

Amelia Concourse
Community Development District

May 21, 2019

Amelia Concourse

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

May 14, 2019

Board of Supervisors
Amelia Concourse
Community Development District

Dear Board Members:

The Amelia Concourse Community Development District Meeting is scheduled for **Tuesday, May 21, 2019 at 11:00 a.m.** at the **Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida**. The following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the February 19, 2019 Meeting
- IV. Consideration of Supplemental Assessment Resolution 2019-12
- V. Consideration of Resolution 2019-13, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Report on the Number of Registered Voters (381)
 - D. Operations Manager – Report
- VII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Approval of Check Register
 - C. Assessment Receipts Schedule
- VIII. Audience Comments / Supervisor's Requests
- IX. Next Scheduled Meeting – August 20, 2019 at 11:00 a.m. at the Amelia Concourse Amenity Center
- X. Adjournment

Enclosed under the third order of business are the minutes of the February 19, 2019 meeting for your review and approval.

The fourth order of business is consideration of supplemental assessment resolution 2019-12. A copy of the resolution is enclosed for your review and approval.

The fifth order of business is consideration of resolution 2019-13, approving the proposed budget for fiscal year 2020 and setting a public hearing date for adoption. Copies of the resolution and budget are enclosed for your review and approval.

Copies of the balance sheet and statement of revenues and expenditures, assessment receipts schedule and the check register are enclosed for your review and approval.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Daniel Laughlin

Daniel Laughlin
Manager

cc:	Jason Walters	Jennifer Gillis	Dan McCranie
	Darrin Mossing	Karen Jusevitch	Tom Jones
	Julie Best	Tony Shiver	Gabriel McKee

AGENDA

Amelia Concourse
Community Development District
Agenda

Tuesday
May 21, 2019
11:00 a.m.

Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034
Call In # 1-800-264-8432 Code # 988243
www.ameliaconcoursecdd.com

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MINUTES

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, February 19, 2019 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

James (Glenn) Marvin	Chairman
Harvey Greenberg	Vice Chairman
Nick Powell	Supervisor
Ellen Cator	Supervisor
Jordan Beall	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer
Tony Shiver	First Coast CMS
Dan Walker	First Coast CMS
Rhonda Mossing	MBS Capital Markets (by phone)
Mike Watkins	Greenberg Traurig (by phone)
Ashton Bligh	Greenberg Traurig (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit was included in the agenda package.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Imposition of
Special Assessments for Phase III**

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor the public hearing was opened.

A. Consideration of Resolution 2019-10

Mr. Walters stated as you'll recall from the prior meetings this is somewhat of an update of a lot of the documents you've seen and approved in the past. As you'll recall from our last meeting some of the deal structure has changed a little bit in terms of what's being financed in those amounts and that required us to restart the assessment process, which we started at the last meeting so this is the public hearing to finalize those assessments. The resolution you have in front of you should look familiar. You approved a substantially similar resolution several months ago under the prior deal structure. The key portions of this resolution are the two attachments, which are the assessment methodology and the engineer's report. Both of those documents have been updated to reflect the current terms that we're proposing to finance under. There were some changes that we discussed at the last meeting and I will reiterate again that nothing changed in terms of the area of these assessments, this is only for phase three so this will have no impact on the any of the assessments for the current owners in phase one or phase two, these assessments will only be levied on the phase three land, which will be developed once we get all of this finalized. Again, this is substantially similar to the resolution you saw before. The key changes are with respect to the exhibit being the methodology and the engineer's report. Dan McCranie is there if you have questions on the engineer's report and the methodology reflects the update to those changes.

Mr. Marvin stated with phase one there was a certain segment of road that was constructed with CDD funds and there's like eight or ten lots on it. How does that mesh into the new construction?

Mr. Walters stated I'm not sure I understand the question. The new construction will be only within the lands of phase three.

Mr. Greenberg asked are you referring to Windflower?

Mr. McCranie stated yes where we have the temporary cul-de-sac. The road will just keep going.

Mr. Marvin asked are the roads that are there accepted and will they be part of the new plat?

Mr. McCranie stated the new pavement and the extension of that road will be platted as part of the phase three plat and ultimately dedicated to Nassau County for acceptance but Nassau County won't accept it until we get to 75% build out of the whole community.

Mr. Marvin stated I'm not making myself clear. Are you going to mill up that asphalt and redo it?

Mr. McCranie stated currently no. If it's in good shape we plan on just cutting it

Mr. Powell stated you would cut it wherever the property line is essentially.

Mr. Marvin stated my question is that will be a piece of road that is 12 or 15 years old and it will be accepted the same time by the CDD as the new construction?

Ms. Cator stated I'm guessing he's saying if it's a road that's already been there for a certain amount of time and it has a ten-year lifespan it's going to be accepted by Nassau County when it gets turned over to them at the same time as a road that has a one-year lifespan, right?

Mr. Marvin stated sort of, yes. I don't know whether there's drainage under there that we can accept.

Mr. McCranie asked are you talking about acceptance of maintenance or acceptance of construction of phase three?

Mr. Marvin stated as an example, if there's drainage underneath that section of the road.

Mr. McCranie stated there's not. The pavement was built longer than phase one so there is a portion that is paved that is ten years old that is going to be part of the phase three plat, yes, but we're not going to tear it up because it's still good road.

Mr. Marvin asked the County will accept that then?

Mr. McCranie stated yes because for construction purposes they've accepted it as complete so we're going to extend that and complete the rest of the road. They're not going to accept it as maintenance; that will be a separate issue.

Mr. Marvin stated I think before you are said and done the County is going to say you have to at least mill that and re-pave it.

Mr. McCranie stated they should not for us to get finalized for phase three because there's no pavement failure there.

Mr. Marvin stated but it's ten years old.

Mr. McCranie stated but there's no failure.

Mr. Greenberg asked is there intention that it should not be a construction road? The majority of the construction traffic will be going through the new entrance that's going to be made on Amelia Concourse. Is that correct?

Mr. McCranie stated for most of that loop, yes, but all of the construction back there has to go down that road to build that portion of the cul-de-sacs because we've got wetlands on either side so you can't access it.

Mr. Greenberg stated I think Glenn's point is it is 10-year old infrastructure that is now undergoing much more use and possible abuse and recognizing that there has been failure in some of the other already existing roads, it is likely this will further denigrate the roads and lead to more failure.

Mr. McCranie stated that road specifically has had minimal traffic because it's a dead-end road with nobody living on it over the last ten years. The design, if constructed properly, should last 17 years so we still have seven years or so left on it.

Mr. Marvin stated as long as you can get your plans approved at the County, that's all I care about. I just don't want the CDD to get caught up in issues there.

Mr. McCranie stated the County doesn't look at our engineering plans and our engineering plans say that we're cutting from where the asphalt is back two-feet and add asphalt and that's what the County has to approve or not.

Mr. Marvin asked will you be TV'ing the sewer?

Mr. McCranie stated the existing sewer is already accepted. All of the new stuff we will TV and where we tie-in is TV'd to make sure it's clean.

Mr. Charles Gay, 951985 Windflower Trail, stated to follow up on Glenn's question, when the construction is going down Windflower to finish that cul-de-sac is Dream Finders, or whoever it is, going to fix that road when it fails or we get potholes?

Mr. Marvin stated typically it would be the County or CDD or whoever is responsible at the time. If there is a contractor that abuses the road or causes damage they will ask that contractor to fix it. I wouldn't anticipate a problem like you're talking about but if it occurs I'm sure the County will address it.

Mr. Gay stated okay because we do have a deaf child on that road.

Mr. Marvin asked is there a sign over there?

Mr. Gay stated no there's not.

Mr. Marvin stated Dan, can you ask the County to put a sign over there?

Mr. McCranie stated the County won't do a thing.

Mr. Powell stated we will do it. Will you send me an email with the address?

Mr. Gay stated yes.

Mr. Mike Peugh, 95071 Lavender Lane, stated when they start construction in phase three, whenever that is, it's a mess. A semi went through Jeff Stone's yard and tore his whole yard up. People take care of their yards for the most part, especially on this end. They drive 30 mph down that road and we have tons of kids outside playing. We either need to get some speed bumps or signs because these trucks don't care who's on the road or what they're doing. I don't know who's decision it was to not build an inlet for them but I can't tell you how many times kids have had problems with big trucks rolling through here loaded with nonsense and now they're going to be going down this way and there's more kids on this side. That's a huge safety concern. I understand parents should be out there and I'm always out with my kids but I go past his house all the time and there are kids all over the place and they're going to be rolling through here all day long for the next year and a half without another entrance.

Mr. Beall stated phase three has its own entrance off of Amelia Concourse.

Mr. Peugh stated but he just said they will be using this one until it got built up so I would imagine probably for a year.

Mr. McCranie stated no, they're going to come in off of Amelia Concourse. You'll see a right turn lane and that's going to be the construction entrance, however they are still going to have to come onto part of our roadways to get down Windflower to construct that road there. They're not going to come through the main entrance, they will be coming in back there but still coming around to Windflower to be able to drive down there. There's no other access to that part of the property when they're constructing those 25 lots. Realizing there is different construction-type traffic there, most of the time the roadway guys come in and leave at the end of the day; there's not a whole bunch of back and forth activity.

Mr. Peugh stated I know there are semis up and down this road. I've worked a 48-hour shift and every time I come home in the morning I pass four or five around the neighborhood. I get you have to work, but why aren't Dream Finders or the County considering an alternate entrance to come through instead of the main entrance or through the community.

Mr. McCranie stated there's no other place. We will have a total of three entrances when everything is constructed.

Ms. Maryellen Pazula, 95198 Windflower Trail, stated what if that is a sinkhole or something with the weight of those trucks on those roads. Who's responsible for that? Is the phase one maintenance bond structured so it would be paid for?

Mr. McCranie stated there is no more phase one maintenance bond. The County has mistakenly let it lapse. We met with Mike Mullen who is the County attorney, and the County manager. Without specifically saying it, he says his staff messed up before calling the bond and the bondholder will not release the bond so they've lost out on the County being able to cash in \$115,000 roughly so the County has no bond right now.

Ms. Pazula asked so how is that legally fixed?

Mr. McCranie stated it's not an easy question because the County currently says it's not their problem, the CDD doesn't own the roads and it becomes more of a legal question as to who is supposed to be maintaining this right now.

Mr. Greenberg stated as it stands right now, through Tony, we've made emergency repairs. At the time which there is 75% sold and the County is looking to do a final inspection, as long as there are no unsafe conditions they will accept the roads and at that time will assume responsibility for repairs so it is our responsibility to make certain there are no unsafe conditions up until that time and if it's necessary that every year we make repairs in order to achieve that, that's what we will do.

Mr. Marvin stated I disagree. It's not a CDD obligation.

Mr. McCranie stated Glenn, I agree. If construction traffic tears up the road while we are building phase three, we've got it in our contract that they have to repair that and keep it in as-is condition. The roadway is designed to handle large truck traffic. It's not made for any vehicle to sit there in the hot sun and turn the wheels. No matter what vehicle, it's going to tear up the asphalt. But it's designed for driving back and forth. If there are failures in phase one, there's no real clear answer as to who's maintaining phase one right now.

Ms. Pazula asked when will there be a clear answer?

Mr. McCranie stated when we get 75% build out of all phases, the County does a final inspection, fix whatever the County says needs fixing in phase one, and then the County will accept all roads for maintenance.

Ms. Pazula stated I'm very unclear. 75% of phase three has to be complete before the County takes over the roads.

Mr. McCranie stated no, 75% of the whole community including phases one, two, and three.

Mr. Powell asked 75% of what?

Mr. McCranie stated the final number.

Mr. Greenberg stated 458.

Mr. Powell stated in other words those homes have to be constructed. It's not just the development; it's the number of closed homes.

Ms. Pazula asked how many homes are closed now in the development?

Mr. Walters stated Mr. Chairman, can I suggest we conclude the public hearing in the assessments for phase three and then we can discuss all of the construction and other issues.

Mr. Marvin stated I think that's a good idea but we're going to see this through a little bit more before we postpone it. Just so you know, ma'am, this project has an unusual zoning feature that was approved when this project was originally done that requires this 75% build out and acceptance of the roads. The County has been unwilling to work with us on a number of the road repairs and the things that needed to be done. The maintenance bond was supposed to take care of that and the County had the right to pull that maintenance bond and do those repairs but they did not do it so there's a failure on the part of the local government, the County, to take advantage of the bond and make the repairs to the roads. That being the case, it leaves us in a bit of a quandary as to exactly what is going to transpire. Typically, whoever built the roads is responsible for the roads until the County takes them over. At this point the people that built the roads are not around anymore and are saying we're not doing anything else. So it's difficult to answer all of these questions. I'm going to leave you with that and at the suggestion of our attorney, we're going to move on to these other business matters and perhaps at the end of the meeting you can come back with more questions.

Ms. Paluza stated may I just ask, isn't there a Florida law that protects homeowners from this type of incident?

Mr. Marvin stated I don't know what you're being protected from. I'm not sure that you have any liability here at all. Having said that, there are many laws in the books of the State of Florida that protect homeowners and I'm sure in some form or fashion these types of issues are addressed. What they are exactly, I don't know.

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor the public hearing was closed.

On MOTION by Mr. Powell seconded by Mr. Marvin with all in favor Resolution 2019-10 was approved.

FIFTH ORDER OF BUSINESS

Other Financing Matters

A. Consideration of Investment Banking Agreement with MBS Capital Markets, LLC

Ms. Mossing stated this is similar to the banking agreement we entered into with the District originally for phases one and two. It allows us to market and sell the bonds for you and we would appreciate your approval of the agreement so that we can proceed to do that.

Mr. Marvin asked Jason, is this all in order and on the norm?

Mr. Walters stated yes we reviewed this agreement several times and everything is in order.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor the investment banking agreement with MBS Capital Markets, LLC was approved.

B. Consideration of Delegation Resolution 2019-11

- 1. Third Supplemental Indenture**
- 2. Fourth Supplemental Indenture**
- 3. Bond Purchase Agreement**
- 4. Preliminary Limited Offering Memorandum**
- 5. Continuing Disclosure Agreement**
- 6. Collateral Assignment Agreement**
- 7. Acquisition Agreement**
- 8. Completion Agreement**
- 9. True-Up Agreement**
- 10. Declaration of Consent**

Ms. Bligh stated the purpose of resolution 2019-11 is to authorize the issuance of the District’s capital improvement revenue bonds Series 2019A tax exempt, capital improvement revenue bonds Series 2019B-1 tax exempt, and the capital improvement revenue bonds Series 2019B-2 taxable. This resolution is also to authorize the tax-exempt public infrastructure as described in the engineer’s report. The debt service on the Series 2019 bonds will be supported by a final assessment methodology report. We ask that you take a look at the attachment and approve in substantial final form. The attachments are described in the whereas clause at the

bottom of page four; the third supplemental indenture, which is related to the Series 2019A bond, the fourth supplemental indenture which is related to the Series 2019B bond, form of bond purchase agreement, preliminary limited offering memorandum and continuing disclosure agreement. There are also various district documents if Jason wants to describe those briefly.

Mr. Walters stated she's referencing documents six through ten under tab V-B. Those again are documents you've seen and approved in the past, they've just been updated to reflect the current deal as we have it today.

Mr. Marvin asked the current deal was a change in the contingency?

Mr. Walters stated the change in the contingency and a little bit of change in the structure. The project funding was a little bit expanded and that's why we had to come back but in terms of those documents the main reflection is on the change to the engineer's report and that's correct, there are changes to the contingency and some of the other funding.

Mr. Marvin stated my understanding is on this deal the developer is going to build the infrastructure and then the CDD is going to purchase that from the developer?

Mr. Walters stated no the District will take an assignment of the construction contract for the improvements. Several meetings ago we approved the documentation for that.

Mr. Powell stated the developer will choose the contractor and start the process and the CDD will be assigned the contract.

Mr. Marvin stated but the developer will meet the CDD guideline for bidding the work, right?

Mr. Powell stated correct.

Ms. Bligh stated just as a quick reminder, the Board has previously authorized the issuance of bonds. This particular resolution 2019-11 only corresponds to the Series 2019 bonds. These bonds will be sold via negotiated sale. I'd like to bring your attention to section five. "It is hereby determined by the District that a negotiated sale of the Series 2019 Bonds to the Underwriter will best effectuate the purposes of the Act". Because of the complexity of the financial structure of the 2019 bonds MBS is able to assist in these matters. Because of the changing market conditions MBS is able to adjust the terms of the bonds accordingly and can assist the District in obtaining the most attractive financing. The bonds will be initially offered only to accredited investors and the District will not be adversely affected if the Series 2019 bonds are not sold pursuant to a competitive sale. One other section I'd like to bring to your

attention is section six, which describes the parameters for the bonds. “The Series 2019A bonds will be subject to optional reduction. The interest rate on the bonds will not exceed the maximum rate as authorized by law. The Series 2019A bonds shall not exceed \$3,200,000. The 2019B-1 bonds will not exceed \$2,200,000 and the 2019B-2 bonds will not exceed \$1,500,000. Roman numeral four describes the final maturity for each of the series of bond - May 1, 2049 for the Series 2019A bonds and May 1, 2029 for the 2019B bonds. The price at which the Series 2019 bonds shall be sold to the underwriter shall not be less than 98% of the aggregate face amount of the Series 2019 bonds. We also provide authority for the District professionals to final documents necessary to close the bonds so that the underwriter can proceed with marketing.

On MOTION by Mr. Marvin seconded by Ms. Cator with all in favor Resolution 2019-11 was approved.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for FY18 Audit Services

Mr. Laughlin stated the Board previously approved Berger Toombs to provide audit services.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor the audit engagement letter with Berger, Toombs, Elam, Gaines & Frank for FY18 audit services was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Shiver stated I met with three separate companies; our current landscape vendor, Martex Landscape Services, Trim All Lawn Service and BrightView. All three vendors were given a detailed scope so we could keep the proposals apples to apples, however, they did not all completely follow the scope. BrightView by far is the highest. Their base price is \$20,000 annually plus another \$13,000-\$15,000 of additional things that some of the other contractors included in their scope. When you look at everything that is totaled and included that we want to have done Trim All for all of their services is \$2,091 a month. The reason it shows \$14,068 is because they don’t total in the palm tree trimming, the installation of mulch and the annuals in their monthly service. They did add phase one ponds in their monthly maintenance bid but they itemized it out so I was able to calculate that out of the equation to come up with \$2,091 per

month. Martex, for the same work to be completed is around \$1,970, so Martex is \$121 less per month. The one thing Martex included that Trim All did not is the installation of pine straw along the entrances and the fences along Amelia Concourse so there's \$14 value in that. The other thing is that we noticed with the amount of mulch that's recommended by the two vendors Trim All would like to install 30% more mulch at the amenity center and the entrance, which would also raise their total annual price.

Mr. Greenberg asked in your experience, what is actually needed here?

Mr. Shiver stated everything that is included in both of the general monthly maintenance so mowing, edging, trimming the shrubs, weeding the beds, blowing off sidewalks, phase two pond banks and also what we'd really like to see in our landscape vendor is while they are out on their mowers to pick up any loose debris or trash that they see along the property.

Mr. Marvin asked why did you just say phase two banks? What about phase one?

Mr. Shiver stated phase one is an option. The CDD does not currently maintain phase one.

Ms. Cator stated we haven't voted on that yet.

Mr. Marvin stated I don't know that we need to vote on it. We own the lakes.

Mr. Greenberg stated the discrepancy in the mulch, one says 200 or so bags and the other says 300 or so bags.

Mr. Shiver stated I don't think Martex has been putting down enough mulch. Martex subs it out to Innovative Mulching so they come in and blow it in with the trucks. That's typical of most landscape companies of this size so when they say they're putting in 200 bags, it's just a guess based on cubic yards because they're really not dropping off bags of mulch. When Trim All made their visit they said they felt the mulch was a little light so they're proposing a little bit more.

Mr. Powell stated last we talked we were giving Martex the last chance effort. Did they make a good effort?

Mr. Shiver stated they did. They made a really hard push but this is also not growing season. I would not recommend the Board make the decision to move forward with Martex just to see if they can maintain because we're going to be getting into growing season pretty soon and if they are not maintaining and we give them notice the property can go downhill pretty quick. But like I said, they did make that effort once they were given notice.

Ms. Cator stated Trim All does not, to my knowledge, list pine straw at all.

Mr. Shiver stated they don't.

Ms. Cator stated so right there we don't have apples to apples. Trim All has listed 16 palms they're going to take care of and Martex has nine. Did we lose seven trees?

Mr. Shiver stated Martex did not bid on the cabbage palms around the amenity center. They were included in the RFP.

Ms. Cator stated Martex was actually very specific about outside along Amelia Concourse where Trim All gave us nothing about that so it's a little difficult for us to compare.

Mr. Shiver stated I did walk it with Trim All so they understand that it's to be kept in the condition that it's in now as far as trimming those palmettos, keeping the wax myrtles from growing off the fence, and also mowing the right of way. Trim All already maintains the Concourse.

Ms. Cator stated one of the other differences is Martex is talking about doing the same amount of annuals as Trim All, except that Martex is doing them three times a year and Trim All gave the cost for four times a year.

Mr. Shiver stated the annuals are something that's not included in the base monthly, it's billed separately so we can decide how often we want annuals refreshed. Trim All actually said they would like to do away with annuals and do more permanent landscaping to reduce the cost.

Ms. Cator stated the last thing is, with Martex they discussed at the beginning about phase ponds being optional and phase two was included, of course they said weekly when it's monthly, but then when they gave the total they say \$3,240 and it's \$90 each but there's really no way to tell if that's the amount they are putting in our total just for phase two and are we going to have to add on an additional \$3,240 for phase one?

Mr. Shiver stated no it says phase two pond banks mowing at \$3,600 a year is included in the weekly service fee.

Ms. Cator stated right so what I'm saying is for the total we're presuming we have to add an additional \$3,240 for phase one.

Mr. Shiver stated correct.

Ms. Cator stated so by my calculations Martex is more than Trim All if we have to add in phase one pond banks.

Mr. Shiver stated I'd have to see how you calculated it.

Ms. Cator stated I added what they added in and then added all the add-ons so Martex would be more. I can go over it with you.

Mr. Shiver stated it was difficult. I gave them a bid sheet and told them exactly what we wanted and I've run into this problem before, especially with Trim All, at another district where they give you what they think you need.

Ms. Cator stated now that I'm looking back at my notes I have a couple of other things. Under Trim All's where they said, "insecticides applied as needed", I understand, but then below it, it says, "additional treatments if needed at an additional charge". That's pretty vague.

Mr. Shiver stated and they did not give us a price on what that charge per treatment would be.

Ms. Cator stated right it's so open ended. Whereas the other vendors discussed weeding of the phase one ponds, Trim All was not specific about weeding and my question is where Trim All says "CDD owned tracts at the second entrance" I go back to what are they doing on Amelia Concourse? They weren't specific.

Mr. Shiver stated it doesn't specify but what Trim All was bidding on was the full frontage of the property from the sidewalk in, all the way as far as west as the fence goes, so as far as phase one goes, and then all the way to about 100 feet past the second entrance. If you notice at the second entrance there's an area where it's been left natural so their responsibility is to maintain to that natural point so turf, weeds all of that. As far as pine straw goes I'm disappointed they didn't give us a price on that but I told them it was something I wanted a price to maintain. Obviously pine straw is very expensive and I don't think they should maintain that area annually, maybe biannually, but I did ask for a price.

Ms. Cator stated so in effect, even if we add the phase one ponds with Martex, Trim All will end up being more because we don't have the pine straw.

Mr. Shiver stated if you take out phase one pond banks all in all Trim All, even though they did not provide the pine straw, was about \$100 a month more expensive. On Trim All's proposal the base monthly fee says \$1,468 a month. That unfortunately includes phase one so if you take phase one out it comes to \$1,409 a month where the base monthly fee for Martex was under a thousand a month so the base monthly fee is \$400 higher for Trim All but there are things they include in their services.

Ms. Cator stated Martex for the mowing, fertilizer, the irrigation and everything that was not an added option was a little over \$17,000 so where are we getting less than \$1,000 a month?

Mr. Shiver stated I calculated it differently.

Ms. Cator stated it seems to me if we can move along and decide on the phase one pond right now as Glenn was saying because that was a thing that kept getting put off. I would be more than willing to try to get the apples to apples for Trim All and Martex and maybe if we could just do a vote on an amount as we have in the past so that we don't have to wait until another meeting to make that decision.

Mr. Greenberg asked Tony, based on the RFP and the detailed scope of work, which of the contractors followed those scopes in giving us a proposal.

Mr. Shiver stated the one that came the closest was Martex.

Mr. Marvin stated I'm concerned that we're not including these phase one lakes. The CDD owns those lakes so the CDD in my opinion needs to maintain those lakes. That's what is typically done and that's the service they provide. Why this is not included in here I don't understand. Nevertheless, I'm wondering if we can't just postpone this vote until the next meeting. We're using Martex right now. Can they stay on a month to month basis?

Ms. Cator asked they're up the beginning of March aren't they?

Mr. Greenberg stated if we do not make a decision before the season the new contractor if there is one, will not be able to gear up in order to properly maintain the community for the season. Correct me if I'm wrong.

Mr. Shiver stated we've been kicking this can down the road since November so I was asked to get proposals in order to make a decision.

Mr. Marvin stated I'm a little disappointed. I thought staff would come to us with a recommendation based on the numbers received. It sounds to me based on questions that have been asked that we're not comparing apples to apples and there are some questions still to be answered so I think we owe it to a board member to get the answer she needs from Tony.

Mr. Greenberg stated I believe what has been recommended is if we conditionally approve something on a not to exceed basis based on the information we have after we've been able to flesh this out and really compare apples to apples at least then management would have the ability to move on.

Mr. Shiver stated right now if you decided you wanted to include phase one pond banks, we have the pricing to include those pond banks so the only thing at that point that is not apples to apples is some of the service schedules, such as annuals, which is something we control, and then the pine straw, which again, is not included in the monthly service so we control it and we can say we don't want to spend that.

Mr. Greenberg stated Jason, there appears to be a dramatic difference in opinion between the homeowners in phase one and those in the subsequent phases. The homeowners in phase one have according to their requirements maintained the property that is the CDD's along the pond all of these years and it appears that there is a large number of homeowners that truly do not want the CDD coming onto their property to maintain it and they're perfectly willing to maintain it as they have in the past. Hence, the legal quandary we have.

Mr. Walters stated we've discussed this several times and I would correct one thing and say that we wouldn't go onto their property to maintain it. The obligation within the covenants and restrictions is that they maintain the pond banks, which are our property.

Mr. Greenberg stated but access would have to be gained.

Mr. Marvin stated through the easements, which are granted to the CDD.

