryway and sidewalk.
- Sand and repaint all rusted crash bars located throughout the property.
- Remove pine needles and other debris from all amenity center gutters
- Obtain quotes to repair office air conditioning

- Facilitate repairs of damaged sidewalks and signage throughout community
- GMS suggests purchasing additional trash cans for front entry and Camp House
- Service call to ATT to get TV in gym working

Conclusion

For any questions or comments regarding the above information, contact Elena Barron, Amenity Manager, at Trailmarkmanager@gmsnf.com



b.

Customer Service Report

Customer: Trailmark
 Customer ID: _____
 Field Biologist: J.T. Condon

Date of Visit: 5/25/2025
 Weather: 90 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Algae															
Submersed Weeds													X	X	
Shoreline Grasses & Brush	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal															

Comments: For this months visit almost every pond on site was treated for shoreline grasses and brush. Submersed weeds are treated on certain ponds in addition to grasses. There is also debris removed from in around all ponds on site. Thank you for choosing Florida Waterways INC.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input checked="" type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Bladderwort |
| <input checked="" type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Trailmark
 Customer ID: _____
 Field Biologist: J.T. Condon

Date of Visit: 5/25/2025
 Weather: 90 °F High
0% ☁

Waterway and Ditch Treatments

Site	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Algae															X
Submersed Weeds		X	X		X									X	
Shoreline Grasses & Brush	X	X				X		X	X	X	X	X	X		X
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection				X			X								
Debris Removal															

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 Field Biologist: J.T. Condon

Date of Visit: 5/25/2025
 Weather: 90 °F High
0% ☁

Waterway and Ditch Treatments

Site	31	32	33	34	35	36	37	C								
Algae						X										
Submersed Weeds				X												
Shoreline Grasses & Brush	X	X	X		X		X	X								
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
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Customer ID: _____
Field Biologist: J.T. Condon

Date of Visit: 5/25/2025
Weather: 90 °F High
0% ☁



Pond 1



Pond 3



Pond 4



Pond 5



Pond 6



Pond 7

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Customer Service Report

Customer: Trailmark
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0% ☁



Pond 9



Pond 11



Pond 12



Pond 13



Pond 15



Pond 16

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Customer Service Report

Customer: Trailmark
Customer ID: _____
Field Biologist: J.T. Condon

Date of Visit: 5/25/2025
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0% ☁



Pond 17



Pond 18



Pond 19



Pond 20



Pond 21 after



Pond 21

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Customer Service Report

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0% ☁



Pond 22



Pond 31



Pond 32



Pond 33



Pond 34



Pond 35

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0% ☁



Pond 37

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