Mr. Walters stated we've gone back and forth a few times and there are opinions all over the map on this. From the District's perspective we have the right, but not necessarily the obligation to mow those pond banks. That's our property. I use the same analogy on the strip of grass between the sidewalk and the roadway that the homeowners are required to maintain by the covenants and restrictions. The County owns that but they are required to mow that. The County is not going to mow it, which is a different situation but if the CDD wanted to say we understand there are provisions in your covenants that require you to mow these but it's our property and we are restricting you from doing so, I think we have that right. If they want to maintain those and the District is okay with that we can do that as well. It's not an uncommon situation. I have several districts where the covenants require homeowners to mow to the edge of the pond banks so it's really a question for this board of are you comfortable with the phase one owners staying with the status quo by the covenants to mow those pond banks, or do we want to take that over. Either situation is acceptable.

Ms. Pazula stated I think it should be maintained because you have property owners around those lakes that do not maintain their grass, or the shrubbery around their house and that

should be addressed. It's important because not maintaining those ponds leads to more insects and more spraying so I think it's to the benefit of the community to maintain the ponds.

Mr. Powell stated Dan, correct me if I'm wrong but that little piece we're developing in phase three is on the pond that connects to phase one. We will have the CDD maintaining that portion, just like we do phase two.

Mr. Marvin stated exactly. To me it's very clear unless there is 100% agreement by everyone that lives on all of the lakes in phase one, we run the risk of somebody saying we're subsidizing phase two lake maintenance and that's not right. Everyone should be treated the same.

Mr. Shiver stated including the phase one pond banks and all of the scope, if we accepted everything for both companies it looks like Trim All is \$2,171 higher than Martex annually.

Mr. Greenberg asked where is the easement for access to the large pond in phase one?

Mr. McCranie stated there would be multiple ones. Any time we have a drainage easement and a pipe that goes into it we would have access to the ponds.

Mr. Greenberg stated I think there is a much greater likelihood that there would be less opposition by some of the homeowners if they at least knew where it was that the machinery would access the property and wouldn't be running over their irrigation system.

Mr. McCranie stated it's on the plat. If you see an inlet in between your lot and someone else's lot and the roadway, it's right over that and 15-feet wide.

Mr. Shiver stated there's one right here on the backside of the amenity center.

Mr. Rick Fine, 85140 Amaryllis Court stated, quite frankly I don't care what you agree to, I'm going to go ahead and mow my bank. I'm going to be the best to take care of it. Most of the people that live around the big pond take care of it.

Mr. Marvin stated it's the "most" that's the problem. There are two or three that won't.

Mr. Powell stated whoever is mowing it wouldn't even need to be on your property.

Mr. Fine stated that's fine as long as they don't destroy anything.

A resident stated let them take care of the two or three that don't. I've been here since day one and my yard looks pretty good. I do not want anybody accessing my property to get to the backside just to mow that strip that I'm already taking care of.

Mr. Powell stated they can't access your property unless there's an easement.

A resident stated once they start accessing it there's going to be tracks in the grass. St. Augustine grass is not that easy to take care of.

Mr. Marvin asked do you have a problem with your fees subsidizing mowing the lakes in the rest of the project? *Multiple residents responded no.*

Mr. Fine stated when we moved in we were told we were responsible for it so what's the difference? If we're responsible, then we're responsible.

A resident stated the HOA has told us we need to do it so we've been doing it since day one.

Mr. Fine stated anybody knows when it rains around Florida, which is every day in the summertime, they're going to mow it anyway and they're going to tear that ledge to pieces. I grew up in Florida. They're going to wreck everybody's backyard.

A resident stated if you look at phase one's lakes now compared to phase two's lakes you can see the difference.

Mr. Fine stated when do you do listen to what the homeowners want instead of what the board wants?

Mr. Terry Cator, 95193 Periwinkle Place, stated it only takes one person around our lake to let the grass grow ten feet high. Everybody else does a beautiful job but I'm not going to go knock on this guy's door and say you're promoting bugs and rodents. It's not right. I take good care of mine too, but if they want to come in and mow once a month, I'm going to mow more than that. No body is stopping me from taking good care of my property.

Mr. Fine stated it is thought because when they cut zoysia grass to St. Augustine grass and they have cinch bugs in their yard, they go right to your yard. My neighbor's whole yard is dead. I don't want anybody in my yard from her yard.

Mr. Greenberg stated Tony, based on what you know for the two ponds here in phase one, there is one easement right in the back of this so conceivably equipment could be brought in here and ride all the way around if need be without every actually entering or exiting anyone's property.

Mr. Shiver stated correct and typically it's three passes.

Mr. Greenberg asked is there that same ability on the pond on Periwinkle?

Mr. Shiver stated that's a little more difficult because the one easement I know of now has a fence so we would be asking the homeowner to remove a fence.

Ms. Cator stated if you walk into our backyard to the right there is an easement that is wide open.

Mr. Shiver stated then they probably need to go through there.

Mr. Greenberg stated I know it's not appropriate but I'd like to turn to the homeowners here. Would an effective compromise be if there is an accessible way of getting to the pond by having the equipment merely ride around the circumference of the pond and only come in from the large pond here, and the small pond where indicated. Would that give people enough comfort that if the CDD takes over if it's merely a matter that they may be paying for something which is not being used if everybody is still going ahead and maintaining their own property?

Mr. Fine stated I'll be the first to say I don't care what you decide, I'm going to take care of my lawn all the way down to the water.

A resident stated I agree with Rick.

Mr. Cator stated I take care of mine, but not every body takes care of theirs. If they own the property they are welcome to come around and mow. Tony, around that small pond there's one person who has like a beach. How are they going to mow that?

Mr. Shiver stated the CDD is going to have to correct that.

Mr. Cator stated I'm just thinking of them and how they are going to do that. I would like to see them go around once.

A resident stated I'm not here all the time; for a couple of months I'm in Puerto Rico. In the meantime, who is going to cut the grass? I'm concerned.

Ms. Pazula stated my concern is that the community looks nice and I think when you're at the pool here and you look down you see tall grass in one area and nicely mowed grass in another, and again, the bug issue. They'll spray from yard to yard.

Mr. Peugh stated I have been against Martex. They did a terrible job up front and I wouldn't want them in my backyard.

Mr. Greenberg stated it appears we have somewhat of a consensus with some conditions and we have reason to believe they can be met.

Mr. Laughlin asked Jason, would this need to be a motion or just kind of an agreement since we have the right but not the obligation? Would this need to be decided at the public meeting?

Mr. Walters stated I guess it depends on what we're deciding. If the action is to leave the status quo I don't think we need to do anything. If the action is to change that then we have a lot of legwork to do.

Mr. Shiver stated whichever company you decide that we make them attend every meeting and also give a report so they can get face to face with the homeowners.

Mr. Laughlin stated I do have other districts where the landscape company comes to every meeting and they have a spot on the agenda.

Mr. Marvin stated Jason, you're saying if we leave the homeowners with the obligation to mow the lake banks we have to take some action?

Mr. Walters stated no I'm saying if we're going to stay with the homeowners mowing those lake banks pursuant to the covenants I don't think we need to do anything. To change that I think we have a lot of legwork to do in terms of notice. We need to let all of the owners know. They've been doing that work and maintaining the bond banks. If we're going to stop them from doing that I think providing notice to each of the homeowners to let them know that the District intends to take over that work and with timeframes and everything else is important.

Mr. Marvin asked making that decision in the meeting is not sufficient?

Mr. Walters stated no I think the homeowners need notice. They've got recorded documents on their property, which require them to do it so they're under that assumption. Unless we formally notify them I don't think they would all know that. I think that's the prudent way to go about it. We can certainly start doing it right away if we wanted to but I think it would be important to let all of the homeowners know the District intends to take over mowing and maintenance of the pond banks.

Mr. Greenberg stated I think we should make a determination as to which contractor we feel is best suited to properly maintain this community and leave as an option whichever contractor that may be that there is a strong possibility that in order to conform procedures from one phase to another there may be some changes. They've already given us prices so for the moment it would merely be maintaining the status quo. I don't think without following the procedures that Jason has outlined that you can engage in additional services that are going to change the original documents.

Mr. Marvin stated I think that's a good idea so we're back to choosing a landscape contractor. Do we have a recommendation from staff?

Mr. Shiver stated I don't have any emotional attachments to either one of these companies. If cost is the main factor then I would go with the cheapest bid.

Mr. Powell stated can we make the switch to Trim All and immediately ask them if they could meet the price that the competitor submitted?

Mr. Shiver stated I have no problem asking for that.

Ms. Cator stated that's given the fact that we don't know the total price yet because we're missing pine straw, correct?

Mr. Shiver stated if that's something we decide we want to install then that's what we will do.

Mr. Greenberg asked is Trim All not the company that recently took over the maintenance at Amelia Walk?

Mr. Shiver stated they are and I work with Trim All at another HOA community.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor accepting Trim All's proposal for landscape maintenance with the condition that further price negotiation is needed was approved.
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Ms. Cator asked are you going to be able to get back to us to let us know what the end result is?

Mr. Shiver stated I'm going to break this down per visit, per annual in an Excel spreadsheet to compare apples to apples and what's not provided I will ask Trim All to meet Martex's price so that we have a standard unit cost. I will send that to Daniel and Daniel will send that to the Chairman for final approval.

Mr. Marvin stated I'd like for you to get with Ms. Cator independent of the Board and go over the details because she has obviously followed much closely than the rest of us and she has concerns. I'd like to make sure she's happy with the numbers.

Mr. Laughlin stated I will also say Counsel will draft a final agreement so even if we have the proposal they will sign and agree to the agreement if there are changes in prices or whatnot.

Mr. Marvin stated Jason, since we have thrashed this around to death did the Board want to move on whether we are prepared to take care of the phase one lake slopes?

Ms. Cator stated I am.

Mr. Marvin stated I'd like to make a motion that the CDD take the corrective action necessary to begin taking over maintenance of the phase one lake banks so that the lake maintenance is consistent and nobody is penalized unduly.

Mr. Greenberg asked may I make an amendment to that? The amendment would be that it be conditionally based on having predetermined access for the vendors to minimize the amount of intrusive invasion by the contractor onto individual homeowner's lots.

Ms. Cator asked am I correct in the fact that they are only allowed to go where there's an easement?

Mr. Marvin stated that's the only place they can go.

Mr. Greenberg stated we appear to have at least one location on each pond where there is an easement without having to go on homeowner's lots.

Mr. Marvin stated when they do phase three there's going to be a big stretch that will be common area.

Mr. Greenberg stated phases two and three do not appear to be an issue.

Mr. Marvin stated phase three and phase one share the lake so the phase one lake where it's not cleared around there will all be cleared and sodded and that lake bank will be common area and that is the access point.

Mr. Greenberg stated so there are two access points for that entire pond without entering onto any homeowners' property?

Mr. Powell stated I can't speak to that.

Mr. Greenberg stated at the worst there's the one right here so that will still conform with the conditions that I've discussed.

A resident asked in order for the Board to pass this don't the HOA covenants have to be changed?

Mr. Laughlin stated this is the first step.

Mr. Marvin stated he's saying there has to be notification, he's not saying they have to be changed.

Mr. Walters stated the HOA covenants are beyond our control. They don't have to be changed. It's District property and if the District wants to maintain it we have that right.

Mr. Laughlin stated the motion that I have is for the CDD to take over pond bank maintenance for phase one on the condition that they use the easements.

Mr. Greenberg stated that they use the specified easements for each pond without having to go onto homeowner property.

Mr. Marvin stated that may be impossible. The property is owned to the center of the easement.

Mr. Greenberg stated I understand but in all fairness if they're able to come in here, yes it means the contractor would have to ride around a little bit more but they will not have to go onto homeowner property. There's no concern about them taking heavy equipment and damaging grass or irrigation systems because they're running along the edge of the pond.

Mr. Laughlin stated if they do cause any damage they would be responsible for that damage that they caused.

A resident stated you say that, but that doesn't happen. You can say they're responsible all day but it's just like the \$115,000 that went missing for our roads. They're not going to take as good of care of it as the homeowner 99% of the time. I don't understand why people want to put their hands in other people's yards.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the CDD taking over landscape maintenance of the phase one pond banks on the condition that specified easements are used was approved.

Mr. Marvin stated Jason, please take appropriate action so we can move this forward.

Mr. Walters stated I'll work with staff to get this process started and we will take care of it.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals to Pressure Wash the Fence

Mr. Shiver stated the key difference between the two vendors is that Reflections allows you to pick and choose what you want to pressure wash. With Crystal Clean you have to do it all. If you notice the fence along the Concourse is in pretty bad shape and needs to be pressure washed. Both companies include that stretch, as well as the cul-de-sacs that share that fence.

Mr. Greenberg stated it appeared that one of the proposals included the fencing around the pool and one did not.

Ms. Cator stated the Crystal Clean proposal didn't elaborate much.

Mr. Shiver stated that's why I was going to say my recommendation would be Reflections. They are the lowest bid and a lot more detailed in what we're getting.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor the proposal from Reflections for pressure washing was approved.

NINTH ORDER OF BUSIENSS

Discussion of Activity Pool Refurbishment

Mr. Laughlin stated we discussed this at the last meeting. We had an approval but there was something else they had to add into it.

Mr. Shiver stated the Board approved a not to exceed amount but when I was reviewing the proposal to contract the vendor I noticed he left off an important scope and that is 15-feet of coping that is being separated so I had him come back out here and give us a price on repairing and replacing that so it added \$1,200 to his final price. The bid that was approved is exceeded by \$1,200 and we need approval before we can move forward.

Mr. Marvin asked do we have the money in the budget?

Mr. Laughlin stated yes this will come out of reserve funding.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor an extra \$1,200 to fund the activity pool refurbishment was approved.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. November 27, 2018 Meeting**
- B. November 27, 2018 Landowners' Election**
- C. January 18, 2019 Special Meeting**

There were no comments on the minutes.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor the minutes of the November 27, 2018 meeting, November 27, 2018 landowners' election and January 18, 2019 special meeting were approved.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. McCranie stated at the last meeting it was requested that I attend the meeting with the County Manager to find out what's going on with the phase one roadways.

Mr. Marvin stated this is confusing for everyone. What we do know is the CDD issued bonds, gave the money to the developer, the developer built the roads, was to turn them over the County and it's gone amuck and it's not getting any better at this point.

Mr. McCranie stated we've discussed the point where the County without saying they messed up says that their engineer that has now left the County did not follow the proper procedures, did not do the right paperwork and therefore the bond is gone and not accessible so there is no maintenance bond for phase one roads. At this point there is a legal question as to who is responsible to maintain the roadways. The County says while the property might be theirs because it's been given to them by plat they have never accepted the roads for maintenance, therefore it's not their responsibility. The CDD says we don't own the roads, so therefore we don't have a maintenance responsibility. The homeowners association does not own the roads and does not have any money to maintain the roads and then we've got the original developer who built it, put up the bond and is now out of the picture. There's no recourse because the County let the bond go loose so that's where we are right now. In order to get us to the finish line to get the roads in phase one approved and in the future maintained by Nassau County we have to get to 75% build out, meaning 75% of the homes which is roughly 343 certificates of occupancy in the entire community and at that point we can request the County to come do a final inspection. The only way to get these roads to be accepted by Nassau County is for us to have 75% build out, the County to inspect and give a checklist of what has to be repaired, have that repaired, and then the County would accept that phase one roadway as being complete and they would take on the maintenance responsibility.

Mr. Marvin stated or the County could say we messed up letting that bond expire, we feel guilty about that and we're going to go ahead and do the appropriate thing and take those streets over now.

Mr. Greenberg stated they've already indicated they will not.

Mr. McCranie stated that would be nice but based upon Mr. Mullen's specific response to those type of questions, because we pushed and pushed, he said they've got no responsibility and they are not going to do it.

Mr. Marvin stated that's fine. There are four other votes in addition to mine. I am not going to vote for the CDD to assume that liability. There is hundreds of thousands of dollars involved here and I don't believe there is a CDD obligation for it. We can vote in the future but I'm not going to vote for it.

Mr. Powell stated as a developer, we issue bonds all the time and I could never to get one to just go away like that. I couldn't if I tried.

Mr. Marvin stated there's an expiration date.

Mr. Powell stated the bonds will automatically renewal. My surety company will not let me expire a bond.

Mr. McCranie stated the developer says we're no longer extending this letter of credit. They gave that notice to Nassau County, Nassau County then has 90 days in which they must file specific paperwork but whatever paperwork they were supposed to file, they didn't so the County dropped the ball and because of that the bank that has the actual letter of credit said they didn't follow X, Y and Z procedure, they gave it back to the developer and it's done. That's where we are.

Mr. Powell stated it's their fault that it's not there anymore. They're going to accept the roads anyway so it should be on them. I just don't know what type of recourse you have.

Mr. Greenberg stated hypothetically I think we're all in principal in agreement of Glenn's feeling, but practicality is that when there's an issue for safety purposes, etc. you have to do something so the question is, is it worthwhile undergoing a legal battle for what the cost will be and there's still no guarantee of any potential outcome.

Mr. Marvin stated Jackson Shaw, who posted the bond, looked at the list of things the County wanted, priced them out and said we can't afford to do this, we will let them call the bond.

Mr. McCranie stated it becomes a problem when we have these potholes. I'm still going to suggest that we continue to temporarily patch them so that we don't have gaping holes. I think that's a safety thing that I'm recommending the CDD do. Ultimately, some entity is going to

have to spend \$200,00-\$300,000 on those roads to get them to a point that the County will accept them and if nobody takes that responsibility they are going to just sit in limbo and end up degrading.

Mr. Marvin stated the holes aren't all that bad and I don't believe the repairs would be that much. As I recall the Jackson Shaw repairs had to do with a lot of asphalt replacement, curb replacement, etc. That's what I don't want us obligated for.

Mr. Greenberg asked Jason, what are the legal ramifications and what is available to the CDD and ultimately what are we looking at in terms of cost in trying to remediate this?

Mr. Walters stated the issue of the County allowing that bond to expire is something I'm just learning of today so I'm trying to process that. I'd like to take a look and talk to some folks to see if there's any history of something like this happening and what our options are. I have some concern as to what remedies we have against the County but at the end of the day this is a pretty egregious situation and I think we ought to explore those options. I don't want to speak off the cuff in terms of what we may or may not be able to do but I certainly want to look into it.

Mr. McCranie stated I agree. Jason, I think you should look at the legalities of the situation and if there's a way to put Nassau County on notice that they have messed up, they should have been responsible for maintaining it since they had a bond. They should have been able to use those monies to repair them. It's certainly not the homeowners' fault and it's not the CDD's fault.

Mr. Walters stated I agree with Glenn. I struggle to envision a scenario where this should fall on the CDD and the residents to remedy the County's mistake and own issues. We will have to look at what our options are but it's a pretty frustrating scenario for a sophisticated unit of government like a County to simply let that fall through the cracks and I don't think that should fall on us. I'm happy to have phone calls with anyone at the County who is open to discuss this.

Mr. Marvin stated do that and report back to us at the next meeting, please.

Mr. Walters stated we will.

Mr. Greenberg stated of course the concerns are the cost of doing this is not equal to what the rewards may be.

Mr. Marvin stated if we take on these repairs ourselves based on today's knowledge, we will have to increase everyone's assessment by a substantial amount to get the work done. We don't have that kind of money lying around.

A resident asked why aren't you talking about litigation? We've been hearing about this for months. Can you litigate against the County?

Mr. Marvin stated I don't know that one government can litigate another government. I don't know the rules there.

Mr. Powell stated I think Jason was saying he's going to have a conversation with their attorney. It wasn't until today that we realized the bond is nonexistent now.

A resident asked how long as it been lapsed for?

Mr. McCranie stated the County let us know on January 24th.

Mr. Greenberg stated and only because we asked.

Mr. Gay stated I just don't see how it fell through the cracks. I don't know how Shaw got away and GMS took over.

Mr. Marvin stated that's totally different. Shaw was the developer. GMS is the management company so there's no correlation between those two.

Mr. Gay asked but doesn't your management company oversee the developer?

Mr. Marvin stated no.

Mr. Gay stated so the developer just comes in, does what he wants and leaves.

Mr. Marvin stated I wouldn't categorize it exactly like that. He was supposed to leave a bond in place to take care of things but the bond did not get cashed in by the County.

Mr. Gay stated I was here in 2016 when the County and Jackson Shaw walked through this phase one community and made a punch list. When they sent it back to Jackson Shaw why didn't the CDD board oversee that?

Mr. Marvin stated the CDD board didn't have any jurisdiction. After that Jackson Shaw said it's going to cost so much to make these repairs we're better off just letting them cash in the bond. The County blew it.

Mr. Powell stated the letter on phase two and three when we develop it and post a maintenance bond, our surety company will not let us dissolve that bond until the County gives us something in writing.

Mr. Gay asked do we need to go to the County board with this issue? He said he would bring it up to the Board.

Mr. McCranie stated I think if Jason tells us that the County has any type of liability and the County is going to have to do something, then at that point when it gets taken to the County commission, yes I think the homeowners should be there.

C. Manager

Mr. Laughlin stated I wanted to bring up possibly getting a telephone for future meetings here so we don't have to use a cellphone for the people calling in to the meetings.

Mr. Marvin stated get us a spoke.

Mr. Laughlin stated I was also thinking we could get some foldable chairs.

Mr. Marvin asked how much money do you want?

Mr. Shiver stated the Polycom phones cost just under \$500.

Mr. Laughlin stated if you wanted to give us a not to exceed amount we could work from that.

Mr. Marvin asked so you want chairs and a phone?

Mr. Laughlin stated I just thought it was a good idea. I don't know if the Board agrees. The phone is rough with service and I think that would be more important than chairs.

On MOTION by Mr. Marvin seconded by Ms. Cator with Mr. Greenberg opposed authorizing staff to purchase a phone and chairs at an amount not to exceed \$700 was approved.
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D. Operations Manager - Report

Mr. Shiver stated we were asked at the last meeting to look into the possibility of installing an electronic marquee in front of the community for use of the CDD and HOA's notifications. I contacted the County coding office and they told us they do not allow electronic signs within \$1,000 feet of State Road 200 or in front of any residential community.

Mr. Marvin asked are you going to explore other options?

Mr. Shiver stated if that's what you guys want I can have a marquee sign installed.

Mr. Marvin stated just explore cost, size, and location.

Mr. Greenberg stated with all respect, I suspect he has enough knowledge and expertise. Why don't we try giving him a not to exceed and let him provide us with the final so we have final approval on what it will look like and the exact location and let's try to move on with it. It's not a big enough thing to spend a lot of time on.

Mr. Marvin stated I don't understand the motion but that's fine.

Mr. Shiver stated so a marquee sign that I can have the name of the community with locks installed would be just under \$1,000.

Mr. Greenberg asked and the administrator of that sign would be management?

Mr. Shiver stated we would manage access to that sign. We could post CDD meeting notifications, special event notifications, or short messages in the event that the access system got struck by lightning or we need to close the pool; same thing with the HOA or committee meetings.

On MOTION by Mr. Greenberg seconded by Mr. Marvin with all in favor authorizing staff to purchase a marquee in an amount not to exceed \$1,000 with Board to have final approval on the marquee’s location and appearance was approved.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Laughlin stated you have your balance sheet and income statement in your agenda package as of January 31st..

B. Approval of Check Register

Mr. Laughlin stated the check register totals \$70,870.22. We did have the annual insurance premium payment included on this check register.

Ms. Cator stated at the last meeting it was requested that I get copies of the financial reports and I’m wondering if that was going to happen.

Mr. Laughlin asked before the package goes out?

Ms. Cator stated yes.

Mr. Laughlin stated okay. Usually the accountant gets them done a week or two beforehand.

On MOTION by Mr. Marvin seconded by Mr. Greenberg with all in favor the Check Register totaling \$70,870.22 was approved.

C. Assessment Receipt Schedule

The assessment receipt schedule, which is showing 62% collected on the tax roll and 100% collected from the direct collections.

FOURTEENTH ORDER OF BUSINESS Audience Comments / Supervisor’s Requests

Audience Comments

Mr. Gay there are supposed to be 458 homes total. Is that still the case? I was trying to count all of the homes and I missed a few.

Mr. Greenberg stated Dan, would it be possible for you to provide us with the most current plat and we also understand that there are some temporary ones that have yet to be approved by the County but if we have a site plan it will make it a lot easier and we wouldn't have to waste time on some of these questions.

Mr. Marvin stated he's talking about the master plan.

Mr. Laughlin stated if you want to send that to me I can probably put it on the CDD website.

Mr. Fine asked when is the projected start date for clearing out phase three?

Mr. Powell stated we're hoping to break ground mid-March.

Mr. Gay stated I hope you do a better job at keeping phase three clean than you did in phase two during development. You didn't put the silt screens up like you should have; it was months after.

Mr. Powell stated you don't have to put erosion control up even after, as long as you stabilize it.

Mr. McCranie stated your silt fence goes around the perimeter of the property, not around the ponds that you've already constructed. We will put silt fence next to pond one but at some point you're going to have to break through and we're going to have to draw lake one down. All silt fencing has to be done and that gets reviewed. I look at it, the County looks at it and the water management district looks at it.

Mr. Gay stated I've got my certificate in silt fencing too and I've noticed it didn't get put up the right way and there was so much trash in the ponds.

Mr. Powell stated I will let the builder know.

Mr. Gay stated they did better on getting the area cleaned up but I'm going to stay on them on phase three.

A resident asked will you be putting up construction entrance signs?

Mr. Powell stated yes it will have it's own entrance over there.

Mr. Fine stated in phase two there have been rumors going around that you've sold large blocks of houses to individual purchasers for sale. Is that true?

Mr. Powell stated to tell you the truth, I don't know because I don't have anything to do with the home construction or sale side of it. I can ask. Once the roads are in, I'm out of there but I can absolutely ask.

Mr. Peugh stated I know the pools are approved by whoever approves them, but the pools drained water for probably two months straight into the sewage. Is that okay or is that going to affect our lakes? All the sand backup goes into the sewage as well.

Mr. Shiver stated someone sent a letter to St. Johns County Water Management District and they reached out to us telling us that basically because it's clean ground water going into the storm drain there is no negative environmental impact so they said it was okay and they closed the case the same day.

Mr. McCranie stated if it's disposing sand into our system that becomes a problem and we should stop that because we as a CDD maintain our stormwater system.

Mr. Peugh stated you've seen the sand from my house. It's a foot deep, all the way down the sewer.

Mr. Shiver asked are you on Lavender?

Mr. Peugh stated yes.

Mr. Shiver stated okay so I did see it. I can reach out to the pool contractor and have them clean the gutters out.

Mr. Greenberg the same thing also right here on Daisy and Amaryllis and then the one on Bellflower and Amaryllis.

Mr. Shiver stated so as far as the water itself there's no concern but any kind of excess sand we can have them look at.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 21, 2019 at 11:00 a.m. at the Amelia Concourse Amenity Center

Mr. Laughlin stated our next meeting is May 21st at 11:00 a.m.

SIXTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Greenberg seconded by Mr. Marvin with all in favor the meeting was adjourned.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2019-12

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A (TAX-EXEMPT), CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B-1 (TAX-EXEMPT), AND CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B-2 (TAXABLE); MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE 2019 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2019 BONDS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Amelia Concourse Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted, after notice and public hearing, Resolution 2019-10, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2019-10, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on March 6, 2019, the District entered into that certain Bond Purchase Agreement with MBS Capital Markets, LLC, whereby the District agreed to sell \$3,035,000 aggregate principal amount of Amelia Concourse Community Development District Capital Improvement Revenue Bonds, Series 2019A (Tax-Exempt) (the "**Series 2019A Bonds**"), its \$1,920,000 aggregate principal amount of Amelia Concourse Community Development District Capital Improvement Revenue Bonds, Series 2019B-1 (Tax-Exempt) (the "**Series 2019B-1 Bonds**"), and its \$1,415,000 aggregate principal amount of Amelia Concourse Community Development District Capital Improvement Revenue Bonds, Series 2019B-2 (Taxable) (the "**Series 2019B-2 Bonds**" and, together with the Series 2019B-1 Bonds, the "**Series 2019B Bonds**" and, together with the Series 2019A Bonds, the "**Series 2019 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2019-10, the District desires to set forth the particular terms of the sale of the 2019 Bonds and confirm the lien of the levy of special assessments securing the 2019 Bonds.

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

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and Resolution 2019-10.

SECTION 3. FINDINGS; ADOPTION OF ENGINEER'S REPORT AND ASSESSMENT REPORT. The Board of Supervisors of the Amelia Concourse Community Development District hereby finds and determines as follows:

(a) On February 19, 2019, the District, after due notice and public hearing, adopted Resolution 2019-10, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bond and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

(b) *The Amelia Concourse Subdivision Phase III Engineer's Report*, dated January 7, 2019, attached to this Resolution as **Exhibit A ("Engineer's Report")**, identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the 2019 Bonds (the "**Phase III Project**"), and sets forth the costs of the Phase III Project as \$5,617,330. The District hereby confirms that the Phase III Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the 2019 Bonds is hereby ratified.

(c) *The Third Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project)*, dated March 11, 2019, attached to this Resolution as **Exhibit B ("2019 Assessment Report")**, applies the adopted *Master Special Assessment Methodology Report* (the "Master Assessment Report") to the Phase III Project and the actual terms of the 2019 Bonds. The 2019 Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2019 Bonds.

(d) The Phase III Project will specially benefit all developable property within the District. It is reasonable, proper, just and right to assess the portion of the costs of the Phase III Project financed with the 2019 Bonds to the specially benefited properties within the District as set forth in Resolution 2019-10, the 2019 Assessment Report and this Resolution.

SECTION 4. SETTING FOR THE TERMS OF 2019 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING 2019 BONDS. As provided in Resolution 2019-10, this Resolution is intended to set forth the terms of the 2019 Bonds and the final amount of the lien of the special assessments securing those bonds. The 2019 Bonds, in a par amount of \$6,370,000.00, shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The estimated sources and uses of funds of the 2019 Bonds shall be as set forth in **Exhibit D**. The debt service due on the 2019 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the 2019 Bonds shall be the principal amount due on the 2019 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 5. ALLOCATION OF ASSESSMENTS SECURING 2019 BONDS.

(a) The special assessments for the 2019 Bonds (“**2019 Assessments**”) shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as set forth in the 2019 Assessment Report. The 2019 Assessment Report, considered herein, reflects the actual terms of the issuance of the District’s 2019 Bonds. The estimated costs of collection of the 2019 Assessments are as set forth in the 2019 Assessment Report.

(b) To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Phase III Project and reallocate the 2019 Assessments and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the a Master Trust Indenture, dated as of July 1, 2007, as previously supplemented (the "**Master Indenture**"), and particularly as supplemented and amended by that certain Third Supplemental Trust Indenture, dated as of March 1, 2019 (the "**Third Supplemental Indenture**"), with respect to the Series 2019A Bonds, and, by that certain Fourth Supplemental Trust Indenture, dated as of March 1, 2019, with respect to the Series 2019B Bonds (the "**Fourth Supplemental Indenture**" and, together with the Master Indenture and the Third Supplemental Indenture, the "**2019 Indenture**"), the District shall begin annual collection of the 2019 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) Section 7 of Resolution 2019-10 sets forth the terms for collection and enforcement of the 2019 Assessments. This Resolution hereby supplements Resolution 2019-10 to provide that the 2019 Assessments shall be collected directly by the District in accordance with Florida law and due as follows: 50% due by March 15 and 50% due by September 15 of each year that the 2019 Assessments are collected. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment, including all outstanding principal and interest, shall immediately become due and payable and shall accrue interest, penalties in the amount of one percent (1%) per month and all costs of collection and enforcement (collectively the “Default Penalties”). The defaulted 2019 Assessments shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties,

interest, and costs of collection and enforcement. Any prejudgment interest on delinquent 2019 Assessments shall accrue at 5.750%, which is the rate of the Series 2019 Bonds, or at the statutory prejudgment interest rate, as applicable.

In the event the 2019 Assessments shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, shall initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein. Notwithstanding the foregoing, should the payments for the 2019 Assessments due on March 15 and September 15 be received by the District on or before April 1 or October 1 respectively, such payments shall be accepted by the District, the 2019 Assessments shall be deemed current and the Default Penalties, with the exception of the payment of costs of collection and enforcement, if any, shall not apply. Additionally, should the payments for the 2019 Assessments due on March 15 and September 15 be received by the District after April 1 or October 1 respectively, upon receipt of written direction to accept such payments from the Majority Owners of the 2019 Bonds or the Trustee, acting at the written direction of the Majority Owners of the 2019 Bonds (collectively the "Direction"), such payments shall be accepted by the District, the 2019 Assessments shall be deemed current and the Default Penalties, with the exception of the payment of costs of collection and enforcement, if any, shall not apply. The District shall not accept payment for the 2019 Assessments after April 1 or October 1 respectively unless it first receives the Direction.

The District hereby certifies the 2019 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by either the District or Nassau County for collection and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law.

SECTION 6. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2019-10, there may be required from time to time certain True-Up Payments (as defined in Resolution 2019-10). As parcels of land are platted, the 2019 Assessments shall be allocated as set forth in Resolution 2019-10, this Resolution, and the 2019 Assessment Report, including, without limitation, the application of the true-up process set forth in Section 8 of Resolution 2019-10. The District shall apply all True-Up Payments related to the 2019 Bonds only to the credit of the 2019 Bonds. All True-Up Payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the 2019 Indenture, governing the 2019 Bonds.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2019 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The 2019 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of 2019 Assessments in the Official Records of Nassau County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. CONFLICTS. This Resolution is intended to supplement Resolution 2019-10, which remains in full force and effect. This Resolution and Resolution 2019-10 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 21st day of May, 2019.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

- Exhibit A:** *Amelia Concourse Subdivision Phase III Engineer's Report*, dated January 7, 2019
- Exhibit B:** *Third Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project)*, dated March 11, 2019
- Exhibit C:** Maturities and Coupons of 2019 Bonds
- Exhibit D:** Sources and Uses of Funds for 2019 Bonds
- Exhibit E:** Annual Debt Service Payment Due on 2019 Bonds

Exhibit A

**Amelia Concourse Subdivision
Phase III**

Engineers Report

Prepared for:

Amelia Concourse Community Development District
Board of Supervisors

Prepared by:



McCranie & Associates, Inc.
Daniel I. McCranie, P.E.

January 7, 2019

INTRODUCTION

The Amelia Concourse Community Development District (the "District"), encompasses approximately 200 acres within the unincorporated area of the Eastern part of Nassau County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District. The District is located in Parts of Section 30, Township 2 North, Range 27 East. The District is currently bounded to the north by the Amelia National single-family development, to the east by Timberlake single-family development, vacant parcels and wetlands to the south and Hampton Lakes (aka Amelia Walk) single-family development to the west. Access to the District is via the Amelia Concourse roadway approximately two miles south of State Road 200/Highway A1A ("A1A"). The District lies approximately half way between I-95 and the Intercoastal Waterway. **Exhibit 1** represents a Vicinity Map showing the location of the development and the adjacent roads and cities and **Exhibit 2** is an enlarged Location Map of the same area. **Exhibit 3** is a survey and legal description of the District.

The initial developer, Amelia Concourse Development, LLC (the "Original Developer") initially owned all of the land within the District and worked with the District to complete the Phase I capital improvements (the "Phase I Projects") and the recreation and amenity improvements, described in the Amelia Concourse Community Development District Engineers Report dated August 24, 2006, revised May 8, 2007, prepared by McCranie & Associates, Inc. (the "Original Engineers Report"). The project is being developed in three separate Phases. The Phase I Project and the Phase II Project have been completed.

The District is planned to consists of 458 single-family units. As of the date of this Report, all of the 133 lots comprising Phase I have been developed and sold to end users. As of the date of this Report, all of the 153 lots comprising Phase II have been developed and have been sold to end users. Phase III has 172 undeveloped, planned single-family units. Subsequent to the District pursuing a foreclosure action, due to the Original Developer's failure to pay debt and operations and maintenance assessments on the property comprising Phases II and III, Amelia Concourse SPE, LLC (the "New Landowner") acquired title to the property comprising Phases II and III. The New Landowner entered into purchase agreements with a local builder to purchase all of the lots comprising Phase II and all of the Phase III lots.

The District is now prepared to construct the Phase III Project. The purpose of this Engineer's Report is to supplement the Original Engineers Report, but solely with respect to Phase III.

All the infrastructure and subdivision improvements within the District have been designed to accommodate the project at build out as well as to conform to Nassau County's plans, rules and regulations for the area.

GOVERNMENT ACTIONS

Construction for the improvements for Phase I and Phase II is complete. Permitting for the improvements for Phase III is in process. The Nassau County Development Plans for Phase III were approved December 27, 2019. **Table 1** is a list of all of the development permits applied for and received to date. Jurisdictional wetland delineation for the entire District has been completed and accepted by the St. Johns River Water Management District (SJRWMD). SJRWMD permit is approved. All applicable zoning, vesting and concurrency approvals are in place. Construction for Phase 1 improvements began in April 2006 and was completed in May, 2008. Construction for Phase 2 improvements began in August 2016 and was completed in June of 2017. The JEA has issued a water and sewer availability letter indicating the availability of water and sewer to serve the entire community. DEP water and sewer permits were issued January 17, 2019. There are no foreseeable issues that would hinder the ability to develop Phase III.

Table 1*Summary of Development Permits*

Regulatory Agency	Type of Permit	Permit No.	Status
St. Johns River WMD	Environmental Resource Permit – Phase II and III	IND-089092522-23	Approved 3/16/15 Expires 3/16/20
Nassau County	Phase I Development Plans	SP04-035	Approved 05/17/2005 Constructed
Nassau County	Phase II Development Plans	SP12-010	Approved 7/29/13 Constructed
Nassau County	Phase III Development Plans	SP18-024	Approved 12/27/18
U.S. Army Corps of Engineers	Wetland Impact –	SAJ – 2004-10791-BAL	Approved 06/12/2006 Completed.
Dept. of Environmental Protection	Potable Water System Construction Permit – Phase I	0083071-104-DS	Approved 08/21/2006 Completed
Dept. of Environmental Protection	Waste Water System Construction Permit – Phase I	0003013-082-DWC	Approved 08/20/2006 Completed
Dept. of Environmental Protection	Potable Water System Construction Permit – Phase II	0083071-154-DSGP	Approved 6/6/13 Completed
Dept. of Environmental Protection	Waste Water System Construction Permit – Phase II	0003013-175-DWC	Approved 6/6/13 Completed
Dept. of Environmental Protection	Potable Water System Construction Permit – Phase III	0083071-217-DSGP	Approved 1/17/19
Dept. of Environmental Protection	Waste Water System Construction Permit – Phase III	0003013-241-DWC	Approved 1/17/19

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the Summary of Estimated Project Cost (Table 2), subject to, continued compliance with all County requirements and permit issuance.

OVERVIEW OF PHASE III PROJECT

The following sub-sections describe the different public infrastructure improvements that relate to the development of the 172 planned single family lots in Phase III of the District (collectively, the Phase III Project).

STORMWATER MANAGEMENT SYSTEM

The design criteria for the District's stormwater management system are regulated by the SJRWMD. The District is located in the Nassau River drainage basin. The pre-development site runoff and water management conditions have been examined, modeled, and accepted by the SJRWMD. The existing onsite natural occurring wetlands have been delineated and verified by SJRWMD.

The stormwater management plan for the district focuses on utilizing newly constructed ponds, in upland areas, for stormwater treatment in conjunction with the natural occurring wetlands. The natural occurring wetlands and lake system account for approximately 35.5% of the District's land area.

The District's objectives for the stormwater management system are:

1. Provide stormwater quality treatment, storage, and conveyance.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydro periods
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and overflow systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydro periods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the overflow control structures. The stormwater management system for Phase 1 and Phase 2 is complete. The Phase III Project includes stormwater management for Phase III. The grading work includes the addition of dirt to the individual lots in order to meet the drainage requirements for the Phase III Project. All work on private property is being funded by the Developer.

WETLANDS MITIGATION

The proposed wetland mitigation consists of upland and wetland preservation in accordance with the permit requirements from the SJRWMD.

WASTEWATER COLLECTION SYSTEM

The District lies within the unincorporated area of Nassau County and the JEA provides the wastewater service. The District is in JEA's Nassau County Regional W.W.T.P. service area. In 2005, a wastewater application for component parts of the first phase of the utility system was submitted and approved by the JEA. The outstanding permits in place today include the

infrastructure to handle all single family homes in the development. The District's onsite sanitary sewer system will consist of 8" and 10" gravity sewer lines with appurtenant manholes and one (1) pumping station. For the first two phases of development, the District has installed the gravity sewer lines and approximately six hundred and forty feet (640) of 8" force main connecting with the existing JEA force main lying in the Amelia Concourse right-of-way. The Phase III project will include extending the system onsite to serve the remaining phase. The wastewater service for the first two phases of development included one (1) pump station along with appurtenant collection lines, manholes and force mains located within the right-of-ways. The Phase III Project will utilize the existing pump station.

POTABLE WATER DISTRIBUTION SYSTEM

The District lies within the unincorporated area of Nassau County and the JEA provides the potable water service. The District is served by a connection with the existing JEA water main in the Amelia Concourse right-of-way with water supplied by the Nassau Water Treatment Facility. The Phase III water distribution system will consist of 10", 8", 6", and 4" water mains with appurtenant valves and fire hydrants.

ELECTRICAL DISTRIBUTION SYSTEM

The District lies within the unincorporated area of Nassau County and the Florida Power & Light (FPL) provides the electrical service. The District is served by a overhead lines along the Amelia Concourse right-of-way. The Phase III electrical distribution system only includes the underground conduit and vaults to serve the Phase III Project.

ROADWAYS

Primary vehicular access to the District is provided from the Amelia Concourse with Daisy Lane providing a two (2) lane, unloaded access road with a median at the entrance. Secondary vehicular access to the District is provided with Bellflower Way providing a two (2) lane, loaded access road. Amelia Concourse is a four-lane divided County road. The Amelia Concourse runs south from AIA along a portion of the northern boundary of the District. The development plan allows for three access points along the Amelia Concourse. The internal road design for the District complies with the Nassau County transportation road circulation design criteria. In the first phase of the development, Daisy Lane, along with the other local streets, provide access from each lot to the Amelia Concourse. Daisy Lane is irrigated and landscaped and has underground electric, streetlights and sidewalks. The District's major entrance features and landscaping were part of the first phase of development. All Phase I and Phase II improvements necessary for access to Phase III, have been constructed. All District roadways are public. The subdivision is not gated. The Phase III Roadways are local streets, providing access to all planned lots in Phase III.

RECREATION AREA

The recreation area is a one-acre site located within the District and was constructed with the Phase I improvements. The recreation area consists of a clubhouse, swimming pool, parking lot, and playground. The Phase II and Phase III Projects use/will use the previously completed recreational amenities.

ENTRANCE FEATURES, LANDSCAPING AND PERIMETER FENCING AND BUFFERING

The District has included signage and landscape features at the entrance of the District at the intersection of Daisy Lane and Amelia Concourse. Daisy Lane is heavily landscaped on both sides of the roadway. These features were constructed with the Phase I improvements. The Phase II project included perimeter fencing and buffering adjacent to the Phase II lots. The Phase III Project will include perimeter fencing and buffering.

PROJECT COSTS

The Summary of Estimated Project Costs for the Phase III Project detailed in **Table 2** outlines the anticipated costs associated with the construction of the Phase III Project infrastructure. The costs associated with the Phase III infrastructure include, clearing, roadways and sidewalks, storm sewer system, potable water system, sanitary sewer system, underground utilities, landscaping, and perimeter buffering. Project costs in excess of the amounts provided by District Bond proceeds are expected to be paid from interest earnings or the developer. The Project Costs below have been allocated to work done on public property separately from work done on private property. The public property percentage is 31.9% when calculating construction costs for clearing and earthwork. This percentage calculation removes the +/- 19.88 Ac. of wetlands/open space from the calculations. The Clearing & Grading line item includes mobilization, erosion and sediment control, clearing & grading, final grading and performance bonds. The Roadway line item includes roadway construction, conduit under roadway and as-builts. The Stormwater line item includes the ponds, storm drain and sodding.

Table 2
Summary of Estimated Project Costs

Category	Phase III Planned Improvements	Public Improvements	Private Improvements	Ownership	O&M Responsibility
Clearing & Grading	\$1,950,143	\$721,255	\$1,228,888	District	N/A
Roadway	\$924,503	\$924,503		County	County
Stormwater	\$1,239,580	\$1,239,580		District	District
Water	\$422,813	\$422,813		JEA	JEA
Sewer	\$505,290	\$505,290		JEA	JEA
Total Contract Amount	\$5,042,330	\$3,813,441	\$1,228,888		
Electrical	\$140,000	\$140,000		FPL	FPL
Contingency	\$405,000	\$405,000			
Landscaping, Entry Monuments & Signs	\$145,000	\$145,000		District	District
Engineering/Permitting	\$90,000	\$90,000			
Total Project Costs	\$5,822,330	\$4,593,441	\$1,228,888		

SUMMARY AND CONCLUSION

The Phase III Project infrastructure, as outlined above, is necessary for the functional development of Phase III of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the approved constructed drawings and specifications, last revision.

It is my professional opinion that the Phase III Project infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Nassau County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control.

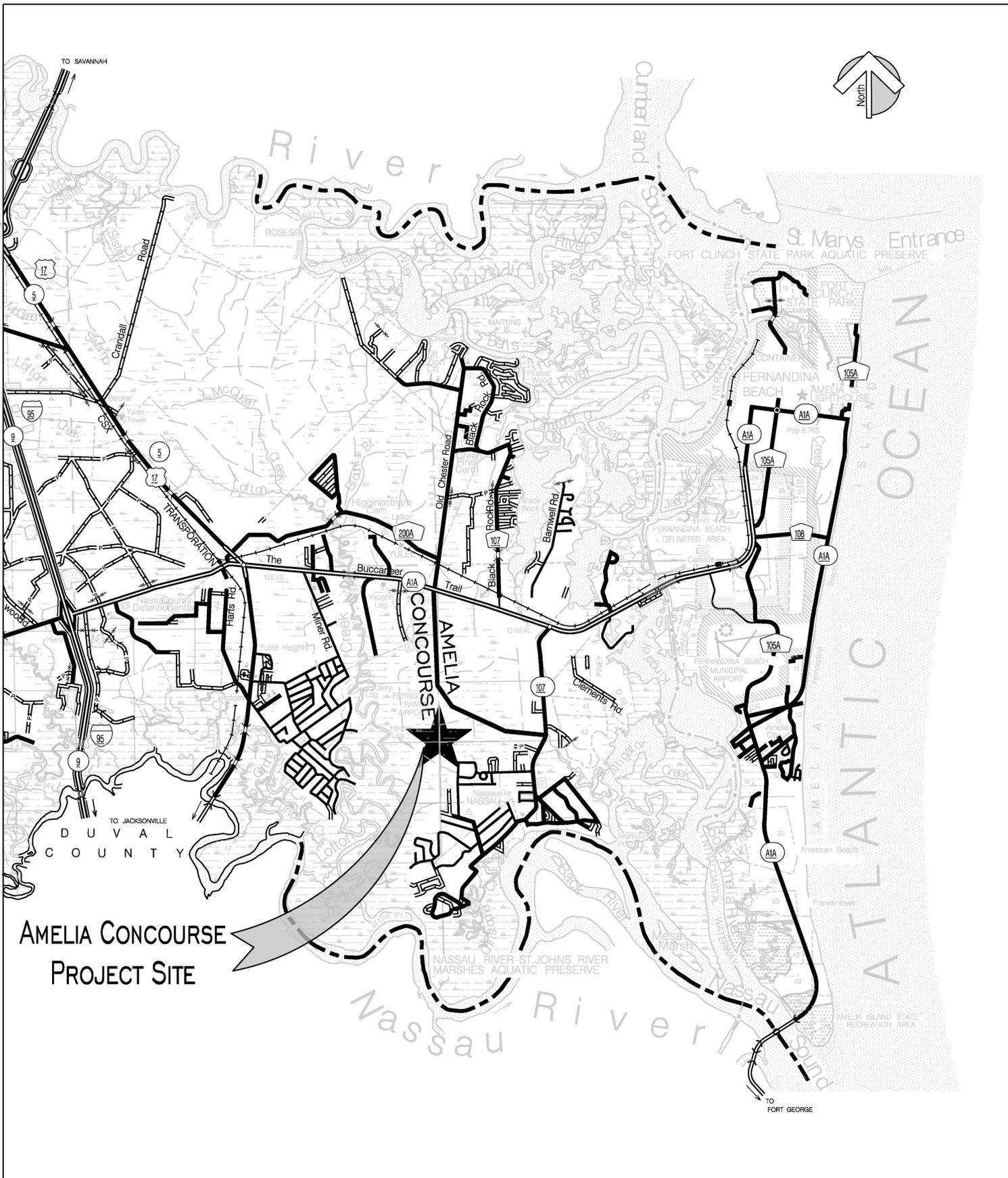
Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Appendix A

Description

- Exhibit 1. Vicinity Map
- Exhibit 2. Location Map
- Exhibit 3. District Legal Boundary and Description
- Exhibit 4. Community Development Map



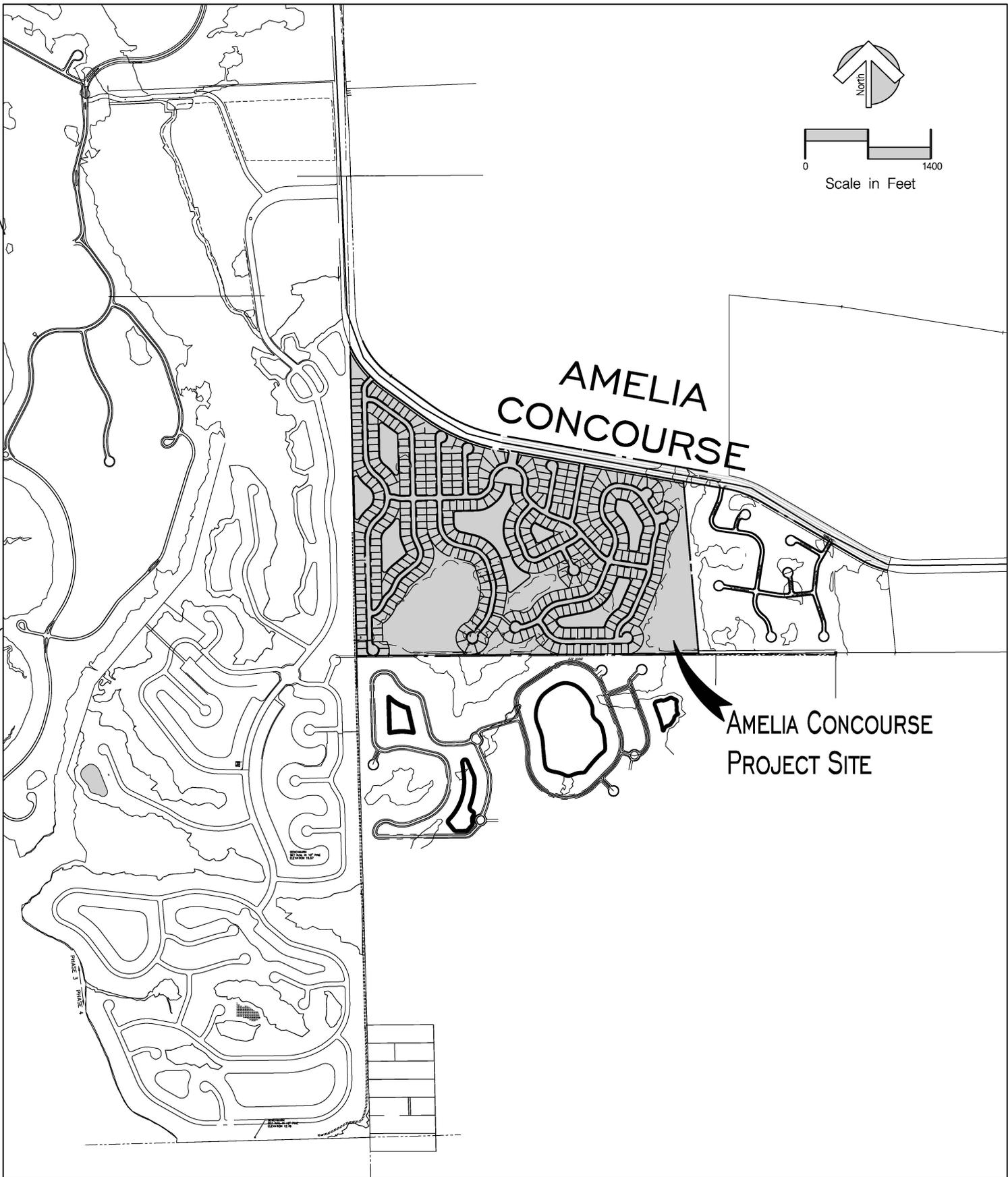
AMELIA CONCOURSE
PROJECT SITE



VICINITY MAP

AMELIA CONCOURSE, CDD
AMELIA CONCOURSE DEVELOPMENT, LLC

EXHIBIT I



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LOCATION MAP

AMELIA CONCOURSE CDD
AMELIA CONCOURSE DEVELOPMENT, LLC

EXHIBIT 2

DISTRICT BOUNDARY (ALL PHASES)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE 805 OF THE OFFICIAL RECORDS OF SAID COUNTY). FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89°-38'-10" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 30; RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION OF LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 577.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 54°-00'00" EAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 926.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 05°-00'-00" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1911.51 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 199.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

N:\Projects\Concourse\Design\CDD\CDD_location.dwg

	DISTRICT LEGAL DESCRIPTION	EXHIBIT 3
	AMELIA CONCOURSE, CDD AMELIA CONCOURSE, LLC	

PHASE I

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 1226, PAGE 1832-1835 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30 AND RUN NORTH 01'-13'-51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150 FOOT RIGHT-OF-WAY); RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 584.45 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38'-50'-23" EAST; RUN THENCE SOUTH 53'-59'-35" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 18.39 FEET TO A POINT FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 54'-13'-17" EAST.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED AMELIA CONCOURSE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 908.81 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67'-13'-10" EAST; RUN THENCE SOUTH 79'-59'-35" EAST, A DISTANCE OF 1145.89 FEET TO A POINT; RUN THENCE SOUTH 28'-35'-00" WEST, A DISTANCE OF 262.84 FEET TO A POINT; RUN THENCE SOUTH 10'-00'-25" WEST, A DISTANCE OF 273.74 FEET TO A POINT; RUN THENCE SOUTH 17'-08'-20" EAST, A DISTANCE OF 147.02 FEET TO A POINT; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE SOUTH 41'-37'-36" EAST, A DISTANCE OF 55.58 FEET TO A POINT; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 86'-37'-36" WEST; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 25.11 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 55.54 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 55'-26'-44" WEST; RUN THENCE SOUTH 62'-31'-03" WEST, A DISTANCE OF 313.35 FEET TO A POINT; RUN THENCE SOUTH 27'-28'-57" EAST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE SOUTH 62'-31'-03" WEST, A DISTANCE OF 115.37 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 245.00 FEET, A CHORD DISTANCE OF 379.27 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 66'-45'-58" WEST; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 543.68 FEET, A CHORD DISTANCE OF 10.13 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 16'-29'-37" WEST; RUN THENCE SOUTH 74'-36'-00" WEST, A DISTANCE OF 107.73 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF 46.52 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 63'-45'-15" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 395.00 FEET. A CHORD DISTANCE OF 306.39 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 44'-55'-40" WEST; RUN THENCE SOUTH 22'-15'-10" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 275.00 FEET, A CHORD DISTANCE OF 20.42 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 65'-37'-09" EAST; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 20.00 FEET, A CHORD DISTANCE OF 19.27 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 87'-42'-30" EAST; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 67.55 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 24'-39'-24" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET, A CHORD DISTANCE OF 17.87 FEET TO A POINT OF COMPOUND CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 36'-08'-40" WEST; RUN THENCE IN NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 10.98 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 64'-05'-09" WEST; RUN THENCE SOUTH 24'-31'-23" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 105.00 FEET, A CHORD DISTANCE OF 19.92 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 70'-55'-12" WEST; RUN THENCE NORTH 76'-21'-47" WEST, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 395.00 FEET, A CHORD DISTANCE OF 481.65 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 38'-47'-49" WEST; RUN THENCE NORTH 01'-13'-51" WEST, A DISTANCE OF 1178.98 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 49.39 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

N:\Projects\Concourse\Design\CDD\CDD location.dgn



DISTRICT LEGAL
DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC

EXHIBIT 3

PHASE II

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 1226, PAGE 1832-1835 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30 AND RUN SOUTH 89°-38'-35" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 30, THE SAME BEING THE NORTHERLY LINE OF NOW OR FORMERLY LANDS OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN DEED BOOK 548, PAGE 805, OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 1547.11 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 00°-21'-25" WEST, A DISTANCE OF 299.67 FEET TO A POINT; RUN THENCE NORTH 37°-50'-48" EAST, A DISTANCE OF 27.85 FEET TO A POINT; RUN THENCE NORTH 23°-51'-14" EAST, A DISTANCE OF 92.23 FEET TO A POINT; RUN THENCE NORTH 16°-31'-52" EAST, A DISTANCE OF 33.35 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 545.00 FEET, A CHORD DISTANCE OF 63.58 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 14°-01'-55" EAST; RUN THENCE NORTH 10°-41'-23" EAST, A DISTANCE OF 122.12 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 545.00 FEET, A CHORD DISTANCE OF 84.14 FEET TO A POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 06°-15'-45" EAST; RUN THENCE NORTH 53°-07'-48" EAST, A DISTANCE OF 14.80 FEET TO A POINT; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 28.00 FEET, A CHORD DISTANCE OF 45.71 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 73°-57'-15" EAST; RUN THENCE NORTH 51°-20'-07" EAST, A DISTANCE OF 242.94 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 28.00 FEET, A CHORD DISTANCE OF 42.81 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 01°-29'-00" EAST; RUN THENCE NORTH 48°-56'-43" EAST, A DISTANCE OF 16.91 FEET TO A POINT; SAID POINT LYING ON A CURVED SOUTHERLY LINE OF AMELIA CONCOURSE PHASE ONE (ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGE 183-188 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, IN LAST MENTIONED SOUTHERLY BOUNDARY LINE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 245.00 FEET, A CHORD DISTANCE OF 156.07 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 81°-05'-24" EAST; RUN THENCE NORTH 62°-31'-03" EAST, ALONG A SOUTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 115.37 FEET TO A POINT; RUN THENCE NORTH 27°-28'-57" WEST, ALONG A NORTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE NORTH 62°-31'-03" EAST, ALONG A SOUTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 313.35 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, IN SAID SOUTHERLY BOUNDARY LINE OF AMELIA CONCOURSE PHASE ONE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 55.40 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 55°-26'-44" EAST; RUN THENCE NORTH 48°-22'-24" EAST, ALONG A SOUTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 25.11 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, ON THE SOUTHERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, SAID BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 86°-37'-36" EAST; RUN THENCE NORTH 48°-22'-24" EAST, ALONG A SOUTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE NORTH 41°-37'-36" WEST, ALONG A NORTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 55.58 FEET TO A POINT; RUN THENCE NORTH 48°-22'-24" EAST, ALONG A SOUTHEASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE NORTH 17°-08'-20" WEST, ALONG AN EASTERLY BOUNDARY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 147.02 FEET TO A POINT; RUN THENCE NORTH 10°-00'-25" EAST, ALONG AN EASTERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 273.74 FEET TO A POINT; RUN THENCE NORTH 28°-35'-00" EAST, ALONG A SOUTHERLY BOUNDARY LINE OF SAID AMELIA CONCOURSE PHASE ONE, A DISTANCE OF 262.84 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1200, PAGE 1939, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 79°-59'-35" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 904.19 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF ROUND HILL INVESTMENT COMPANY, LLC (ACCORDING TO BOOK 1273, PAGE 582-584, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 04°-59'-35" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1911.50 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 30; RUN THENCE SOUTH 89°-38'-35" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 2224.43 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 73.15 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

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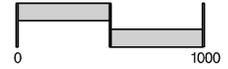
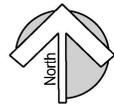
	DISTRICT LEGAL BOUNDARY AND DESCRIPTION	EXHIBIT 3
	AMELIA CONCOURSE, CDD AMELIA CONCOURSE, LLC	

PHASE III

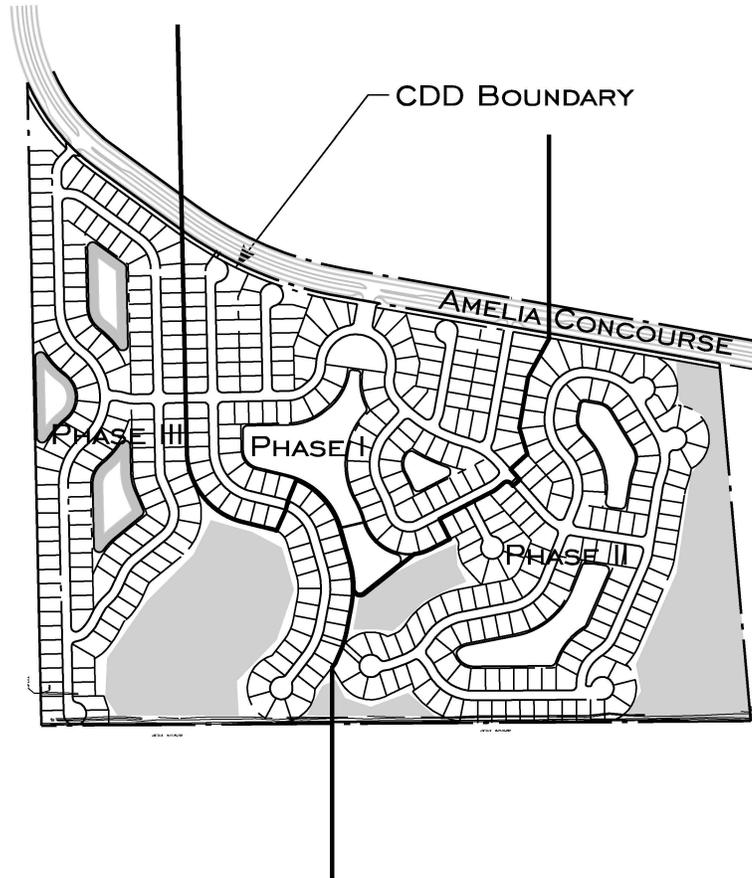
A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 30, THENCE NORTH 01°13'51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAME BEING THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 262 THROUGH 262 OF THE PUBLIC RECORDS OF SAID COUNTY, 3420.44 FEET TO THE CURVED SOUTHWESTERLY RIGHT-OF-WAY OF AMELIA CONCOURSE, A 150-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY, THE FOLLOWING COURSES: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1104.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°50'22" EAST, 577.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°59'35" EAST, 550.61 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2059.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 54°14'03" EAST, 17.33 FEET TO THE NORTHWESTERLY CORNER OF AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 AND 187A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID AMELIA CONCOURSE PHASE ONE, THE FOLLOWING COURSES: THENCE SOUTH 01°13'51" EAST, DEPARTING LAST MENTIONED RIGHT-OF-WAY, 1178.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°47'49" EAST, 481.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°21'47" EAST, 160.84 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70°55'12" EAST, 19.92 FEET; THENCE NORTH 24°31'23" EAST, 170.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 66°36'40" WEST, 10.90 FEET; THENCE NORTH 22°15'10" EAST, 120.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°55'40" EAST, 306.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°45'15" EAST, 46.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°36'00" EAST, 107.73 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 543.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°29'37" EAST, 10.13 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 48°11'37" EAST, 260.70 FEET; THENCE SOUTH 48°56'43" WEST, DEPARTING THE SOUTHERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, 16.91 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°29'00" WEST, 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°20'07" WEST, 242.94 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°57'15" WEST, 45.71 FEET; THENCE SOUTH 53°07'48" WEST, 14.80 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 06°16'23" WEST, 84.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°41'23" WEST, 122.12 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 14°01'55" WEST, 63.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°31'52" WEST, 33.35 FEET; THENCE SOUTH 23°51'14" WEST, 92.23 FEET; THENCE SOUTH 37°50'48" WEST, 27.85 FEET; THENCE SOUTH 00°21'25" EAST, 299.67 FEET TO THE SOUTHERLY LINE OF SAID SECTION 30; THENCE SOUTH 89°38'35" WEST, ALONG SAID SOUTHERLY SECTION LINE, 1547.11 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 77.56 ACRES, MORE OR LESS.

N:\Projects\Concourse\Design\CDD\CDD location.dgn

	DISTRICT LEGAL BOUNDARY AND DESCRIPTION	EXHIBIT 3
	AMELIA CONCOURSE, CDD AMELIA CONCOURSE, LLC	



Scale in Feet



LEGEND

 - WETLAND

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COMMUNITY DEVELOPMENT

MAP

AMELIA CONCOURSE, CDD

AMELIA CONCOURSE, LLC

EXHIBIT 4

Exhibit B

Amelia Concourse
Community Development District

**Third Supplemental
Special Assessment Methodology Report
For
Capital Improvement Revenue Bonds, Series 2019
(Phase III Project)**

Final Report

March 11, 2019

Prepared by:

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

Table of Contents

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1. Executive Summary

The Amelia Concourse Community Development District (the “District”) was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”) and by Ordinance No. 2006-58 adopted by the Board of County Commissioners of Nassau County, Florida, effective July 10, 2006, encompassing approximately 200 acres and is located within the unincorporated area of Nassau County, Florida. On June 10, 2015, the District adopted the First Supplemental Special Assessment Methodology Report and then on June 21, 2016, the District adopted the Second Supplemental Special Assessment Methodology dated June 9, 2016 (together the “Previous Assessment Reports”) that established three (3) separate assessment areas consisting of Phase I, Phase II and Phase III. Phase I consists of 133 single family homes that are fully developed and improvements fully constructed (“Assessment Area I”). Phase II consists of 153 single family homes that are fully developed with 73 constructed and sold homes as of February 22, 2019 (“Assessment Area II”). Phase III contains approximately 78 undeveloped acres planned for 172 single family homes (“Assessment Area III”), which is being developed by Dream Finders Homes (the “Developer”).

2. Purpose of the Report

The purpose of this Third Supplemental Special Assessment Methodology Report (the “2019 Report”) is to provide a methodology to allocate the Series 2019A Assessments that will be levied to secure the Capital Improvement Revenue Bonds, Series 20019A (the “Series 2019A Bonds”) and Series 2019B-1 and 2019B-2 Assessments that will secure the Capital Improvement Revenue Bonds, Series 2019B-1 and 2019B-2 (the “Series 2019B Bonds”) (collectively, the “Series 2019 Bonds”) which are being issued to finance the cost of the Phase III Projects described in the District’s Amelia Concourse Subdivision Phase III, Engineer’s Report prepared by McCranie and Associates dated January 26, 2016, updated January 7, 2019 (the “2019 Improvement Plan”). The 2019 Improvement Plan is necessary to the develop the 172 planned single family homes within Assessment Area III. This 2019 Report determines and allocates the special and peculiar benefits to the assessable property within Assessment Area III by applying the methodology of the 2019 Report which in the opinion of the District’s Assessment Methodology Consultant, Governmental Management Services, LLC. has determined that all 172 planned single family lots within Assessment Area III, will benefit equally from the 2019 Improvement Plan and the issuance of the Series 2019 Bonds.

3. The Series 2019 Bonds and Assessments

3.1 Description of the Series 2019 Bonds

The District is issuing the Series 2019 Bonds for the purpose of: (i) funding a Project Fund to construct and/or acquire the Phase III Projects detailed in the 2019 Improvement Plan (ii) funding a Debt Service Reserve Fund, (iii) funding the interest payments through November 1, 2019, and (iv) funding cost of issuance (including underwriters discount). The Series 2019A Bonds are Term Bonds with an interest rate of 5.65% and final maturity date of May 1, 2049; the Series 2019B-1 Bonds are Term Bonds with an interest rate of 5.25% and final maturity date of May 1, 2029; and the 2019B-2 Bonds are Term Bonds with an interest rate of 7.25% and final maturity date of May 1, 2029.

3.2 The Series 2019 Assessments

The Series 2019A Bonds are secured by long-term debt assessments (the “Series 2019A Assessments”) that will be levied annually on all of the 172 planned lots in Assessment Area III. The Series 2019B Bonds are secured by short-term debt assessments (the “Series 2019B Assessments” and together with the Series 2019A Assessments the “Series 2019 Assessments”) that will be levied and collected upon the earlier of the sale to end user or the maturity of the Series 2019B Bonds, on each of the 172 planned single family lots within Assessment Area III that benefit from the Phase III Projects detailed in the 2019 Improvement Plan that will be constructed and/or acquired by the District. **See Table 2. Phase III Project Cost Estimates.**

The Series 2019A Bonds will begin amortizing on May 1, 2020, and mature on May 1, 2049, a 30-year term bond. The Series 2019B Bonds are interest only to maturity, May 1, 2029, and while the Series 2019A Assessments may be prepaid at any time, the Series 2019B Assessments are required to be prepaid prior to transfer of property.

The maximum annual debt service on the Series 2019A Bonds is \$212,602.50 which is the basis for establishing the Series 2019A Assessments, net of collection costs and early payment discount. The annual interest on the Series 2019B Bonds is \$203,387.50 with principal due on May 1, 2029 in the amount of \$3,436,694 including accrued interest, which is the basis for establishing the Series 2019B Assessments, net of collection costs and early payment discount, if applicable.

3.3 Process of Levying Assessments

The process of levying the Series 2019 Assessments is a three-step process. First, the District's Engineer determines the costs of the Phase III Projects contemplated by the District in the 2019 Improvement Plan. Second, these costs form the basis for a bond sizing. Third, the financing costs are allocated among the benefitted properties on the basis of benefit.

3.4 Requirements of a Valid Special Assessment

There are two requirements under Florida Law for a valid special assessment:

1. The properties being assessed must receive a special benefit from the improvements being paid for by the special assessment.
2. The assessments must be fairly and reasonably allocated to the properties being assessed.

3.5 Determination of Benefit

The special and particular benefits received by property owners within Assessment Area III from the Phase III Projects are real and determinable. The benefits include but are not limited to (i) added use of the property (ii) added enjoyment of the property (iii) probability of increased marketability and value of the property, and (iv) the Phase III Projects are necessary in order to develop the 172 planned single family homes. **See Table 4.**

3.6 Reasonable and Fair Apportionment of the Obligation to Pay

The determination has been made that the obligation to pay the Series 2019 Assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property in Assessment Area III derived from the construction and/or acquisition of the Phase III Projects (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

4. Allocation Methodology

The 2019 Improvement Plan estimates that the infrastructure improvements will cost approximately \$5,617,330, all of which is expected to be funded from the proceeds of the Series 2019A Bonds in the amount

of \$2,676,447 and 2019B Bonds in the amount of \$2,940,883. The construction and/or acquisition of the Phase III Projects provide special benefit to the assessable property within Assessment Area III that meets or exceeds the cost (benefit) to finance, construct and/or acquire such infrastructure improvements and the fair and reasonable allocation of the Series 2019 Assessments based upon the methodology set forth in this Series 2019 Report and Table 5. The allocation of the Series 2019 Assessments as set forth herein will result in the District annually certifying for collection special assessments in the amounts set forth on **Table 5 and Table 6, the Final Assessment Roll.**

5. True-up Mechanism

Although the District does not process plats for the Developer, it does have an important role to play during the course of platting. Whenever a plat is processed, the District must allocate a portion of its debt to the platted property according to this Report. In addition, the District must also prevent any buildup of debt on undeveloped property, otherwise the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, the District and Developer will enter into a True-Up Agreement that will detail the process of platting, assigning debt to platted property and requirements should the actual development plan result in fewer lots being developed or the remaining debt on undeveloped property exceeding the initial debt levels established by this report. Additional terms and requirements will be outlined in the True-Up Agreement.

6. Final Assessment Roll

The Final Assessment roll reflecting the allocation of the Series 2019 Assessments securing the repayment of the Series 2019 Bonds is attached hereto as **Table 6.**

TABLE 1
Amelia Concourse CDD
Development Program

<u>Land Use and Location</u>	<u>Units</u>
Single Family Homes - Phase III	172
Total	<u><u>172</u></u>

Prepared By
Governmental Management Services, LLC

TABLE 2
Amelia Concourse CDD
Phase III Project Cost Estimates

<u>Improvement Description</u>	<u>Estimated Cost</u>
Clearing & Grading	\$1,950,143
Roadway	\$924,503
Stormwater	\$1,239,580
Water	\$422,813
Sewer	\$505,290
Electrical	\$140,000
Contingency	\$200,000
Landscaping, Entry Monuments & Signs	\$145,000
Engineering/Permitting	\$90,000
Total Estimated Cost	<u><u>\$5,617,330</u></u>

Provided by: McCranie & Associates, Inc.

Prepared By

Governmental Management Services, LLC

Table 3
Amelia Concourse CDD
Series 2019 Bonds
Sources and Uses

	<u>Series 2019A Bonds</u>	<u>Series 2019B-1 Bonds(tax exempt)</u>	<u>Series 2019B-2 Bonds (taxable)</u>	<u>Total Series 2019 Bonds</u>
<u>Sources</u>				
Par amount of Bond Issue	\$3,035,000	\$1,920,000	\$1,415,000	\$6,370,000
Total Sources	\$3,035,000	\$1,920,000	\$1,415,000	\$6,370,000
<u>Uses</u>				
Project Fund	\$2,676,447	\$1,711,995	\$1,228,888	\$5,617,330
Interest to November 1, 2019	\$105,268	\$61,880	\$62,977	\$230,125
Reserve Fund @ 50% MADS & 50% Annual Interest	\$106,301	\$50,400	\$51,294	\$207,995
Cost of Issuance, Includes Underwriters Discount	\$146,983	\$92,169	\$68,673	\$307,825
Rounding	\$0	\$3,556	\$3,168	\$6,725
Total Uses	\$3,035,000	\$1,920,000	\$1,415,000	\$6,370,000

	2019A	2019B-1	2019B-2
Principal Amortization Installments	30	1 (Interest Only to Maturity)	1 (Interest Only to Maturity)
Estimated Rate	5.65%	5.25%	7.25%
Estimated Par Amount	\$3,035,000	\$1,920,000	\$1,415,000
Maximum Annual Debt Service	\$212,603	\$1,970,400	\$1,466,294
Final Maturity	1-May-49	1-May-29	1-May-29

Provided by: MBS Capital Markets, LLC

Prepared By

Governmental Management Services, LLC

TABLE 4
Amelia Concourse CDD
Series 2019 Bonds
Allocation of Benefit/Par Debt Per Unit

<u>Development Type :</u>	<u>Number of Units</u>	<u>Total Cost</u>	<u>Benefit Per Unit</u>	<u>Par Debt Series 2019 Bonds(1)</u>	<u>Par Debt Per Unit Series 2019 Bonds</u>
Single Family Homes - Phase III	172	\$6,370,000	\$37,035	\$6,370,000	\$37,035
Total	<u>172</u>			<u>\$6,370,000</u>	

(1) Inclusive of financing cost as per Florida Statutes are defined as a benefit and may be considered in benefit determination.

<u>Development Type :</u>	<u>Number of Units</u>	<u>Par Debt Series 2019A Bonds</u>	<u>Par Debt Per Unit Series 2019A Bonds</u>
Single Family Homes - Phase III	172	\$3,035,000	\$17,645.35

<u>Development Type :</u>	<u>Number of Units</u>	<u>Par Debt Series 2019B-1 Bonds</u>	<u>Par Debt Per Unit Series 2019B-1 Bonds</u>
Single Family Homes - Phase III	172	\$1,920,000	\$11,162.79

<u>Development Type :</u>	<u>Number of Units</u>	<u>Par Debt Series 2019B-2 Bonds</u>	<u>Par Debt Per Unit Series 2019B-2 Bonds</u>
Single Family Homes - Phase III	172	\$1,415,000	\$8,226.74

TABLE 5
Amelia Concourse CDD
Allocation of Series 2019 Bonds / Annual
Assessments Per Unit

<u>Development Type :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Net Annual Series 2019A Assessments</u>	<u>Gross Annual Series 2019A Assessments</u>	<u>Net Annual Per Unit Series 2019A Assessments</u>	<u>Gross Annual Per Unit Series 2019A Assessments (1)</u>
Single Family Homes - Phase III	172	1	172	\$212,603	\$228,605	\$1,236.06	\$1,329.10
Total	172		172	\$212,603	\$228,605		
<u>Development Type :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Net Annual Series 2019B-1 Assessments(2)</u>	<u>Gross Annual Series 2019B-1 Assessments</u>	<u>Net Annual Per Unit Series 2019B-1 Assessments (2)</u>	
Single Family Homes - Phase III	172	1	172	\$100,800	\$108,387	\$586.05	
Total	172		172	\$100,800	\$108,387		
<u>Development Type :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Net Annual Series 2019B-2 Assessments(2)</u>	<u>Gross Annual Series 2019B-2 Assessments</u>	<u>Net Annual Per Unit Series 2019B-2 Assessments (2)</u>	
Single Family Homes - Phase III	172	1	172	\$102,588	\$110,309	\$596.44	
Total	172		172	\$102,588	\$110,309		

(1) Gross Assessments include early payment discount 4% and collection costs of 3% for a total of 7%.

(2) The net annual assessments for Series 2019B Bonds are interest only until May 1, 2029 at which time the outstanding par debt plus unpaid accrued interest will be due in full and will not exceed maximum annual debt service of \$3,436,694 principal + \$203,387.50 interest = \$3,640,081.50. The Series 2019B Assessments are required to be paid in full prior to transfer of property to the end user.
ERU= Equivalent Residential Unit.

Amelia Concourse CDD

Final Assessment Roll - Assessment Area III

Property ID	Bond Series	PHASE	Assess. Acres (1)	Net Annual Per Acre	Par Debt Per Acre	Net Annual Assessment	Series 2018 Par Debt
30-2N-28-0000-0001-0040 (3)	20190A	III	77.56	\$2,741.14	\$39,131.00	\$212,603	\$3,035,000
30-2N-28-0000-0001-0040 (3)	2019B-1(4)	III	77.56	\$1,299.64	\$24,755.03	\$100,800	\$1,920,000
30-2N-28-0000-0001-0040 (3)	2019B-2(4)	III	77.56	\$1,322.69	\$18,243.94	\$102,588	\$1,415,000
Total						\$415,990	\$6,370,000

(1) Until the property is platted, the annual assessments will be levied and collected on per acre basis.

(2) Gross Assessments include early payment discount 4% and collection costs of 3% for a total of 7%.

(3) See attached Exhibit A - Legal Description of Phase Three Property.

(4) Represents annual interest only payments from issuance date through November 1, 2028. The outstanding principal and accrued interest will be due May 1, 2029, and upon sale to end user.

PHASE III

A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 30, THENCE NORTH 01°13'51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAME BEING THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 262 THROUGH 262 OF THE PUBLIC RECORDS OF SAID COUNTY, 3420.44 FEET TO THE CURVED SOUTHWESTERLY RIGHT-OF-WAY OF AMELIA CONCOURSE, A 150-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY, THE FOLLOWING COURSES: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1104.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°50'22" EAST, 577.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°59'35" EAST, 550.61 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2059.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 54°14'03" EAST, 17.33 FEET TO THE NORTHWESTERLY CORNER OF AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 AND 187A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID AMELIA CONCOURSE PHASE ONE, THE FOLLOWING COURSES: THENCE SOUTH 01°13'51" EAST, DEPARTING LAST MENTIONED RIGHT-OF-WAY, 1178.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°47'49" EAST, 481.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°21'47" EAST, 160.84 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70°55'12" EAST, 19.92 FEET; THENCE NORTH 24°31'23" EAST, 170.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 66°36'40" WEST, 10.90 FEET; THENCE NORTH 22°15'10" EAST, 120.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°55'40" EAST, 306.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°45'15" EAST, 46.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°36'00" EAST, 107.73 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 543.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°29'37" EAST, 10.13 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 48°11'37" EAST, 260.70 FEET; THENCE SOUTH 48°56'43" WEST, DEPARTING THE SOUTHERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, 16.91 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°29'00" WEST, 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°20'07" WEST, 242.94 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°57'15" WEST, 45.71 FEET; THENCE SOUTH 53°07'48" WEST, 14.80 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 06°16'23" WEST, 84.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°41'23" WEST, 122.12 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 14°01'55" WEST, 63.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°31'52" WEST, 33.35 FEET; THENCE SOUTH 23°51'14" WEST, 92.23 FEET; THENCE SOUTH 37°50'48" WEST, 27.85 FEET; THENCE SOUTH 00°21'25" EAST, 299.67 FEET TO THE SOUTHERLY LINE OF SAID SECTION 30; THENCE SOUTH 89°38'35" WEST, ALONG SAID SOUTHERLY SECTION LINE, 1547.11 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 77.56 ACRES, MORE OR LESS.

N:\Projects\Concourse\Design\CDD\CDD location.dgn



**DISTRICT LEGAL BOUNDARY
AND DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC**

EXHIBIT B
AR
A

Exhibit C - Maturities and Coupon of Series 2019 Bonds

BOND SUMMARY STATISTICS

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2019
(Nassau County, Florida)
FINAL NUMBERS

Dated Date	03/20/2019
Delivery Date	03/20/2019
Last Maturity	05/01/2049
Arbitrage Yield	5.844408%
True Interest Cost (TIC)	6.066958%
Net Interest Cost (NIC)	5.948093%
All-In TIC	6.394117%
Average Coupon	5.811830%
Average Life (years)	14.677
Duration of Issue (years)	9.306
Par Amount	6,370,000.00
Bond Proceeds	6,370,000.00
Total Interest	5,433,797.96
Net Interest	5,561,197.96
Total Debt Service	11,803,797.96
Maximum Annual Debt Service	3,646,192.50
Average Annual Debt Service	391,971.89
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
B1 Bonds 10 year term (tax exempt)	1,920,000.00	100.000	5.250%	10.114
B2 Bonds 10 year term (taxable)	1,415,000.00	100.000	7.250%	10.114
A Bonds 30 year term (tax exempt)	3,035,000.00	100.000	5.650%	19.692
	6,370,000.00			14.677

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,370,000.00	6,370,000.00	6,370,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-127,400.00	-127,400.00	
- Cost of Issuance Expense		-180,425.00	
- Other Amounts			
Target Value	6,242,600.00	6,062,175.00	6,370,000.00
Target Date	03/20/2019	03/20/2019	03/20/2019
Yield	6.066958%	6.394117%	5.844408%

Exhibit D- Sources and Uses of Funds for 2019 Bonds

SOURCES AND USES OF FUNDS

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2019
(Nassau County, Florida)
FINAL NUMBERS

Dated Date 03/20/2019
Delivery Date 03/20/2019

Sources:	Capital Improvement Revenue Bonds, Series 2019A (Tax Exempt)	Capital Improvement Revenue Bonds, Series 2019B-1 (Tax Exempt)	Capital Improvement Revenue Bonds, Series 2019B-2 (Taxable)	Total
Bond Proceeds:				
Par Amount	3,035,000.00	1,920,000.00	1,415,000.00	6,370,000.00
	3,035,000.00	1,920,000.00	1,415,000.00	6,370,000.00
Uses:	Capital Improvement Revenue Bonds, Series 2019A (Tax Exempt)	Capital Improvement Revenue Bonds, Series 2019B-1 (Tax Exempt)	Capital Improvement Revenue Bonds, Series 2019B-2 (Taxable)	Total
Project Fund Deposits:				
Project Funds	2,676,447.15	1,711,994.85	1,228,888.00	5,617,330.00
Other Fund Deposits:				
Reserve Fund at 50% MADS	106,301.25			106,301.25
Capitalized Interest to 11/1/2019	105,268.13	61,880.00	62,977.33	230,125.46
Reserve Fund at 50% Annual Interest		50,400.00	51,293.75	101,693.75
	211,569.38	112,280.00	114,271.08	438,120.46
Delivery Date Expenses:				
Cost of Issuance	86,283.47	53,768.75	40,372.78	180,425.00
Underwriter's Discount	60,700.00	38,400.00	28,300.00	127,400.00
	146,983.47	92,168.75	68,672.78	307,825.00
Other Uses of Funds:				
Rounding		3,556.40	3,168.14	6,724.54
	3,035,000.00	1,920,000.00	1,415,000.00	6,370,000.00

Notes:

*The Series 2019A Bonds are optionally callable by the District on or after May 1, 2029 at par.
The Series 2019B Bonds are not optionally callable.*

Comp. Exhibit E- Annual Debt Service Payment Due on 2019A Bonds

BOND DEBT SERVICE

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT Capital Improvement Revenue Bonds, Series 2019A (Tax Exempt)

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2019			105,268.13	105,268.13
11/01/2020	40,000	5.650%	170,347.50	210,347.50
11/01/2021	40,000	5.650%	168,087.50	208,087.50
11/01/2022	45,000	5.650%	165,686.25	210,686.25
11/01/2023	45,000	5.650%	163,143.75	208,143.75
11/01/2024	50,000	5.650%	160,460.00	210,460.00
11/01/2025	50,000	5.650%	157,635.00	207,635.00
11/01/2026	55,000	5.650%	154,668.75	209,668.75
11/01/2027	60,000	5.650%	151,420.00	211,420.00
11/01/2028	60,000	5.650%	148,030.00	208,030.00
11/01/2029	65,000	5.650%	144,498.75	209,498.75
11/01/2030	70,000	5.650%	140,685.00	210,685.00
11/01/2031	75,000	5.650%	136,588.75	211,588.75
11/01/2032	80,000	5.650%	132,210.00	212,210.00
11/01/2033	85,000	5.650%	127,548.75	212,548.75
11/01/2034	85,000	5.650%	122,746.25	207,746.25
11/01/2035	90,000	5.650%	117,802.50	207,802.50
11/01/2036	100,000	5.650%	112,435.00	212,435.00
11/01/2037	105,000	5.650%	106,643.75	211,643.75
11/01/2038	110,000	5.650%	100,570.00	210,570.00
11/01/2039	115,000	5.650%	94,213.75	209,213.75
11/01/2040	125,000	5.650%	87,433.75	212,433.75
11/01/2041	130,000	5.650%	80,230.00	210,230.00
11/01/2042	140,000	5.650%	72,602.50	212,602.50
11/01/2043	145,000	5.650%	64,551.25	209,551.25
11/01/2044	155,000	5.650%	56,076.25	211,076.25
11/01/2045	165,000	5.650%	47,036.25	212,036.25
11/01/2046	170,000	5.650%	37,572.50	207,572.50
11/01/2047	180,000	5.650%	27,685.00	207,685.00
11/01/2048	195,000	5.650%	17,091.25	212,091.25
11/01/2049	205,000	5.650%	5,791.25	210,791.25
	3,035,000		3,376,759.38	6,411,759.38

Comp. Exhibit E- Annual Debt Service Payment Due on 2019B-1 Bonds

BOND DEBT SERVICE

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
 Capital Improvement Revenue Bonds, Series 2019B-1 (Tax Exempt)

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2019			61,880	61,880
11/01/2020			100,800	100,800
11/01/2021			100,800	100,800
11/01/2022			100,800	100,800
11/01/2023			100,800	100,800
11/01/2024			100,800	100,800
11/01/2025			100,800	100,800
11/01/2026			100,800	100,800
11/01/2027			100,800	100,800
11/01/2028			100,800	100,800
11/01/2029	1,920,000	5.250%	50,400	1,970,400
	1,920,000		1,019,480	2,939,480

Comp. Exhibit E- Annual Debt Service Payment Due on 2019B-2 Bonds

BOND DEBT SERVICE

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT Capital Improvement Revenue Bonds, Series 2019B-2 (Taxable)

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2019			62,977.33	62,977.33
11/01/2020			102,587.50	102,587.50
11/01/2021			102,587.50	102,587.50
11/01/2022			102,587.50	102,587.50
11/01/2023			102,587.50	102,587.50
11/01/2024			102,587.50	102,587.50
11/01/2025			102,587.50	102,587.50
11/01/2026			102,587.50	102,587.50
11/01/2027			102,587.50	102,587.50
11/01/2028			102,587.50	102,587.50
11/01/2029	1,415,000	7.250%	51,293.75	1,466,293.75
	1,415,000		1,037,558.58	2,452,558.58

FIFTH ORDER OF BUSINESS

RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2019.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

**Amelia Concourse
Community Development District**



**Proposed Budget
Fiscal Year 2020**



**Amelia Concourse
Community Development District**

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Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues					
Assessments	\$328,677	\$277,495	\$51,181	\$328,677	\$328,677
Interest Income	\$0	\$319	\$250	\$569	\$250
Rental Revenue/Miscellaneous Revenue	\$500	\$1,167	\$500	\$1,667	\$500
TOTAL REVENUES	\$329,177	\$278,982	\$51,931	\$330,913	\$329,427
Expenditures					
<u>Administrative</u>					
Supervisors	\$6,000	\$1,850	\$1,200	\$3,050	\$6,000
FICA Expense	\$459	\$122	\$56	\$178	\$459
Travel	\$300	\$0	\$150	\$150	\$300
Engineering	\$15,000	\$2,250	\$10,000	\$12,250	\$15,000
Attorney Fees	\$20,000	\$6,603	\$10,000	\$16,603	\$20,000
Annual Audit	\$3,875	\$0	\$3,500	\$3,500	\$3,875
Dissemination	\$3,500	\$3,083	\$1,458	\$4,542	\$7,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Property Appraiser	\$0	\$2,210	\$0	\$2,210	\$2,250
Trustee Fees	\$8,000	\$0	\$7,500	\$7,500	\$8,000
Arbitrage	\$1,200	\$0	\$600	\$600	\$1,200
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$1,500	\$2,625	\$625	\$3,250	\$1,500
Telephone	\$150	\$328	\$250	\$578	\$500
Postage	\$350	\$469	\$300	\$769	\$500
Insurance	\$9,344	\$8,494	\$0	\$8,494	\$8,919
Printing and Binding	\$1,000	\$1,804	\$1,000	\$2,804	\$1,000
Legal Advertising	\$1,500	\$1,170	\$750	\$1,920	\$1,500
Other Current Charges	\$450	\$552	\$400	\$952	\$450
Office Supplies	\$150	\$181	\$100	\$281	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$122,953	\$63,167	\$56,639	\$119,806	\$131,278
FIELD:					
Contract Services:					
Landscape Maintenance	\$26,000	\$14,489	\$9,843	\$24,331	\$20,000
Lake Maintenance	\$6,442	\$1,855	\$1,325	\$3,180	\$5,000
Management Company	\$6,959	\$4,053	\$2,895	\$6,948	\$6,948
Subtotal Contract Services	\$39,401	\$20,397	\$14,063	\$34,459	\$31,948
Repairs & Maintenance:					
Repairs & Maintenance	\$14,500	\$6,954	\$5,500	\$12,454	\$14,500
Irrigation Repairs	\$800	\$41	\$250	\$291	\$800
Subtotal Repairs and Maintenance	\$15,300	\$6,995	\$5,750	\$12,745	\$15,300

Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Projected 9/30/19	Proposed Budget FY 2020
Utilities:					
Electric	\$16,800	\$14,106	\$9,843	\$23,948	\$25,000
Water & Sewer	\$22,500	\$8,855	\$6,325	\$15,180	\$17,500
Subtotal Utilities	\$39,300	\$22,961	\$16,168	\$39,129	\$42,500
Amenity Center:					
Insurance	\$16,559	\$15,054	\$0	\$15,054	\$15,807
Amenity Staffing	\$11,097	\$3,997	\$2,855	\$6,852	\$11,097
Pool Maintenance	\$15,743	\$5,606	\$4,005	\$9,611	\$12,000
Pool Chemicals	\$7,500	\$4,757	\$3,000	\$7,757	\$8,000
Pool Permits	\$530	\$515	\$0	\$515	\$530
Cable	\$185	\$374	\$270	\$645	\$650
Janitorial	\$4,072	\$1,506	\$1,075	\$2,581	\$3,500
Facility Maintenance	\$15,310	\$0	\$7,500	\$7,500	\$15,310
Pest Control	\$0	\$450	\$450	\$900	\$900
Refuse	\$0	\$125	\$135	\$260	\$325
Subtotal Amenity Center	\$70,996	\$32,384	\$19,290	\$51,675	\$68,119
Reserves:					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	\$41,227	\$0	\$41,227	\$41,227	\$40,282
Subtotal Reserves	\$41,227	\$0	\$41,227	\$41,227	\$40,282
TOTAL FIELD EXPENDITURES	\$206,224	\$82,737	\$96,497	\$179,234	\$198,149
TOTAL EXPENDITURES	\$329,177	\$145,904	\$153,137	\$299,040	\$329,427
Excess Revenues	(\$0)	\$133,078	(\$101,205)	\$31,873	\$0

	FY 2019	FY 2020
Net Assessment	\$ 328,677	\$ 328,677
Collection & Discounts (7%)	\$ 24,739	\$ 24,739
Gross Assessment	\$ 353,416	\$ 353,416
No. of Units	458	458
Gross Per Unit Assessment	\$ 772	\$ 772

Amelia Concourse

Community Development District

General Fund Budget

REVENUES:

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Nassau County Tax Roll. Quarterly Funding agreement with SPE, LLC and District which are not assessments.

Miscellaneous Revenue/Interest Income

Income received from residents for rental of clubroom or patio, other miscellaneous revenue and interest from bank accounts.

EXPENDITURES:

Administrative:

Supervisor Fees

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon four supervisors attending an estimated 4 annual meetings.

FICA Expense

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

Travel

Expenses the Board of Supervisors may incur due to attending a CDD meeting or other District related travel expenses.

Engineering Fees

The District's engineer McCranie & Associates will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Attorney

The District's legal counsel Hopping, Green & Sams will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by Berger, Toombs, Elam, Gaines & Frank, an Independent Certified Public Accounting Firm.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Amelia Concourse

Community Development District

General Fund Budget

Assessment Roll

The District's assessment roll administration, GMS, LLC, will provide services to prepare assessment rolls to district property owners, prepare estoppel letters, administration of optional principal prepayments, and maintain lien book for Series 2007, Series 2016, and Series 2019 bonds.

Trustee Fees

The District issued Series 2007, 2016, & 2019 Capital Improvement Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2007, 2016, & 2019 Capital Improvement Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

The cost of telephone and fax machine service.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

Amelia Concourse

Community Development District

General Fund Budget

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Field:

Landscape Maintenance

The District has contracted with Trim All Lawn Service to provide landscaping and irrigation maintenance services to all the common areas within the District. Includes plant maintenance at the Social Hall.

Vendor	Description	Monthly	Annual
Trim All Lawn	Landscape Maintenance	\$1,469	\$17,622
	Contingency		\$2,378
Total			\$20,000

Lake Maintenance

The District has contracted with Aquatic Systems, Inc. to provide monthly water management services to all the lakes throughout the District.

Vendor	Description	Monthly	Annual
Aquatic Systems	Lake Maintenance	\$265	\$3,180
	Contingency		\$1,820
Total			\$5,000

Management Company

The District has contracted with First Coast CMS for supervision and on-site management services.

Vendor	Description	Monthly	Annual
First Coast CMS	Management Fees	\$579	\$6,948
Total			\$6,948

Repairs and Maintenance

Represents any funds that will be used to make repairs, replacements and maintenance to facility or equipment in the District.

Irrigation Repairs and Maintenance

Represents any funds that are paid for repairs to the irrigation system of the District.

Amelia Concourse

Community Development District

General Fund Budget

Electric

The cost of electricity for Amelia Concourse CDD for the following accounts:

Location	Meter Number	Monthly	Annual
85200 Amaryllis Ct	66164-80262	\$677	\$8,121
85200 Amaryllis Ct St Lights	69397-29510	\$629	\$7,553
95016 Daisy Ln # Entry Light	47823-07021	\$17	\$200
95016 Daisy Ln	10995-48073	\$620	\$7,438
Contingency for new accounts		\$141	\$1,689
Total			\$25,000

Water and Sewer

The cost of water, sewer and irrigation services for Amelia Concourse CDD for the following accounts:

Location	Meter Number	Monthly	Annual
85190 Amaryllis Ct	67891789	\$440	\$5,280
85200 Amaryllis Ct	67891709	\$531	\$6,371
85200 Amaryllis Ct - Sewer	67891712	\$224	\$2,688
85200 Amaryllis Ct - Water	67891712	\$97	\$1,169
Contingency for new accounts		\$166	\$1,992
Total			\$17,500

Insurance

The District has issued a Property Insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Amenity Staffing

Staffing for the Amenity Center from March through September to assist with Patron use of the pool and Amenity Facilities.

Pool Maintenance

The District has contracted with First Coast CMS for pool cleaning, water testing, treatment, checking chemicals and back washing of the Amenity Center pool.

Vendor	Description	Monthly	Annual
First Coast CMS	Pool Maintenance	\$801	\$9,610
	Contingency		\$2,390
Total			\$12,000

Amelia Concourse

Community Development District

General Fund Budget

Pool Chemicals

The District has contracted with Poolsure for chemicals needed to maintain Amenity Center pool.

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$600	\$7,200
	Contingency		\$800
Total			\$8,000

Pool Permits

Represents the estimated cost for pool permits.

Cable/Internet Service

The District has contracted with AT&T for cable and internet services.

Vendor	Description	Monthly	Annual
ATT	Cable & Internet	\$54	\$650
Total			\$650

Janitorial Services

The District will contract with First Coast CMS to provide janitorial services for the Amenity Center.

Vendor	Description	Monthly	Annual
First Coast CMS	Janitorial Services	\$215	\$2,582
	Contingency		\$918
Total			\$3,500

Facility Maintenance

The cost of routine repairs and maintenances of the District's common areas and Amenity Center.

Pest Control

The estimated costs for Nadar's Pest Control to provide monthly pest control services.

Vendor	Description	Monthly	Annual
Nadars	Pest Control	\$75	\$900
Total			\$900

Amelia Concourse

Community Development District

General Fund Budget

Refuse

Garbage disposal services provided by Advanced Disposal.

Vendor	Description	Monthly	Annual
Advanced Disposal	Refuse	\$27	\$325
Total			\$325

Capital Outlay

Funds for purchases of equipment for the Amenity Center.

Capital Reserve Fund

Money set aside for future replacements of capital related items.

Amelia Concourse
Community Development District

Debt Service Fund
Series 2007

Description	Adopted Budget FY 2019	Proposed Budget FY 2020
Revenues		
Special Assessments ⁽¹⁾	\$116,683	\$116,683
Interest Income	\$0	\$0
Other Revenue Sources	\$399,467	\$394,692
TOTAL REVENUES	\$516,150	\$511,375
Expenditures		
<u>Series 2007</u>		
Interest - 11/01	\$173,075	\$168,188
Interest - 05/01	\$173,075	\$168,188
Principal - 05/01	\$170,000	\$175,000
TOTAL EXPENDITURES	\$516,150	\$511,375
EXCESS REVENUES	\$0	\$0
Net Assessment	\$116,683	
Plus Collection Fees & Discounts (7%)	\$8,168	
Gross Assessment	\$124,851	

(1) Represents Assessments for Phase 1 platted lots only. Assessments on Phase 2 & 3 have been eliminated from foreclosure proceedings.

Amelia Concourse
Community Development District

Amortization Schedule
Series 2007, Capital Improvement Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
11/01/15	\$ 6,470,000	5.750%	\$ -	\$ 186,012.50	\$ 186,012.50
05/01/16	\$ 6,470,000	5.750%	\$ 140,000.00	\$ 186,012.50	\$ -
11/01/16	\$ 6,330,000	5.750%	\$ -	\$ 181,987.50	\$ 508,000.00
05/01/17	\$ 6,330,000	5.750%	\$ 150,000.00	\$ 181,987.50	\$ -
11/01/17	\$ 6,180,000	5.750%	\$ -	\$ 177,675.00	\$ 509,662.50
05/01/18	\$ 6,180,000	5.750%	\$ 160,000.00	\$ 177,675.00	\$ -
11/01/18	\$ 6,020,000	5.750%	\$ -	\$ 173,075.00	\$ 510,750.00
05/01/19	\$ 6,020,000	5.750%	\$ 170,000.00	\$ 173,075.00	\$ -
11/01/19	\$ 5,850,000	5.750%	\$ -	\$ 168,187.50	\$ 511,262.50
05/01/20	\$ 5,850,000	5.750%	\$ 175,000.00	\$ 168,187.50	\$ -
11/01/20	\$ 5,675,000	5.750%	\$ -	\$ 163,156.25	\$ 506,343.75
05/01/21	\$ 5,675,000	5.750%	\$ 190,000.00	\$ 163,156.25	\$ -
11/01/21	\$ 5,485,000	5.750%	\$ -	\$ 157,693.75	\$ 510,850.00
05/01/22	\$ 5,485,000	5.750%	\$ 200,000.00	\$ 157,693.75	\$ -
11/01/22	\$ 5,285,000	5.750%	\$ -	\$ 151,943.75	\$ 509,637.50
05/01/23	\$ 5,285,000	5.750%	\$ 210,000.00	\$ 151,943.75	\$ -
11/01/23	\$ 5,075,000	5.750%	\$ -	\$ 145,906.25	\$ 507,850.00
05/01/24	\$ 5,075,000	5.750%	\$ 225,000.00	\$ 145,906.25	\$ -
11/01/24	\$ 4,850,000	5.750%	\$ -	\$ 139,437.50	\$ 510,343.75
05/01/25	\$ 4,850,000	5.750%	\$ 235,000.00	\$ 139,437.50	\$ -
11/01/25	\$ 4,615,000	5.750%	\$ -	\$ 132,681.25	\$ 507,118.75
05/01/26	\$ 4,615,000	5.750%	\$ 250,000.00	\$ 132,681.25	\$ -
11/01/26	\$ 4,365,000	5.750%	\$ -	\$ 125,493.75	\$ 508,175.00
05/01/27	\$ 4,365,000	5.750%	\$ 265,000.00	\$ 125,493.75	\$ -
11/01/27	\$ 4,100,000	5.750%	\$ -	\$ 117,875.00	\$ 508,368.75
05/01/28	\$ 4,100,000	5.750%	\$ 280,000.00	\$ 117,875.00	\$ -
11/01/28	\$ 3,820,000	5.750%	\$ -	\$ 109,825.00	\$ 507,700.00
05/01/29	\$ 3,820,000	5.750%	\$ 300,000.00	\$ 109,825.00	\$ -
11/01/29	\$ 3,520,000	5.750%	\$ -	\$ 101,200.00	\$ 511,025.00
05/01/30	\$ 3,520,000	5.750%	\$ 315,000.00	\$ 101,200.00	\$ -
11/01/30	\$ 3,205,000	5.750%	\$ -	\$ 92,143.75	\$ 508,343.75
05/01/31	\$ 3,205,000	5.750%	\$ 335,000.00	\$ 92,143.75	\$ -
11/01/31	\$ 2,870,000	5.750%	\$ -	\$ 82,512.50	\$ 509,656.25
05/01/32	\$ 2,870,000	5.750%	\$ 355,000.00	\$ 82,512.50	\$ -
11/01/32	\$ 2,515,000	5.750%	\$ -	\$ 72,306.25	\$ 509,818.75
05/01/33	\$ 2,515,000	5.750%	\$ 375,000.00	\$ 72,306.25	\$ -
11/01/33	\$ 2,140,000	5.750%	\$ -	\$ 61,525.00	\$ 508,831.25
05/01/34	\$ 2,140,000	5.750%	\$ 395,000.00	\$ 61,525.00	\$ -
11/01/34	\$ 1,745,000	5.750%	\$ -	\$ 50,168.75	\$ 506,693.75
05/01/35	\$ 1,745,000	5.750%	\$ 420,000.00	\$ 50,168.75	\$ -
11/01/35	\$ 1,325,000	5.750%	\$ -	\$ 38,093.75	\$ 508,262.50
05/01/36	\$ 1,325,000	5.750%	\$ 445,000.00	\$ 38,093.75	\$ -
11/01/36	\$ 880,000	5.750%	\$ -	\$ 25,300.00	\$ 508,393.75
05/01/37	\$ 880,000	5.750%	\$ 470,000.00	\$ 25,300.00	\$ -
11/01/37	\$ 410,000	5.750%	\$ -	\$ 11,787.50	\$ 507,087.50
05/01/38	\$ 410,000	5.750%	\$ 500,000.00	\$ 11,787.50	\$ 511,787.50
Total			\$ 6,560,000.00	\$ 5,331,975.00	\$ 11,891,975.00

Amelia Concourse
Community Development District

Debt Service Fund
Series 2016

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues				
Special Assessments	\$241,250	\$174,044	\$231,865	\$231,865
Special Assessments- Prepayments	\$0	\$125,000	\$125,000	\$0
Interest Income	\$240	\$562	\$800	\$240
Carry Forward Surplus	\$53,084	\$269,668	\$269,668	\$132,820
TOTAL REVENUES	\$294,574	\$569,273	\$627,333	\$364,925
Expenditures				
<u>Series 2016</u>				
Interest - 11/01	\$97,200	\$98,550	\$98,550	\$89,700
Principal Prepayment-11/01	\$0	\$160,000	\$160,000	\$45,000
Interest - 05/01	\$97,200	\$0	\$98,550	\$89,700
Principal - 05/01	\$45,000	\$0	\$40,000	\$45,000
Principal Prepayment-05/01	\$55,174	\$0	\$95,000	\$0
TOTAL EXPENDITURES	\$294,574	\$258,550	\$492,100	\$269,400
Other Sources and Uses				
Interfund Transfer	\$0	\$0	\$0	\$0
Property Appraiser	\$0	(\$2,413)	(\$2,413)	\$0
Bond Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$2,413)	(\$2,413)	\$0
EXCESS REVENUES	\$0	\$308,311	\$132,820	\$95,525

Interest 11/1/20 \$88,380

Amelia Concourse
Community Development District

Amortization Schedule
Series 2016 Capital Improvement Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
11/01/19	\$ 2,990,000	6.0%	\$ -	\$ 89,700.00	\$ 89,700.00
05/01/20	\$ 2,990,000	6.0%	\$ 45,000.00	\$ 89,700.00	\$ -
11/01/20	\$ 2,945,000	6.0%	\$ -	\$ 88,350.00	\$ 223,050.00
05/01/21	\$ 2,945,000	6.0%	\$ 45,000.00	\$ 88,350.00	\$ -
11/01/21	\$ 2,900,000	6.0%	\$ -	\$ 87,000.00	\$ 220,350.00
05/01/22	\$ 2,900,000	6.0%	\$ 50,000.00	\$ 87,000.00	\$ -
11/01/22	\$ 2,850,000	6.0%	\$ -	\$ 85,500.00	\$ 222,500.00
05/01/23	\$ 2,850,000	6.0%	\$ 50,000.00	\$ 85,500.00	\$ -
11/01/23	\$ 2,800,000	6.0%	\$ -	\$ 84,000.00	\$ 219,500.00
05/01/24	\$ 2,800,000	6.0%	\$ 55,000.00	\$ 84,000.00	\$ -
11/01/24	\$ 2,745,000	6.0%	\$ -	\$ 82,350.00	\$ 221,350.00
05/01/25	\$ 2,745,000	6.0%	\$ 55,000.00	\$ 82,350.00	\$ -
11/01/25	\$ 2,690,000	6.0%	\$ -	\$ 80,700.00	\$ 218,050.00
05/01/26	\$ 2,690,000	6.0%	\$ 60,000.00	\$ 80,700.00	\$ -
11/01/26	\$ 2,630,000	6.0%	\$ -	\$ 78,900.00	\$ 219,600.00
05/01/27	\$ 2,630,000	6.0%	\$ 65,000.00	\$ 78,900.00	\$ -
11/01/27	\$ 2,565,000	6.0%	\$ -	\$ 76,950.00	\$ 220,850.00
05/01/28	\$ 2,565,000	6.0%	\$ 70,000.00	\$ 76,950.00	\$ -
11/01/28	\$ 2,495,000	6.0%	\$ -	\$ 74,850.00	\$ 221,800.00
05/01/29	\$ 2,495,000	6.0%	\$ 75,000.00	\$ 74,850.00	\$ -
11/01/29	\$ 2,420,000	6.0%	\$ -	\$ 72,600.00	\$ 222,450.00
05/01/30	\$ 2,420,000	6.0%	\$ 75,000.00	\$ 72,600.00	\$ -
11/01/30	\$ 2,345,000	6.0%	\$ -	\$ 70,350.00	\$ 217,950.00
05/01/31	\$ 2,345,000	6.0%	\$ 80,000.00	\$ 70,350.00	\$ -
11/01/31	\$ 2,265,000	6.0%	\$ -	\$ 67,950.00	\$ 218,300.00
05/01/32	\$ 2,265,000	6.0%	\$ 85,000.00	\$ 67,950.00	\$ -
11/01/32	\$ 2,180,000	6.0%	\$ -	\$ 65,400.00	\$ 218,350.00
05/01/33	\$ 2,180,000	6.0%	\$ 90,000.00	\$ 65,400.00	\$ -
11/01/33	\$ 2,090,000	6.0%	\$ -	\$ 62,700.00	\$ 218,100.00
05/01/34	\$ 2,090,000	6.0%	\$ 100,000.00	\$ 62,700.00	\$ -
11/01/34	\$ 1,990,000	6.0%	\$ -	\$ 59,700.00	\$ 222,400.00
05/01/35	\$ 1,990,000	6.0%	\$ 105,000.00	\$ 59,700.00	\$ -
11/01/35	\$ 1,885,000	6.0%	\$ -	\$ 56,550.00	\$ 221,250.00
05/01/36	\$ 1,885,000	6.0%	\$ 110,000.00	\$ 56,550.00	\$ -
11/01/36	\$ 1,775,000	6.0%	\$ -	\$ 53,250.00	\$ 219,800.00
05/01/37	\$ 1,775,000	6.0%	\$ 115,000.00	\$ 53,250.00	\$ -
11/01/37	\$ 1,660,000	6.0%	\$ -	\$ 49,800.00	\$ 218,050.00
05/01/38	\$ 1,660,000	6.0%	\$ 125,000.00	\$ 49,800.00	\$ -
11/01/38	\$ 1,535,000	6.0%	\$ -	\$ 46,050.00	\$ 220,850.00
05/01/39	\$ 1,535,000	6.0%	\$ 130,000.00	\$ 46,050.00	\$ -
11/01/39	\$ 1,405,000	6.0%	\$ -	\$ 42,150.00	\$ 218,200.00
05/01/40	\$ 1,405,000	6.0%	\$ 140,000.00	\$ 42,150.00	\$ -
11/01/40	\$ 1,265,000	6.0%	\$ -	\$ 37,950.00	\$ 220,100.00
05/01/41	\$ 1,265,000	6.0%	\$ 150,000.00	\$ 37,950.00	\$ -
11/01/41	\$ 1,115,000	6.0%	\$ -	\$ 33,450.00	\$ 221,400.00
05/01/42	\$ 1,115,000	6.0%	\$ 160,000.00	\$ 33,450.00	\$ -
11/01/42	\$ 955,000	6.0%	\$ -	\$ 28,650.00	\$ 222,100.00
05/01/43	\$ 955,000	6.0%	\$ 170,000.00	\$ 28,650.00	\$ -
11/01/43	\$ 785,000	6.0%	\$ -	\$ 23,550.00	\$ 222,200.00
05/01/44	\$ 785,000	6.0%	\$ 180,000.00	\$ 23,550.00	\$ -
11/01/44	\$ 605,000	6.0%	\$ -	\$ 18,150.00	\$ 221,700.00
05/01/45	\$ 605,000	6.0%	\$ 190,000.00	\$ 18,150.00	\$ -
11/01/45	\$ 415,000	6.0%	\$ -	\$ 12,450.00	\$ 220,600.00
05/01/46	\$ 415,000	6.0%	\$ 200,000.00	\$ 12,450.00	\$ -
11/01/46	\$ 215,000	6.0%	\$ -	\$ 6,450.00	\$ 218,900.00
05/01/47	\$ 215,000	6.0%	\$ 215,000.00	\$ 6,450.00	\$ -
11/01/47	\$ -	6.0%	\$ -	\$ -	\$ 221,450.00
Total			\$ 2,990,000.00	\$ 3,270,900.00	\$ 6,260,900.00

**Amelia Concourse
Community Development District**

**Debt Service Fund
Series 2019A**

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues				
Special Assessments	\$0	\$0	\$0	\$212,603
Interest Income	\$0	\$21	\$100	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$85,839
TOTAL REVENUES	\$0	\$21	\$100	\$298,442
Expenditures				
<u>Series 2019A</u>				
Interest - 11/01	\$0	\$0	\$0	\$85,739
Interest - 05/01	\$0	\$0	\$19,529	\$85,739
Principal - 05/01	\$0	\$0	\$0	\$40,000
TOTAL EXPENDITURES	\$0	\$0	\$19,529	\$211,478
Other Sources and Uses				
Interfund Transfer	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$211,569	\$211,569	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$211,569	\$211,569	\$0
EXCESS REVENUES	\$0	\$211,590	\$192,140	\$86,965

Interest 11/1/20 \$84,609

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$1,329	\$228,605
Less Disc. + Collections 7%			\$16,002
Net Annual Assessment			\$212,603

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019A Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/19	\$ 3,035,000	5.7%	\$ -	\$ 19,529.38	
11/01/19	\$ 3,035,000	5.7%	\$ -	\$ 85,738.75	\$ 105,268.13
05/01/20	\$ 3,035,000	5.7%	\$ 40,000.00	\$ 85,738.75	\$ -
11/01/20	\$ 2,995,000	5.7%	\$ -	\$ 84,608.75	\$ 210,347.50
05/01/21	\$ 2,995,000	5.7%	\$ 40,000.00	\$ 84,608.75	\$ -
11/01/21	\$ 2,955,000	5.7%	\$ -	\$ 83,478.75	\$ 208,087.50
05/01/22	\$ 2,955,000	5.7%	\$ 45,000.00	\$ 83,478.75	\$ -
11/01/22	\$ 2,910,000	5.7%	\$ -	\$ 82,207.50	\$ 210,686.25
05/01/23	\$ 2,910,000	5.7%	\$ 45,000.00	\$ 82,207.50	\$ -
11/01/23	\$ 2,865,000	5.7%	\$ -	\$ 80,936.25	\$ 208,143.75
05/01/24	\$ 2,865,000	5.7%	\$ 50,000.00	\$ 80,936.25	\$ -
11/01/24	\$ 2,815,000	5.7%	\$ -	\$ 79,523.75	\$ 210,460.00
05/01/25	\$ 2,815,000	5.7%	\$ 50,000.00	\$ 79,523.75	\$ -
11/01/25	\$ 2,765,000	5.7%	\$ -	\$ 78,111.25	\$ 207,635.00
05/01/26	\$ 2,765,000	5.7%	\$ 55,000.00	\$ 78,111.25	\$ -
11/01/26	\$ 2,710,000	5.7%	\$ -	\$ 76,557.50	\$ 209,668.75
05/01/27	\$ 2,710,000	5.7%	\$ 60,000.00	\$ 76,557.50	\$ -
11/01/27	\$ 2,650,000	5.7%	\$ -	\$ 74,862.50	\$ 211,420.00
05/01/28	\$ 2,650,000	5.7%	\$ 60,000.00	\$ 74,862.50	\$ -
11/01/28	\$ 2,590,000	5.7%	\$ -	\$ 73,167.50	\$ 208,030.00
05/01/29	\$ 2,590,000	5.7%	\$ 65,000.00	\$ 73,167.50	\$ -
11/01/29	\$ 2,525,000	5.7%	\$ -	\$ 71,331.25	\$ 209,498.75
05/01/30	\$ 2,525,000	5.7%	\$ 70,000.00	\$ 71,331.25	\$ -
11/01/30	\$ 2,455,000	5.7%	\$ -	\$ 69,353.75	\$ 210,685.00
05/01/31	\$ 2,455,000	5.7%	\$ 75,000.00	\$ 69,353.75	\$ -
11/01/31	\$ 2,380,000	5.7%	\$ -	\$ 67,235.00	\$ 211,588.75
05/01/32	\$ 2,380,000	5.7%	\$ 80,000.00	\$ 67,235.00	\$ -
11/01/32	\$ 2,300,000	5.7%	\$ -	\$ 64,975.00	\$ 212,210.00
05/01/33	\$ 2,300,000	5.7%	\$ 85,000.00	\$ 64,975.00	\$ -
11/01/33	\$ 2,215,000	5.7%	\$ -	\$ 62,573.75	\$ 212,548.75
05/01/34	\$ 2,215,000	5.7%	\$ 85,000.00	\$ 62,573.75	\$ -
11/01/34	\$ 2,130,000	5.7%	\$ -	\$ 60,172.50	\$ 207,746.25
05/01/35	\$ 2,130,000	5.7%	\$ 90,000.00	\$ 60,172.50	\$ -
11/01/35	\$ 2,040,000	5.7%	\$ -	\$ 57,630.00	\$ 207,802.50
05/01/36	\$ 2,040,000	5.7%	\$ 100,000.00	\$ 57,630.00	\$ -
11/01/36	\$ 1,940,000	5.7%	\$ -	\$ 54,805.00	\$ 212,435.00
05/01/37	\$ 1,940,000	5.7%	\$ 105,000.00	\$ 54,805.00	\$ -
11/01/37	\$ 1,835,000	5.7%	\$ -	\$ 51,838.75	\$ 211,643.75
05/01/38	\$ 1,835,000	5.7%	\$ 110,000.00	\$ 51,838.75	\$ -
11/01/38	\$ 1,725,000	5.7%	\$ -	\$ 48,731.25	\$ 210,570.00
05/01/39	\$ 1,725,000	5.7%	\$ 115,000.00	\$ 48,731.25	\$ -
11/01/39	\$ 1,610,000	5.7%	\$ -	\$ 45,482.50	\$ 209,213.75
05/01/40	\$ 1,610,000	5.7%	\$ 125,000.00	\$ 45,482.50	\$ -
11/01/40	\$ 1,485,000	5.7%	\$ -	\$ 41,951.25	\$ 212,433.75
05/01/41	\$ 1,485,000	5.7%	\$ 130,000.00	\$ 41,951.25	\$ -
11/01/41	\$ 1,355,000	5.7%	\$ -	\$ 38,278.75	\$ 210,230.00
05/01/42	\$ 1,355,000	5.7%	\$ 140,000.00	\$ 38,278.75	\$ -
11/01/42	\$ 1,215,000	5.7%	\$ -	\$ 34,323.75	\$ 212,602.50

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019A Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/43	\$ 1,215,000	5.7%	\$ 145,000.00	\$ 34,323.75	\$ -
11/01/43	\$ 1,070,000	5.7%	\$ -	\$ 30,227.50	\$ 209,551.25
05/01/44	\$ 1,070,000	5.7%	\$ 155,000.00	\$ 30,227.50	\$ -
11/01/44	\$ 915,000	5.7%	\$ -	\$ 25,848.75	\$ 211,076.25
05/01/45	\$ 915,000	5.7%	\$ 165,000.00	\$ 25,848.75	\$ -
11/01/45	\$ 750,000	5.7%	\$ -	\$ 21,187.50	\$ 212,036.25
05/01/46	\$ 750,000	5.7%	\$ 170,000.00	\$ 21,187.50	\$ -
11/01/46	\$ 580,000	5.7%	\$ -	\$ 16,385.00	\$ 207,572.50
05/01/47	\$ 580,000	5.7%	\$ 180,000.00	\$ 16,385.00	\$ -
11/01/47	\$ 400,000	5.7%	\$ -	\$ 11,300.00	\$ 207,685.00
05/01/48	\$ 400,000	5.7%	\$ 195,000.00	\$ 11,300.00	\$ -
11/01/48	\$ 205,000	5.7%	\$ -	\$ 5,791.25	\$ 212,150.00
05/01/49	\$ 205,000	5.7%	\$ 205,000.00	\$ 5,791.25	\$ -
11/01/49	\$ -	5.7%	\$ -	\$ -	\$ 212,150.00
<u>Total</u>			<u>\$ 3,035,000.00</u>	<u>\$ 3,357,230.00</u>	<u>\$ 6,413,176.88</u>

**Amelia Concourse
Community Development District**

**Debt Service Fund
Series 2019B**

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues				
Special Assessments	\$0	\$0	\$0	\$203,388
Interest Income	\$0	\$22	\$75	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$101,769
TOTAL REVENUES	\$0	\$22	\$75	\$305,157
Expenditures				
<u>Series 2019B-1</u>				
Interest - 11/01	\$0	\$0	\$0	\$50,400
Interest - 05/01	\$0	\$0	\$11,480	\$50,400
<u>Series 2019B-2</u>				
Interest - 11/01	\$0	\$0	\$0	\$51,294
Interest - 05/01	\$0	\$0	\$11,684	\$51,294
TOTAL EXPENDITURES	\$0	\$0	\$23,164	\$203,388
Other Sources and Uses				
Interfund Transfer	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$226,551	\$226,551	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$226,551	\$226,551	\$0
EXCESS REVENUES	\$0	\$226,573	\$203,463	\$101,769

Interest 11/1/20 \$100,350

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$1,265	217,630
Less Disc. + Collections 7%			\$14,242
Net Annual Assessment			\$203,388

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019B-1 Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/19	\$ 1,920,000	5.3%	\$ -	\$ 11,480.00	
11/01/19	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 61,880.00
05/01/20	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/20	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/21	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/21	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/22	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/22	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/23	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/23	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/24	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/24	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/25	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/25	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/26	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/26	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/27	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/27	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/28	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/28	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/29	\$ 1,920,000	5.3%	\$ 1,920,000.00	\$ 50,400.00	\$ -
<u>Total</u>			<u>\$ 1,920,000.00</u>	<u>\$ 1,008,000.00</u>	<u>\$ 969,080.00</u>

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019B-2 Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/19	\$ 1,415,000	7.3%	\$ -	\$ 11,683.58	
11/01/19	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 62,977.33
05/01/20	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/20	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/21	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/21	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/22	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/22	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/23	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/23	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/24	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/24	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/25	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/25	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/26	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/26	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/27	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/27	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/28	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/28	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/29	\$ 1,415,000	7.3%	\$ 1,415,000.00	\$ 51,293.75	\$ -
<u>Total</u>			<u>\$ 1,415,000.00</u>	<u>\$ 1,025,875.00</u>	<u>\$ 986,264.83</u>

Amelia Concourse
Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues				
Bondholder Funding	\$157,400	\$15,706	\$32,350	\$25,650
Land Sale Proceeds	\$0	\$1,088,892	\$1,088,892	\$0
TOTAL REVENUES	\$157,400	\$1,104,599	\$1,121,242	\$25,650
Expenditures				
Annual Corporate Fees	\$150	\$144	\$144	\$150
Bank Charges/Other Current	\$250	\$885	\$1,500	\$1,500
CDD Assessments/Transfer Out	\$110,000	\$0	\$0	\$0
Contingency/Miscellaneous	\$5,000	\$0	\$0	\$2,500
Insurance - Liability	\$1,500	\$0	\$0	\$1,500
Engineering	\$7,500	\$0	\$0	\$0
Management Fees	\$18,000	\$7,500	\$22,500	\$20,000
Property Taxes	\$15,000	\$8,206	\$8,206	\$0
OTHER SOURCES/(USES):				
Transfer Out-Revenue Fund	\$0	\$1,088,892	\$1,088,892	\$0
TOTAL EXPENDITURES	\$157,400	\$1,105,627	\$1,121,242	\$25,650
EXCESS REVENUES	\$0	(\$1,029)	\$0	\$0

Amelia Concourse
Community Development District

Capital Reserve

Description	Adopted Budget FY 2019	Actual Thru 4/30/19	Total Projected 9/30/19	Proposed Budget FY 2020
Revenues:				
Interest	\$175	\$974	\$1,500	\$1,000
Capital Reserve Funding - Transfer In	\$41,227	\$0	\$41,227	\$40,282
Carry Forward Surplus	\$67,004	\$68,576	\$68,576	\$89,253
Total Revenues	\$108,406	\$69,550	\$111,303	\$130,535
Expenditures				
Capital Outlay	\$0	\$22,050	\$22,050	\$0
Total Expenditures	\$0	\$22,050	\$22,050	\$0
Excess Revenues (Expenditures)	\$108,406	\$47,500	\$89,253	\$130,535

SIXTH ORDER OF BUSINESS

C.

VICKI P. CANNON
Supervisor of Elections
Nassau County, Florida



**VOTE IN HONOR
OF A VETERAN**

April 23, 2019

Ms. Courtney Hogge
Recording Secretary
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Amelia Concourse Community Development District

Dear Ms. Hogge,

In response to your letter received on April 17, 2019, please be advised that as of April 15, 2019, there were 381 registered voters within the boundaries of the above referenced District.

Should you have questions, or if we can be of assistance to you in any way, please do not hesitate to contact us.

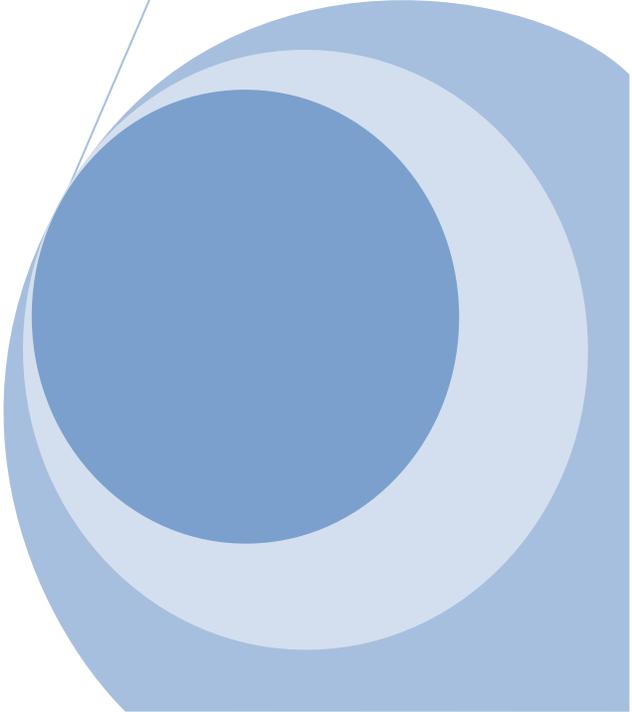
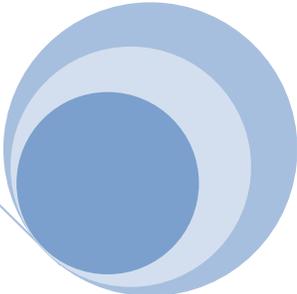
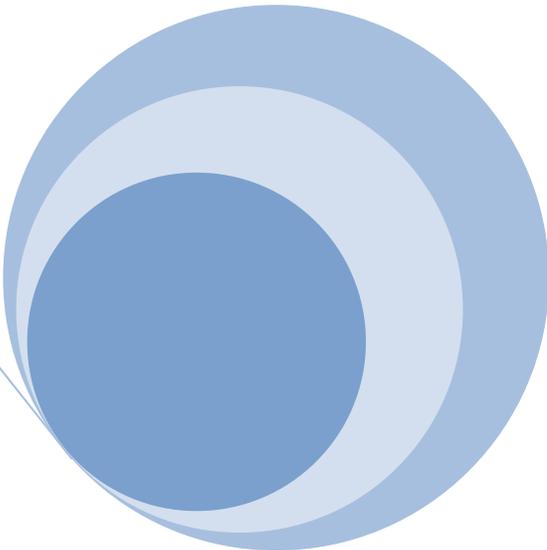
Sincerely,

A handwritten signature in blue ink that reads "Maria Pearson".

Maria Pearson
Candidate Coordinator

Enclosure

D.



Amelia Concourse CDD

Field Report May 2019

First Coast CMS LLC

Swimming Pools

Parry Pools has completed the work on the activity pool. The pool has been resurfaced, with new tile, and coping in various places.

The pool has been re-opened but was closed briefly due to reports of sharp debris left over in the pool. The pool was vacuumed and reopened. We are monitoring this to see if any further action is needed.

Maintenance and Facility

The CDD fencing and amenity center was pressure washed.

We have also met with a designer regarding the design and installation of the amenity room and future design of the common area of the clubhouse in front of the amenity room.

Landscaping

Trim All has now taken over landscape duties for the District. There is has been a bit of a rocky start but I think we are beginning to have better communication.

The following update was received by Trim All.

Ornamental grasses have been pruned at entrance. Pool ornamental grasses will be pruned next week. JEA station was maintained this week and will continue to be serviced.

They have proposed to replace all of the declining bottlebrush trees around the pool with a birch tree. The proposal is attached.



Trim All Lawn Service, Inc.
 942360 Old Nassauville Road
 Fernandina Beach, FL 32034
 Phone (904) 491-3232

PROPOSAL

Date	Proposal #
5/8/2019	9715

Manager	CF
---------	----

Customer Name / Address
Amelia Concourse CDD 475 West Town Place, Suite 114 St. Augustine, Fl. 32092

Project Name / Location

Description	Total
Removal of existing six Bottlebrush Trees.	300.00
Installation of six River Birch Trees at pool entrance to replace the six Bottlebrush trees that will be removed.	1,563.30
Valid for (30) days from date of the proposal and subject to availability upon acceptance.	Total \$1,863.30

Acceptance of this proposal is subject to the terms and conditions contained in the landscape installation warranty which can be viewed online at www.trimalllawnservice.com

Accepted: _____

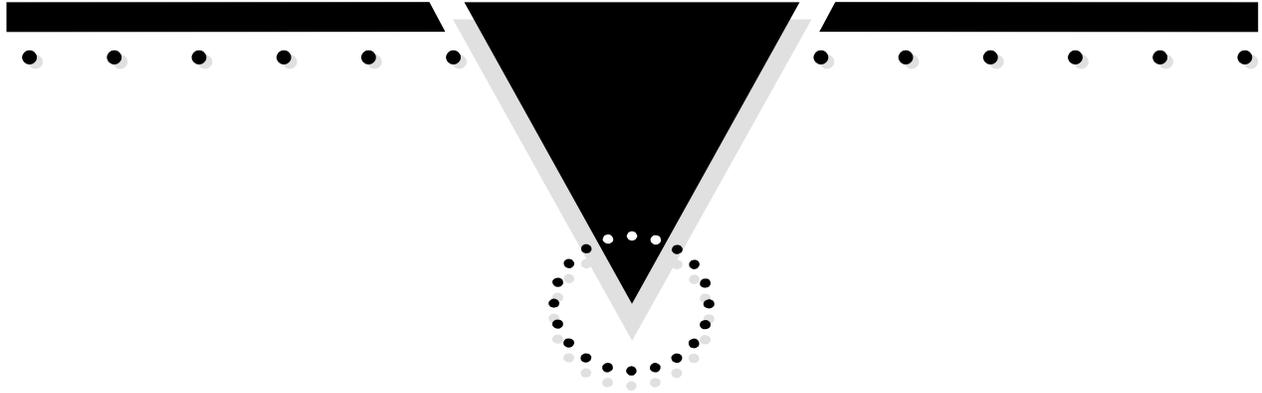
Date: _____

Completed: _____

Date: _____

SEVENTH ORDER OF BUSINESS

A.



Amelia Concourse

Community Development District

Unaudited Financial Reporting
April 30, 2019



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
April 30, 2019

	<u>Governmental Fund Types</u>					<u>Totals</u>
	<u>General</u>	<u>SPE, LLC</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>(Memorandum Only)</u>
Assets:						
Cash	\$142,183	---	---	---	---	\$142,183
Cash-Regions	---	\$200,711	---	---	---	\$200,711
Land Held for Resale	---	\$54,656	---	---	---	\$54,656
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$84,102	---	---	\$84,102
Revenue	---	---	\$2,383,923	---	---	\$2,383,923
Prepayment	---	---	\$29,439	---	---	\$29,439
Construction	---	---	---	\$70,959	---	\$70,959
Deferred Cost	---	---	---	\$6,629	---	\$6,629
<u>2016 Series</u>						
Reserve	---	---	\$120,837	---	---	\$120,837
Revenue	---	---	\$185,581	---	---	\$185,581
Prepayment	---	---	\$125,142	---	---	\$125,142
Construction	---	---	---	\$616	---	\$616
<u>2019A Series</u>						
Reserve	---	---	\$106,301	---	---	\$106,301
Cap Interest	---	---	\$105,289	---	---	\$105,289
Construction	---	---	---	\$2,676,711	---	\$2,676,711
COI	---	---	---	\$15,654	---	\$15,654
<u>2019B Series</u>						
Reserve	---	---	\$101,694	---	---	\$101,694
Cap Interest	---	---	\$124,880	---	---	\$124,880
Construction	---	---	---	\$2,941,173	---	\$2,941,173
COI	---	---	---	\$18,300	---	\$18,300
SBA	---	---	---	---	\$47,499	\$47,499
Custody	\$250,406	---	---	---	---	\$250,406
Due from Debt Service	\$3,579	---	---	---	---	\$3,579
Due From Other	\$9	---	---	---	---	\$9
Due from Capital	\$8,859	---	---	---	---	\$8,859
Electric Deposits	\$6,487	---	---	---	---	\$6,487

TOTAL ASSETS	\$411,523	\$255,367	\$3,367,187	\$5,730,042	\$47,499	\$9,811,618
Liabilities:						
Accounts Payable	\$13,011	\$38	---	---	---	\$13,049
FICA Payable	---	---	---	---	---	\$0
Due to General Fund	---	---	\$3,579	\$8,859	---	\$12,438
Due to Other	---	\$175,608	---	---	---	\$175,608
Accrued Interest Payable	---	---	\$2,660,119	---	---	\$2,660,119
Accrued Principal Payable	---	---	\$585,000	---	---	\$585,000
Fund Balances:						
Restricted for Debt Service	---	---	\$118,489	---	---	\$118,489
Restricted for Capital Projects	---	---	---	\$5,721,183	---	\$5,721,183
Nonspendable	\$5,842	---	---	---	---	\$5,842
Unassigned	\$386,828	\$79,722	---	---	\$47,499	\$514,049
Total Liabilities, Fund Equity, Other	\$411,523	\$255,367	\$3,367,187	\$5,730,042	\$47,499	\$9,811,618

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
<u>REVENUES:</u>				
Special Assessment-Tax Roll	\$220,646	\$154,061	\$154,061	\$0
Special Assessment-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$319	\$319
Rental Revenue/Miscellaneous Income	\$500	\$292	\$1,167	\$876
O & M Funding - SPE (Transfer In)	\$110,240	\$110,240	\$123,434	\$13,194
TOTAL REVENUES	\$331,386	\$264,593	\$278,982	\$14,389
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors	\$6,000	\$3,500	\$1,850	\$1,650
FICA Expense	\$459	\$268	\$122	\$145
Travel	\$300	\$175	\$0	\$175
Engineering	\$15,000	\$8,750	\$2,250	\$6,500
Attorney Fees	\$20,000	\$11,667	\$6,603	\$5,064
Annual Audit	\$3,875	\$2,260	\$0	\$2,260
Dissemination	\$3,500	\$2,042	\$3,083	(\$1,042)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser	\$2,210	\$2,210	\$2,210	\$0
Trustee Fees	\$8,000	\$4,667	\$0	\$4,667
Arbitrage	\$1,200	\$700	\$0	\$700
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$1,500	\$875	\$2,625	(\$1,750)
Telephone	\$150	\$88	\$328	(\$240)
Postage	\$350	\$204	\$469	(\$264)
Insurance	\$9,344	\$9,344	\$8,494	\$850
Printing and Binding	\$1,000	\$583	\$1,804	(\$1,221)
Legal Advertising	\$1,500	\$875	\$1,170	(\$295)
Other Current Charges	\$450	\$263	\$552	(\$290)
Office Supplies	\$150	\$88	\$181	(\$94)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$125,163	\$79,982	\$63,167	\$16,815
<u>FIELD:</u>				
Contract Services:				
Landscape Maintenance	\$26,000	\$15,167	\$14,489	\$678
Lake Maintenance	\$6,442	\$3,758	\$1,855	\$1,903
Management Company	\$6,959	\$4,059	\$4,053	\$6
Subtotal Contract Services	\$39,401	\$22,984	\$20,397	\$2,587
Repairs & Maintenance:				
Repairs & Maintenance	\$14,500	\$8,458	\$6,954	\$1,504
Irrigation Repairs	\$800	\$467	\$41	\$426
Subtotal Repairs and Maintenance	\$15,300	\$8,925	\$6,995	\$1,930

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
Utilities:				
Electric	\$16,800	\$9,800	\$14,106	(\$4,306)
Water & Sewer	\$22,500	\$13,125	\$8,855	\$4,270
Subtotal Utilities	\$39,300	\$22,925	\$22,961	(\$36)
Amenity Center:				
Insurance	\$16,559	\$16,559	\$15,054	\$1,505
Amenity Staffing	\$11,097	\$6,474	\$3,997	\$2,477
Pool Maintenance	\$15,743	\$9,183	\$5,606	\$3,578
Pool Chemicals	\$7,500	\$4,375	\$4,757	(\$382)
Pool Permits	\$530	\$309	\$515	(\$206)
Cable	\$185	\$108	\$374	(\$266)
Janitorial	\$4,072	\$2,376	\$1,506	\$869
Facility Maintenance	\$15,310	\$8,931	\$0	\$8,931
Pest Control	\$0	\$0	\$450	(\$450)
Refuse	\$0	\$0	\$125	(\$125)
Subtotal Amenity Center	\$70,996	\$48,314	\$32,384	\$15,930
Reserves:				
Capital Outlay	\$0	\$0	\$0	\$0
Capital Reserve Fund	\$41,227	\$0	\$0	\$0
Subtotal Amenity Center	\$41,227	\$0	\$0	\$0
TOTAL FIELD	\$206,224	\$103,148	\$82,737	\$20,411
TOTAL EXPENDITURES	\$331,387	\$183,130	\$145,904	\$37,226
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$133,078	
FUND BALANCE - Beginning	\$0		\$259,591	
FUND BALANCE - Ending	(\$0)		\$392,670	

AMELIA CONCOURSE
Community Development District
AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
<u>REVENUES:</u>				
Bondholders Contributions	\$157,400	\$15,706	\$15,706	\$0
TOTAL REVENUES	\$157,400	\$15,706	\$15,706	\$0
<u>EXPENDITURES:</u>				
Annual Corporate Fees	\$150	\$150	\$144	\$6
Bank Charges/Other Current	\$250	\$146	\$885	(\$739)
CDD Assessments/Transfer Out	\$110,000	\$0	\$0	\$0
Contingency/Miscellaneous	\$5,000	\$0	\$0	\$0
Insurance - Liability	\$1,500	\$0	\$0	\$0
Engineering	\$7,500	\$0	\$0	\$0
Management Fees	\$18,000	\$10,500	\$7,500	\$3,000
Legal Fees/Professional Fees	\$0	\$0	\$0	\$0
Property Taxes	\$15,000	\$15,000	\$8,206	\$6,794
TOTAL EXPENDITURES	\$157,400	\$25,796	\$16,735	\$9,061
<u>OTHER SOURCES/(USES):</u>				
Land Sale Proceeds	\$0	\$0	\$1,088,892	\$1,088,892
Transfer Out	\$0	\$0	(\$1,088,892)	(\$1,088,892)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,029)	
FUND BALANCE - Beginning	\$0		\$80,750	
FUND BALANCE - Ending	\$0		\$79,722	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
--	---------------------------	------------------------------------	---------------------------	-----------------

REVENUES:

Special Assessments - Tax Collector	\$117,850	\$87,585	\$87,585	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$16,471	\$16,471
Other Revenue Sources	\$399,467	\$0	\$0	\$0

TOTAL REVENUES	\$517,317	\$87,585	\$104,057	\$16,471
-----------------------	------------------	-----------------	------------------	-----------------

EXPENDITURES:

Series 2007A

Interest Expense - 11/01	\$173,075	\$173,075	\$173,075	\$0
Interest Expense - 05/01	\$173,075	\$0	\$0	\$0
Principal Expense - 05/01	\$170,000	\$0	\$0	\$0

TOTAL EXPENDITURES	\$516,150	\$173,075	\$173,075	\$0
---------------------------	------------------	------------------	------------------	------------

OTHER SOURCES/(USES)

Interfund Transfer	\$0	\$0	\$951,498	\$951,498
Land Sale Proceeds	\$1	\$0	\$1,088,892	\$1,088,892
Property Appraiser	(\$1,167)	(\$1,167)	(\$1,167)	\$0
Other Debt Service Costs	\$0	\$0	(\$16,200)	(\$16,200)

TOTAL OTHER SOURCES AND USES	(\$1,166)	(\$1,167)	\$2,023,023	\$2,024,190
-------------------------------------	------------------	------------------	--------------------	--------------------

EXCESS REVENUES (EXPENDITURES)	\$1		\$1,954,005	
---------------------------------------	------------	--	--------------------	--

FUND BALANCE - Beginning	\$0		(\$2,702,827)	
---------------------------------	------------	--	----------------------	--

FUND BALANCE - Ending	\$1		(\$748,823)	
------------------------------	------------	--	--------------------	--

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
--	-------------------	----------------------------	-------------------	----------

REVENUES:

Interest Income	\$240	\$80	\$562	\$482
Special Assessments- Tax Roll	\$243,663	\$174,044	\$174,044	\$0
Special Assessments- Prepayments	\$0	\$0	\$125,000	\$125,000
TOTAL REVENUES	\$243,903	\$174,124	\$299,605	\$125,482

EXPENDITURES:

Series 2016

Interest Expense - 11/01	\$97,200	\$97,200	\$98,550	(\$1,350)
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$160,000	(\$160,000)
Interest Expense - 05/01	\$97,200	\$0	\$0	\$0
Principal Expense - 05/01	\$45,000	\$0	\$0	\$0
Principal Expense - 05/01 (Prepayment)	\$55,174	\$0	\$0	\$0
TOTAL EXPENDITURES	\$294,574	\$97,200	\$258,550	(\$161,350)

OTHER SOURCES/(USES)

Interfund Transfer	\$0	\$0	\$0	\$0
Property Appraiser	(\$2,413)	(\$2,413)	(\$2,413)	\$0
Bond Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	(\$2,413)	(\$2,413)	(\$2,413)	\$0

EXCESS REVENUES (EXPENDITURES)

	(\$53,084)		\$38,643	
--	------------	--	----------	--

FUND BALANCE - Beginning

	\$53,084		\$390,505	
--	----------	--	-----------	--

FUND BALANCE - Ending

	\$0		\$429,148	
--	-----	--	-----------	--

AMELIA CONCOURSE
Community Development District

2019A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$21	\$21
Special Assessments- Tax Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$21	\$21
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
Series 2019				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Bond Proceeds	\$0	\$0	\$211,569	\$211,569
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$211,569	\$211,569
EXCESS REVENUES (EXPENDITURES)	\$0		\$211,590	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$211,590	

AMELIA CONCOURSE
Community Development District

2019B DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated Budget 4/30/19	Actual 4/30/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$22	\$22
Special Assessments- Tax Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$22	\$22
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<u>Series 2019</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Bond Proceeds	\$0	\$0	\$226,551	\$226,551
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$226,551	\$226,551
EXCESS REVENUES (EXPENDITURES)	\$0	\$226,573		
FUND BALANCE - Beginning	\$0	\$0		
FUND BALANCE - Ending	\$0	\$226,573		

AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Series 2007	Series 2016	Series 2019A	Series 2019B
<u>REVENUES:</u>				
Interest Income	\$847	\$1	\$266	\$292
Total Revenues	\$847	\$1	\$266	\$292
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$8,859	\$0	\$131,331	\$149,269
Total Expenditures	\$8,859	\$0	\$131,331	\$149,269
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer	\$324	\$0	\$0	\$0
Bond Process	\$0	\$0	\$2,823,431	\$3,108,449
Total Other Sources/(Uses)	\$324	\$0	\$2,823,431	\$3,108,449
EXCESS REVENUES (EXPENDITURES)	(\$7,688)	\$1	\$2,692,365	\$2,959,473
FUND BALANCE - Beginning	\$76,417	\$615	\$0	\$0
FUND BALANCE - Ending	\$68,729	\$616	\$2,692,365	\$2,959,473

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending April 30, 2019

	Adopted Budget	Prorated 4/30/19	Actual 4/30/19	Variance
<u>Revenues:</u>				
Interest	\$175	\$102	\$974	\$872
Capital Reserve Funding - Transfer In	\$41,227	\$0	\$0	\$0
Total Revenues	\$41,402	\$102	\$974	\$872
<u>Expenditures</u>				
Capital Outlay	\$0	\$0	\$22,050	(\$22,050)
Repair and Replacement	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$22,050	(\$22,050)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$0	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$41,402		(\$21,076)	
FUND BALANCE - Beginning	\$67,004		\$68,576	
FUND BALANCE - Ending	\$108,406		\$47,499	

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2007 Capital Improvement Revenue Bonds	
Interest Rate:	5.75%
Maturity Date:	5/1/38
Reserve Fund Definition:	7.0264% of Deemed Outstanding
Reserve Fund Requirement:	\$454,605.97
Reserve Balance:	\$84,101.50
Bonds outstanding - 9/30/2013	\$7,255,000
Less: November 1, 2013	\$0
Less: May 1, 2014 (Mandatory)	(\$125,000)
Less: May 1, 2014 (Prepayment)	(\$65,000)
Less: May 1, 2014 (Prior Years)	(\$435,000)
Less: November 1, 2014 (Prepayment)	(\$85,000)
Less: May 1, 2015 (Prepayment)	(\$75,000)
Current Bonds Outstanding	\$6,470,000

Series 2016 Capital Improvement Revenue Bonds	
Interest Rate:	6.00%
Maturity Date:	5/1/47
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$123,050.00
Reserve Balance:	\$120,836.68
Bonds outstanding - 6/30/2016	\$3,385,000
Less: May 1, 2018 (Mandatory)	(\$40,000)
Less: May 1, 2018 (Prepayment)	(\$60,000)
Less: November 1, 2018 (Prepayment)	(\$160,000)
Current Bonds Outstanding	\$3,125,000

B.

Amelia Concourse
Community Development District
 Check Register Summary
 February 1, 2019 through April 30, 2019

Fund	Date	Check #'s	Amount
<i>Payroll</i>			
	2/11/19	50138-50139	\$ 369.40
	2/22/19	50140-50141	\$ 369.40
		Sub-Total	\$ 738.80
<i>General Fund</i>			
	2/4/19	1455-1459	\$ 1,157.46
	2/7/19	1460-1463	\$ 3,164.66
	2/13/19	1464-1466	\$ 5,599.87
	2/28/19	1467-1471	\$ 11,793.14
	3/8/19	1472-1476	\$ 5,232.60
	4/4/19	1477-1488	\$ 15,478.05
	4/11/19	1489-1494	\$ 9,246.55
	4/24/19	1495-1498	\$ 676.00
		Sub-Total	\$ 52,348.33
<i>SPE</i>			\$ -
		Sub-Total	\$ -
Total			\$ 53,087.13

*Fedex invoices are available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 2/11/19 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50138	10	ELLEN B CATOR	184.70	2/11/2019
50139	2	JAMES G MARVIN III	184.70	2/11/2019
TOTAL FOR REGISTER			369.40	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: January 18 Special Meeting

	Name	In Attendance	Fee
1	Ellen Cator	<input checked="" type="checkbox"/>	\$ 200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	\$ 200 N/A
3	Jordan Beall	<input checked="" type="checkbox"/>	N/A
4	James Marvin	<input checked="" type="checkbox"/>	N/A \$ 200
5	Nick Powell	<input checked="" type="checkbox"/>	N/A

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

Approved for Payment:


District Manager Signature

1/19/19
Date

PLEASE RETURN COMPLETED FORM TO HANNAH SMITH

PR300R

PAYROLL CHECK REGISTER

RUN 2/22/19 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50140	10	ELLEN B CATOR	184.70	2/22/2019
50141	2	JAMES G MARVIN III	184.70	2/22/2019
TOTAL FOR REGISTER			369.40	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: February 19, 2019 Meeting

	Name	In Attendance	Fee
1	Ellen Cator	<input checked="" type="checkbox"/>	\$ 200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	N/A
3	Glenn Marvin	<input checked="" type="checkbox"/>	\$ 200
4	Jordan Beall	<input checked="" type="checkbox"/>	N/A
5	Nick Powell	<input checked="" type="checkbox"/>	N/A

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

Approved for Payment:


District Manager Signature

2/19/19
Date

PLEASE RETURN COMPLETED FORM TO HANNAH SMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/04/19	00090	1/31/19 PD213924	201902 320-57200-46100	FEB REFUSE ADVANCED DISPOSAL	*	27.46	27.46 001455
2/04/19	00027	1/01/19 432644	201901 320-57200-46800	JAN LAKE MAINTENANCE AQUATIC SYSTEMS, INC.	*	265.00	265.00 001456
2/04/19	00012	1/29/19 3480	201901 310-51300-31100	JAN PROFESSIONAL SERVICES MCCRANIE & ASSOCIATES, INC	*	300.00	300.00 001457
2/04/19	00012	1/29/19 3484	201901 310-51300-49000	RECORD STORAGE 49 MONTHS MCCRANIE & ASSOCIATES, INC	*	490.00	490.00 001458
2/04/19	00082	1/09/19 33312926	201901 320-53800-45513	JAN FIRE ANT SERVICE NADERS PEST CONTROL	*	75.00	75.00 001459
2/07/19	00001	1/29/19 64440536	201901 310-51300-42000	JAN FEDEX POSTAGE FEDEX	*	55.16	55.16 001460
2/07/19	00049	2/03/19 4191	201901 320-57200-62000	WARNING SIGNS PLAYGROUND	*	70.90	
		2/03/19 4191	201901 320-57200-62000	ASPHALT PATCH/TAMP	*	117.58	
		2/03/19 4191	201901 320-57200-62000	ASPHALT PATCH	*	43.88	
		2/03/19 4191	201901 320-57200-62000	ASPHALT PATCH	*	27.78	
		2/03/19 4191	201901 320-57200-46500	STORAGE BINS FOR DECOR	*	42.76	
		2/03/19 4191	201901 320-57200-46500	HOLIDAY LIGHTS	*	19.22	
		2/03/19 4191	201901 320-57200-46500	TOTE TO STORE HOLIDAY DEC	*	21.38	
				FIRST COAST CMS, LLC			343.50 001461
2/07/19	00049	2/01/19 4175	201902 320-57200-46000	FEB JANITORIAL SERVICES	*	215.20	
		2/01/19 4175	201902 320-57200-45300	FEB POOL MAINTENANCE	*	800.80	
		2/01/19 4175	201902 320-57200-34000	FEB SITE MANAGEMENT	*	579.00	

ACON AMELIA CONCOUR HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/19 4175	201902 320-57200-34100	FEB STAFFING ATTENDANT FIRST COAST CMS, LLC	*	571.00	2,166.00 001462
2/07/19 00084		2/01/19 13129558	201902 320-57200-45400	FEB POOL CHEMICALS POOLSURE	*	600.00	600.00 001463
2/13/19 00027		2/01/19 435483	201902 320-57200-46800	FEB LAKE MAINTENANCE AQUATIC SYSTEMS, INC.	*	265.00	265.00 001464
2/13/19 00005		2/01/19 202	201902 310-51300-34000	FEB MANAGEMENT FEES	*	3,750.00	
		2/01/19 202	201902 310-51300-35100	FEB INFORMATION TECH	*	125.00	
		2/01/19 202	201902 310-51300-32400	FEB DISSEMINATION SERVICE	*	291.67	
		2/01/19 202	201902 310-51300-51000	OFFICE SUPPLIES	*	15.42	
		2/01/19 202	201902 310-51300-42000	POSTAGE	*	12.08	
		2/01/19 202	201902 310-51300-42500	COPIES GOVERNMENTAL MANAGEMENT SERVICES	*	98.70	4,292.87 001465
2/13/19 00041		2/01/19 5335	201902 320-57200-46200	FEB LANDSCAPE MAINTENANCE MARTEX SERVICES LANDSCAPE MGMT	*	1,042.00	1,042.00 001466
2/28/19 00090		2/28/19 PD214536	201903 320-57200-46100	MAR REFUSE ADVANCED DISPOSAL	*	27.46	27.46 001467
2/28/19 00001		2/19/19 64656421	201902 310-51300-42000	FEB FEDEX POSTAGE FEDEX	*	65.68	65.68 001468
2/28/19 00082		2/05/19 33545189	201902 320-53800-45513	FEB FIRE ANT TREATMENT NADERS PEST CONTROL	*	75.00	75.00 001469
2/28/19 00071		2/20/19 40823	201902 300-13100-10100	50% DEPOSIT - POOL REPAIR PARRY POOLS INC.	*	11,025.00	11,025.00 001470

ACON AMELIA CONCOUR HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/19	00084	3/01/19	13129558	201903	320	57200	45400		MARCH BULK POOL CHEMICALS POOLSURE	*	600.00	600.00	001471
3/08/19	00027	3/01/19	438259	201903	320	57200	46800		MAR LAKE MAINTENANCE AQUATIC SYSTEMS, INC.	*	265.00	265.00	001472
3/08/19	00049	3/06/19	4248	201902	320	57200	62000		PVC PLUG FOR POOL	*	6.40		
		3/06/19	4248	201902	320	57200	62000		MATS TO MOUNT SIGN	*	34.03		
		3/06/19	4248	201902	320	57200	62000		AC FILTERS	*	3.17		
		3/06/19	4248	201902	320	57200	62000		CONFERENCE PHONE FIRST COAST CMS, LLC	*	249.00	292.60	001473
3/08/19	00049	3/01/19	4223	201903	320	57200	46000		MAR JANITORIAL SERVICES	*	215.20		
		3/01/19	4223	201903	320	57200	45300		MAR POOL MAINTENANCE	*	800.80		
		3/01/19	4223	201903	320	57200	34000		MAR SITE MANAGEMENT	*	579.00		
		3/01/19	4223	201903	320	57200	34100		MAR STAFFING FIRST COAST CMS, LLC	*	571.00	2,166.00	001474
3/08/19	00002	2/28/19	105897	201901	310	51300	31500		JAN GENERAL COUNSEL HOPPING GREEN & SAMS	*	759.00	759.00	001475
3/08/19	00092	2/22/19	1203	201902	310	51300	42000		ADA WEBSITE COMPLIANCE VGLOBALTECH	*	1,750.00	1,750.00	001476
4/04/19	00090	3/31/19	PD214934	201904	320	57200	46100		APR REFUSE ADVANCED DISPOSAL	*	27.46	27.46	001477
4/04/19	00027	4/01/19	441120	201904	320	57200	46800		APR LAKE MAINTENANCE AQUATIC SYSTEMS, INC.	*	265.00	265.00	001478
4/04/19	00081	4/02/19	3	201904	310	51300	32400		2016 5/1/19 PREPAY AMORT DISCLOSURE SERVICES, LLC	*	250.00	250.00	001479

ACON AMELIA CONCOUR HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/19	00049	4/01/19	4282	201904 320-57200-46000		APR JANITORIAL SERVICES	*	215.20		
4/01/19		4282		201904 320-57200-45300		APR POOL MAINTENANCE	*	800.80		
4/01/19		4282		201904 320-57200-34000		APR SITE MANAGEMENT	*	579.00		
4/01/19		4282		201904 320-57200-34100		APR STAFFING	*	571.00		
									2,166.00	001480
4/04/19	00049	4/02/19	4308	201904 320-57200-62000		SOFT WASH FENCE/AMENITY	*	2,990.00		
									2,990.00	001481
4/04/19	00005	3/01/19	203	201903 310-51300-34000		MAR MANAGEMENT FEES	*	3,750.00		
3/01/19		203		201903 310-51300-35100		MAR INFORMATION TECH	*	125.00		
3/01/19		203		201903 310-51300-32400		MAR DISSEMINATION SERVICE	*	291.67		
3/01/19		203		201903 310-51300-51000		OFFICE SUPPLIES	*	21.34		
3/01/19		203		201903 310-51300-42000		POSTAGE	*	11.34		
3/01/19		203		201903 310-51300-42500		COPIES	*	624.75		
3/01/19		203		201903 310-51300-41000		TELEPHONE	*	21.49		
									4,845.59	001482
4/04/19	00002	3/29/19	106497	201902 310-51300-31500		FEB GENERAL COUNSEL	*	1,688.00		
									1,688.00	001483
4/04/19	00041	3/26/19	5895	201903 320-57200-46200		MAR 1-15 LANDSCAPE MAINT	*	521.00		
									521.00	001484
4/04/19	00012	2/28/19	3491	201902 310-51300-31100		FEB PROFESSIONAL SERVICES	*	600.00		
									600.00	001485
4/04/19	00012	3/29/19	3505	201903 310-51300-31100		MAR PROFESSIONAL SERVICES	*	1,050.00		
									1,050.00	001486

ACON AMELIA CONCOUR HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/04/19	00082	3/20/19 33801762	201903 320-53800-45513		MAR FIRE ANT SERVICE	*	75.00	
					NADERS PEST CONTROL			75.00 001487
4/04/19	00084	4/01/19 13129558	201904 320-57200-45400		APR BULK POOL CHEMICALS	*	1,000.00	
					POOLSURE			1,000.00 001488
4/11/19	00001	4/02/19 65085225	201903 310-51300-42000		MAR FEDEX POSTAGE	*	19.59	
					FEDEX			19.59 001489
4/11/19	00005	4/01/19 205	201904 310-51300-34000		APR MANAGEMENT FEES	*	3,750.00	
		4/01/19 205	201904 310-51300-35100		APR INFORMATION TECH	*	125.00	
		4/01/19 205	201904 310-51300-32400		APR DISSEMINATION SERVICE	*	583.33	
		4/01/19 205	201904 310-51300-51000		OFFICE SUPPLIES	*	.30	
		4/01/19 205	201904 310-51300-42000		POSTAGE	*	17.11	
		4/01/19 205	201904 310-51300-42500		COPIES	*	70.80	
		4/01/19 205	201904 310-51300-41000		TELEPHONE	*	58.36	
					GOVERNMENTAL MANAGEMENT SERVICES			4,604.90 001490
4/11/19	00040	3/19/19 41525	201903 320-57200-46200		MAR LANDSCAPE PROPRATED	*	569.31	
					TRIM ALL LAWN SERVICE, INC			569.31 001491
4/11/19	00040	4/02/19 41760	201904 320-57200-46200		SEASONAL FLOWER ROTATION	*	1,008.00	
					TRIM ALL LAWN SERVICE, INC			1,008.00 001492
4/11/19	00040	4/03/19 9556	201904 320-57200-46200		325 BAGS CYPRESS MULCH	*	1,576.25	
					TRIM ALL LAWN SERVICE, INC			1,576.25 001493
4/11/19	00040	4/01/19 41531	201904 320-57200-46200		APR LANDSCAPE MAINTENANCE	*	1,468.50	
					TRIM ALL LAWN SERVICE, INC			1,468.50 001494
4/25/19	00093	4/10/19 1/411365	201904 320-57200-50000		POOL PERMIT #45-60-00153	*	125.00	
					FLORIDA DEPARTMENT OF HEALTH			125.00 001495

ACON AMELIA CONCOUR HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/25/19	00093	4/10/19 1/411365	201904 320-57200-50000		POOL PERMIT #45-60-00152 FLORIDA DEPARTMENT OF HEALTH	*	265.00	265.00 001496
4/25/19	00093	4/10/19 1/411365	201904 320-57200-50000		POOL PERMIT #45-60-00154 FLORIDA DEPARTMENT OF HEALTH	*	125.00	125.00 001497
4/25/19	00002	2/28/19 105907	201901 310-51300-31500		RVW AGREEMENT FOR DAMAGE HOPPING GREEN & SAMS	*	161.00	161.00 001498
TOTAL FOR BANK A							52,348.33	
TOTAL FOR REGISTER							52,348.33	

ACON AMELIA CONCOUR HSMITH



Advanced Disposal

ADVANCED DISPOSAL
STATELINE - PD
450496 STATE ROAD 200
CALLAHAN FL 32011

Pay By Phone: 1-877-720-1583
Phone PIN: 1290733410000

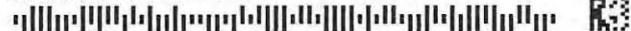
Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

001201 000000091



AMELIA CONCOURSE CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



2

Account Information	
Account Number	PD073341
Site Number	0000
Invoice Date	January 31, 2019
Invoice Number	PD0002139244

Account Summary	
Previous Balance	\$27.46
Payments/Adjustments	-\$27.46
Current Invoice Amount	\$27.46

Amount Due	\$27.46
Due Date	Upon Receipt

Invoice Breakdown	
Current	\$27.46
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00

It's easy being Green...sign up for ebill and auto pay at <http://www.AdvancedDisposal.com/billpay>

Contact Us

(904) 879-2301 / (904) 261-7186
StatelineFL@AdvancedDisposal.com

Previous Balance		\$27.46
01/15/19 LOCKBOX AUTOMATED	-\$27.46	
Payments and Adjustments		-\$27.46

AMELIA CONCOURSE CDD (0001)
85200 AMARYLLIS CT FERNANDINA, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 0.50YD:COMM RL TRASH (001)					
01/31/19	TRASH STANDARD SERVICE:		1.00	26.42	26.42
	02/01/19-02/28/19				
01/31/19	COMPLIANCE AND BUSINESS IMPACT		1.00	1.04	1.04

Current Charges	\$27.46
Amount Due	\$27.46

PD1901161001.txt-2401-000000091

How to Pay Your Bill

Online Bill Pay

Great for regular payments

Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

Pay by Mail

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the **remittance portion** (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



ADVANCED DISPOSAL
STATELINE - PD
450496 STATE ROAD 200
CALLAHAN FL 32011

Please Send All Correspondence to Above Address

Please check box for address change and print new address on reverse side.

Due Date: Upon Receipt

Customer Billing Address:

AMELIA CONCOURSE CDD

IF PAYING BY CREDIT CARD, FILL OUT BELOW. CHECK CARD USING FOR PAYMENT

90889 P 0017



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	1/1/2019
INVOICE NUMBER:	0000432644
CUSTOMER NUMBER:	0070160
PO NUMBER:	
PAYMENT TERMS:	Net 30

Amelia Concourse CDD
C/O Governmental Mgmt Services
475 W. Town Place #114
St Augustine, FL 32092

1-32-572-468
27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - January		265.00	265.00



SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$265.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	1/1/2019
INVOICE NUMBER:	0000432644
CUSTOMER NUMBER:	0070160
TOTAL AMOUNT DUE:	\$265.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



McCranie & Associates, Inc.

3 South 2nd Street
Fernandina Beach, Fl. 32034

Invoice

DATE	INVOICE #
1/29/2019	3480

E-mail dan@mccranie-engineers.com

BILL TO
Amelia Concourse CDD c/o Daniel Laughlin, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092

RECEIVED
JAN 29 2019

BY:

1-31-513-311
12

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	2/28/2019	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services Meeting - General fund	2	150.00	300.00
Total			\$300.00



McCranie & Associates, Inc.
 3 South 2nd Street
 Fernandina Beach, Fl. 32034

Invoice

DATE	INVOICE #
1/29/2019	3484

E-mail dan@mccranie-engineers.com

BILL TO
Amelia Concourse CDD c/o Daniel Laughlin, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092

RECEIVED
 JAN 29 2019

BY:

1-31-513-49
 12

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	2/28/2019	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Records storage from Jan 2015 to Jan 2019, 49 months @ \$10/month	49	10.00	490.00
Total			\$490.00



Jacksonville Office 904-225-9425
 PO Box 1330
 Yulee, FL 32041-1330
www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1328696 **Statement Date:** 01/15/19 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
01/09/19	33312926	Fire Ant Service	\$75.00	\$0.00	\$75.00

1-32-538-45513
82



Current: \$75.00 **Past Due:** \$0.00 **Total Amount Due:** \$75.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 1330 • Yulee, FL 32041-1330
 Temp-Return Service Requested

You can pay your bill online at www.naderspestraiders.com

*****AUTO**ALL FOR AADC 320

AMELIA CONCOURSE AMENITIES CENTER 3
 TONY SHIVER 614
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649

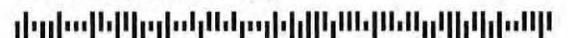


Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	33312926	\$75.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
 PO BOX 1330
 YULEE FL 32041-1330



Statement Date: 01/15/19
 Customer Number: 1328696

Balance Forward: \$0.00
 Amount: _____

Amount Due: \$75.00
 Check # _____

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

INVOICE 4191

352 Perdido St
St. Johns, FL 32259 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

RECEIVED
FEB 01 2019



BY:

BILL TO
Amelia Concourse
c/o GMS, LLC
Attn - Dave deNagy
475 W. Town Place - Suite 114
St. Augustine, FL 32092

DATE
02/03/2019

PLEASE PAY
\$343.50

DUE DATE
02/23/2019

P.O. NUMBER
Purchase Reimbursements

SALES REP
Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/03/2019	Signs.com - warning signs for playground			70.90
01/28/2019	Lowe's - Asphalt patch, tamp and shovel to repair pot holes in community			117.58
01/28/2019	THE HOME DEPOT - asphalt patch for pot holes	1.32	572.462	43.88
01/29/2019	LOWES - cold asphalt patch for pot holes			27.78
01/29/2019	Wilmar - storage bins to store Christmas decor			42.76
01/29/2019	Wilmar - holiday lights	1.32	572.465	19.22
02/03/2019	Wilmar - tote to store holiday decor			21.38

TOTAL DUE

\$343.50

THANK YOU.



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	01/03/2019
INVOICE NUMBER	471313429
ACCOUNT NUMBER	918852
ORDER NO.	21724424

FOR INQUIRIES CALL: (800) 345-3000
FAX: (800) 220-3291

www.wilmar.com
customercare@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC
ASK FOR ADDRESS
JACKSONVILLE FL 32217

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
21724424		AC	THDPU-902				1%10 DAYS, NET 30	0.20				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
THE HD IN-STORE PURCHASE												
Trans Type: Sale												
Store#: 6921 Date: 01/03/19												
Register#: 058 Trans#: 6818												
Cardholder: DAN WALKER												
Card Nickname: NASSAU COUNTY STAFF												
Card#: XXXX-XXXX-XXXX-3656												
1	HD1001075212	12	HDX 55 GALLON TOUGH TOTE	1	1	0	EA		19.98	19.98	T	
Receipt SKU: 857150005108												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
12-Miscellaneous 21.38												
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL			
19.98			1.40			0.00			21.38			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



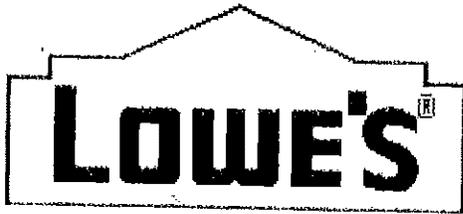
ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	471313429	01/03/2019	21.38
IF PAID BY 01/13/2019	AMT DUE: 21.18	IF PAID AFTER 01/13/2019	AMT DUE: 21.38
DEDUCT 0.20 IF PAID BY 01/13/19 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

REMIT TO:

WILMAR
PO Box 404284
Atlanta GA 30384-4284



LOWE'S HOME CENTERS, LLC
 13125 CITY SQUARE DRIVE
 JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALES#: S2472CH1 2439148 TRANS#: 19692342 01-28-19

863593 KOBALT STEEL 10X10 TAMPER 29.98
 863592 KOBALT 4-IN TRENCH SPADE 27.98
 134917 QPR 50-LB PERMNT ASPHALT 51.92
 4 @ 12.98

SUBTOTAL: 109.88
 TAX: 7.70
 INVOICE 19516 TOTAL: 117.58
 AMEX: 117.58

AMEX:XXXXXXXXXX1009 AMOUNT:117.58 AUTHCD:800016
 CHIP REFID:247219180475 01/28/19 11:18:40
 APL: AMERICAN EXPRESS TVR: 0000008000
 AID: A00000025010801 TSI: F800
 STORE: 2472 TERMINAL: 19 01/28/19 11:19:21



LOWE'S HOME CENTERS, LLC
 474283 EAST SR 200
 FERNANDINA BEACH, FL 32034 (904) 277-5000

- SALE -

SALES#: S1647CJ1 626666 TRANS#: 2774538 01-29-19

134917 QPR 50-LB PERMNT ASPHALT 25.96
 2 @ 12.98

SUBTOTAL: 25.96
 TAX: 1.82
 INVOICE 02519 TOTAL: 27.78
 VISA: 27.78

VISA:XXXXXXXXXX8703 AMOUNT:27.78 AUTHCD:100550
 CHIP REFID:164702214553 01/29/19 10:08:51
 CUSTOMER CODE: ac
 APL: VISA DEBIT TVR: 8080008000
 AID: A0000000031010 TSI: 6800
 STORE: 1647 TERMINAL: 02 01/29/19 10:09:15



More saving.
 More doing.

463785 STATE ROAD 200
 YULEE, FL 32097 (904)225-2940

6921 00005 18225 01/28/19 12:42 PM
 CASHIER CHARLOTTE

764661160601 60AWBLACK <A>
 60LB SAKRETE ALL WEATHER BLKTP PATCH
 3@13.67 41.01

SUBTOTAL 41.01
 SALES TAX 2.87
 TOTAL \$43.88

XXXXXXXXXXXX8703 DEBIT USD\$ 43.88

AUTH CODE 081356
 AID A0000000980840 5553204445424954

AC



Tony Shiver <tony@firstcoastcms.com>

Signs.com Order 355055 Confirmation

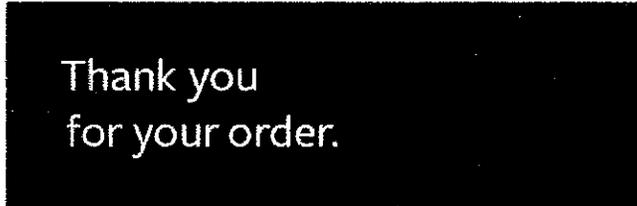
1 message

no-reply-order-confirmation@signs.com <no-reply-order-confirmation@signs.com>
To: Tony@firstcoastcms.com

Wed, Jan 2, 2019 at 9:22 PM



NEW ORDER CONFIRMATION



Dear Tony Shiver,

Thank you for shopping at Signs.com. We appreciate your business and hope that you had a great experience creating your sign. Below you will find details of your recent order. Please keep this email as your receipt and proof of purchase.

Order Number	Order Date	Payment Type
355055	1/2/2019	A-1009

Shipping Address	Shipping Method
Tony Shiver 352 Perdido St Saint Johns, FL, 32259-	Standard

Design	Details	Options & Subtotal
	Type: Aluminum Sign Material: 2MM E-Panel Size: 12" W x 18" H Quantity: 2	Drilled Holes Location: None Standoffs: None Printed Sides: Single Sided Accessories: None Cut: Rounded (.25") Drilled Holes Diameter: None

Subtotal: \$59.62

Order Subtotal: \$59.62

Shipping: \$11.28

Tax: \$0.00

Grand Total: \$70.90
Get it Between: 1/8/2019 - 1/11/2019.

If you have any questions about your order, call the Signs.com Customer Service Department at 888-222-4929 or contact us here.



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	12/31/2018
INVOICE NUMBER	471002873
ACCOUNT NUMBER	918852
ORDER NO.	21682530

FOR INQUIRIES CALL: (800) 345-3000
FAX: (800) 220-3291

www.wilmar.com
customercare@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC
ASK FOR ADDRESS
JACKSONVILLE FL 32217

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
21682530		AC	THDPU-902				1%10 DAYS, NET 30	0.40				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
THE HD IN-STORE PURCHASE												
Trans Type: Sale												
Store#: 6921 Date: 12/31/18												
Register#: 057 Trans#: 8310												
Cardholder: DAN WALKER												
Card Nickname: NASSAU COUNTY STAFF												
Card#: XXXX-XXXX-XXXX-3656												
1	HD1001075212	12	HDX 55 GALLON TOUGH TOTE	2	2	0	EA		19.98	39.96	T	
Receipt SKU: 857150005108												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
12-Miscellaneous 42.76												
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES		INVOICE TOTAL		
39.96				2.80				0.00		42.76		

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	471002873	12/31/2018	42.76
IF PAID BY 01/10/2019 AMT DUE: 42.36		IF PAID AFTER 01/10/2019 AMT DUE: 42.76	NET DUE DATE 01/30/19
DEDUCT 0.40 IF PAID BY 01/10/19 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

REMIT TO:

WILMAR
PO Box 404284
Atlanta GA 30384-4284



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	12/10/2018
INVOICE NUMBER	468356993
ACCOUNT NUMBER	918852
ORDER NO.	21409885

FOR INQUIRIES CALL: (800) 345-3000
FAX: (800) 220-3291

www.wilmar.com
customercare@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
3821 MIRUELO CIR N
JACKSONVILLE FL 32217-3649

SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC
ASK FOR ADDRESS
JACKSONVILLE FL 32217

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
21409885		AC	THDPU-902				1%10 DAYS, NET 30	0.18				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
THE HD IN-STORE PURCHASE												
Trans Type: Sale												
Store#: 6921 Date: 12/10/18												
Reglster#: 056 Trans#: 8630												
Cardholder: DAN WALKER												
Card Nickname: NASSAU COUNTY STAFF												
Card#: XXXX-XXXX-XXXX-3656												
1	HD1001717392	19	100L SMOOTH LED WARMWHITE WHITE WIR	2	2	0	EA		8.98	17.96	T	
Receipt SKU: 192072506280												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
19-Lawn and Garden 19.22												
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL			
17.96			1.26			0.00			19.22			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	468356993	12/10/2018	19.22
IF PAID BY 12/20/2018	AMT DUE: 19.04	IF PAID AFTER 12/20/2018	AMT DUE: 19.22
DEDUCT 0.18 IF PAID BY 12/20/18 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
3821 MIRUELO CIR N
JACKSONVILLE FL 32217-3649

REMIT TO:

WILMAR
PO Box 404284
Atlanta GA 30384-4284

FIRST COAST CONTRACT
 MAINTENANCE SERVICES, LLC
 352 Perdido St
 St. Johns, FL 32259 US
 (904) 537 9034
 service@firstcoastcms.com
 www.firstcoastcms.com

INVOICE 4175



First Coast
 CMS

RECEIVED
 FEB 01 2019

BY:

BILL TO
 Amelia Concourse
 c/o GMS, LLC
 Attn - Dave deNagy
 475 W. Town Place - Suite 114
 St. Augustine, FL 32092

DATE
 02/01/2019

PLEASE PAY
 \$2,166.00

DUE DATE
 02/21/2019

P.O. NUMBER
 March Service

SALES REP
 Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/01/2019	AMELIA CONCOURSE CONTRACT:JANITORIAL SERVICE Janitorial Services 1-32-572-46	1	215.20	215.20
02/01/2019	AMELIA CONCOURSE CONTRACT:POOL SERVICE Pool cleaning service, three days a week for all three swimming pools 1-32-572-453	1	800.80	800.80
02/01/2019	AMELIA CONCOURSE CONTRACT:SITE MANAGEMENT 1-32-572-34 Amenity Center site management	1	579.00	579.00
02/01/2019	AMELIA CONCOURSE CONTRACT:STAFFING Staffing Attendant for amenity center 1 day during week. 1-32-572-341	1	571.00	571.00

49

TOTAL DUE **\$2,166.00**

THANK YOU.



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 2/1/2019

Invoice # 131295583828

Terms	Net 20
Due Date	2/21/2019
PO #	
Customer #	13AME150

Bill To
First Coast CMS, LLC
Amelia Concourse CDD
475 West Town Place, Suite 114
St Augustine FL 32092

Ship To
Amelia Concourse
85200 Amayllis Court
Fernandina Beach FL 32034

1-32-572-454
84

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	600.00

RECEIVED
JAN 16 2019
BY:

A prepayment discount of 5% is available if the entire amount for 2019 is paid for by check or ACH by January 31st, 2019. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total Amount Due 600.00
\$600.00

Remittance Slip

Customer
13AME150
Invoice #
131295583828

Amount Due \$600.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295583828



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

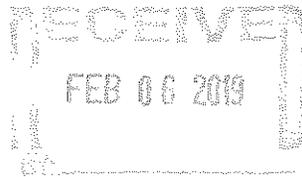
Invoice

INVOICE DATE:	2/1/2019
INVOICE NUMBER:	0000435483
CUSTOMER NUMBER:	0070160
PO NUMBER:	
PAYMENT TERMS:	Net 30

Amelia Concourse CDD
 C/O Governmental Mgmt Services
 475 W. Town Place #114
 St Augustine, FL 32092

1.32 · 572 · 468
 27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - February		265.00	265.00



SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$265.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	2/1/2019
INVOICE NUMBER:	0000435483
CUSTOMER NUMBER:	0070160
TOTAL AMOUNT DUE:	\$265.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 202

Invoice Date: 2/1/19

Due Date: 2/1/19

Case:

P.O. Number:

Bill To:

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

RECEIVED
FEB 06 2019

BY:

Description	Hours/Qty	Rate	Amount
Management Fees - February 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - February 2019 1-31-513-351		125.00	125.00
Dissemination Agent Services - February 2019 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51	5	15.42	15.42
Postage 1-31-513-42		12.08	12.08
Copies 1-31-513-425		98.70	98.70

Total \$4,292.87

Payments/Credits \$0.00

Balance Due \$4,292.87



INVOICE

Invoice No.	4067
Invoice Date	02/03/19
Client No.	0505219
Client Name	AMELIA CONCOURSE CDD

BILL TO
Dave DeDenagy GMS 475 West Town Place Suite 114 St. Augustine, FL 32092

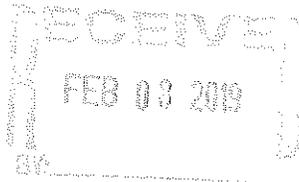
PROPERTY
Amelia Concourse CDD Amelia Concourse CDD Fernandina Beach, FL

Amount Due	Enclosed
\$1,042.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	LINE TOTAL
	#4067 - Maintenance Contract	February 2019		\$1,042.00
	Total			\$1,042.00
	Credits/Payments Applied			\$0.00
	Balance Due			\$1,042.00

1-32-572-462
41



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>



Advanced Disposal

ADVANCED DISPOSAL
STATELINE - PD
450496 STATE ROAD 200
CALLAHAN FL 32011

Pay By Phone: 1-877-720-1583
Phone PIN: 1290733410000

Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

002233 000000112



AMELIA CONCOURSE CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



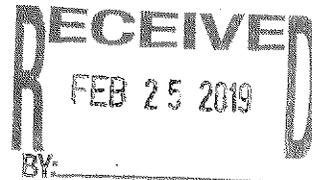
2

Account Information	
Account Number	PD073341
Site Number	0000
Invoice Date	February 28, 2019
Invoice Number	PD0002145368
Account Summary	
Previous Balance	\$27.46
Payments/Adjustments	-\$27.46
Current Invoice Amount	\$27.46
Amount Due \$27.46	
Due Date Upon Receipt	
Invoice Breakdown	
Current	\$27.46
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00
It's easy being Green...sign up for ebill and auto pay at http://www.AdvancedDisposal.com/billpay	
Contact Us	
(904) 879-2301 / (904) 261-7186 StatelineFL@AdvancedDisposal.com	

Previous Balance 1-32-572-461 \$27.46
02/08/19 LOCKBOX AUTOMATED -27.46
Payments and Adjustments 90 -\$27.46

AMELIA CONCOURSE CDD (0001)
85200 AMARYLLIS CT FERNANDINA, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 0.50YD:COMM RL TRASH (001)					
02/28/19	TRASH STANDARD SERVICE: 03/01/19-03/31/19		1.00	26.42	26.42
02/28/19	COMPLIANCE AND BUSINESS IMPACT		1.00	1.04	1.04
Current Charges					\$27.46
Amount Due					\$27.46



PD1902191001.txt-4465-000000112

How to Pay Your Bill

Online Bill Pay

Great for regular payments

Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

Pay by Mail

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



Advanced Disposal

ADVANCED DISPOSAL
STATELINE - PD
450496 STATE ROAD 200
CALLAHAN FL 32011

Please Send All Correspondence to Above Address

Please check box for address change and print new address on reverse side.

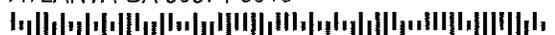
Due Date: Upon Receipt

Customer Billing Address:

AMELIA CONCOURSE CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

Remit Payment To:
(Please do not send CASH via mail)

Advanced Disposal
Stateline - PD
PO BOX 743019
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	

ACCOUNT # PD073341	INVOICE # PD0002145368	AMT. ENCLOSED
INVOICE TOTAL \$27.46	BALANCE DUE \$27.46	

PD 073341 0000 022819 0002145368 00002746 00002746 3

30889-P-0017

Invoice

PARRY POOLS INC.
4571 ST. AUGUSTINE RD.
JACKSONVILLE, FL 32207

Invoice #: 40823

Invoice Date: 2/20/19

Amount Remitted: _____

Questions? Contact us:

(904) 733-7665 ... (904) 733-7946 ... information@parrypools.com

Amelia Concourse CDD
c/o PMS
475 West Town Place, Suite 114
St Augustine, FL 32092

RECEIVED
FEB 21 2019

NYE:

System ID: 5032

Invoice Description:

Remodel Deposit

Qty Unit Description

1 Pool remodel - 50% deposit

<u>Price</u>	<u>Sub Total</u>	<u>Tax</u>	<u>Total</u>
\$11,025.00	\$11,025.00		\$11,025.00

- Splash Pool Plaster - \$20,500
- Drain pool and remove netting
- Remove waterline tile
- Chip-out gutter for smooth transition to zero gutter
- Prep zero gutter for smooth finish
- Hydro-blast interior
- Apply bond coat to interior
- Replace 2- 12x12 and 2- 18x18 VGB grates
- Set new waterline tile with non skid tile per FL. code
- Apply CLI quartz aggregate finish

County and state permitting \$350

Coping repair - \$1200
Replace 15' of coping at the northwest corner
Replace 2' at the north east side by the beach entry

Total job cost - \$22,050
50% deposit due immediately
Balance due at pool fill

Invoice Amount Due :	\$11,025.00	\$11,025.00
----------------------	-------------	-------------

We accept Visa, Mastercard, Discover. Charges are subjected to 3.5% convenience fee.

PARRY POOLS INC.
4571 ST. AUGUSTINE RD.
JACKSONVILLE, FL 32207

Questions? Call:
(904) 733-7665

System ID: 5032

Page 1 of 1



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 3/1/2019

Invoice # 131295584268

Terms	Net 20
Due Date	3/21/2019
PO #	
Customer #	13AME150

Bill To First Coast CMS, LLC Amelia Concourse CDD 475 West Town Place, Suite 114 St Augustine FL 32092	Ship To Amelia Concourse 85200 Amayllis Court Fernandina Beach FL 32034 1.32.572.454 84
---	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	600.00
<p>RECEIVED FEB 19 2019</p> <p>BY:</p>				

Total 600.00
Amount Due \$600.00

Remittance Slip

Customer
13AME150
Invoice #
131295584268

Amount Due \$600.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295584268



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

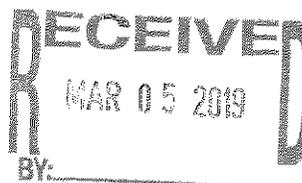
Invoice

INVOICE DATE:	3/1/2019
INVOICE NUMBER:	0000438259
CUSTOMER NUMBER:	0070160
PO NUMBER:	
PAYMENT TERMS:	Net 30

Amelia Concourse CDD
 C/O Governmental Mgmt Services
 475 W. Town Place #114
 St Augustine, FL 32092

1-32-572-468
 27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - March		265.00	265.00



SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$265.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	3/1/2019
INVOICE NUMBER:	0000438259
CUSTOMER NUMBER:	0070160
TOTAL AMOUNT DUE:	\$265.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

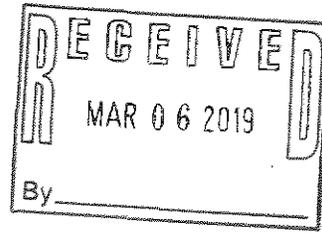
AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

Invoice 4248

352 Perdido St
St. Johns, FL 32259 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com



BILL TO

Amelia Concourse
c/o GMS, LLC
Attn - Daniel Laughlin
475 W. Town Place - Suite 114
St. Augustine, FL 32092

DATE
03/06/2019

PLEASE PAY
\$292.60

DUE DATE
03/26/2019

P.O. NUMBER

Purchases

SALES REP

Tony Shiver

1-32-572-62
49

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/04/2019	LOWES - PVC plug for pool plumbing			6.40
02/27/2019	Wilmar - materials to mount post/sign on playground			34.03
02/27/2019	Wilmar - AC filters			3.17
03/05/2019	Amazon - conference phone			249.00

TOTAL DUE

\$292.60

THANK YOU.



Details for Order #114-9063009-2703414

[Print this page for your records.](#)

Order Placed: March 5, 2019
Amazon.com order number: 114-9063009-2703414
Order Total: \$249.00

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Polycom SoundStation 2 EX with 2 Mics Included (2200-16200-001)+(2200-16155-001) (Certified Refurbished)</i>	\$249.00
<small>Sold by: Dynamic Commsource Inc USA (seller_profile)</small>	

Condition: New

Shipping Address:

Tony Shiver
352 PERDIDO ST
SAINT JOHNS, FL 32259-8756
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8703

Billing address

Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United States

Item(s) Subtotal:	\$249.00
Shipping & Handling:	\$0.00

Total before tax:	\$249.00
Estimated tax to be collected:	\$0.00

Grand Total:	\$249.00

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	01/14/2019
INVOICE NUMBER	472968387
ACCOUNT NUMBER	918852
ORDER NO.	21926041

FOR INQUIRIES CALL: (800) 345-3000
FAX: (800) 220-3291

www.wilmar.com
customer@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC
ASK FOR ADDRESS
JACKSONVILLE FL 32217

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
21926041		AC	THDPU-902				1%10 DAYS, NET 30	0.32				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
THE HD IN-STORE PURCHASE												
Trans Type: Sale												
Store#: 6921 Date: 01/14/19												
Register#: 005 Trans#: 6334												
Cardholder: DAN WALKER												
Card Nickname: NASSAU COUNTY STAFF												
Card#: XXXX-XXXX-XXXX-3656												
1	HD294895	19	4*X4* VERANDA WHT VNL PYRMD POST TO	1	1	0	EA	1.80	1.80	1.80	T	
Receipt SKU: 040933125258												
2	HD285189	7	SCOTCH VHB EXTREME MOUNTING TAPE 60	1	1	0	EA	7.99	7.99	7.98	T	
Receipt SKU: 051141919768												
3	HD736583	2	4X4-8FT #2 UNTREATED KD SYP	1	1	0	EA	6.75	6.75	6.75	T	
Receipt SKU: 098168504799												
4	HD283346	19	4X4-8FT VERANDA WHITE VINYL SQ POST	1	1	0	EA	15.27	15.27	15.27	T	
Receipt SKU: 040933108998												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
2-Builders Hardware 7.22												
7-Paints and Sundries 8.54												
19-Lawn and Garden 18.27												
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL			
31.80			2.23			0.00			34.03			

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	472968387	01/14/2019	34.03
IF PAID BY 01/24/2019 AMT DUE: 33.71		IF PAID AFTER 01/24/2019	AMT DUE: 34.03
DEDUCT 0.32 IF PAID BY 01/24/19 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID
			NET DUE DATE 02/13/19

SOLD TO:
FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

REMIT TO:
WILMAR
PO Box 404284
Atlanta GA 30384-4284



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	01/16/2019
INVOICE NUMBER	473408227
ACCOUNT NUMBER	918852
ORDER NO.	21972184

FOR INQUIRIES CALL: (800) 345-3000
FAX: (800) 220-3291

www.wilmar.com
customer@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:

FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC
ASK FOR ADDRESS
JACKSONVILLE FL 32217

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
21972184		AC	THDPU-902				1%10 DAYS, NET 30	0.03				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
THE HD IN-STORE PURCHASE												
Trans Type: Sale												
Store#: 6921 Date: 01/16/19												
Register#: 056 Trans#: 1653												
Cardholder: DAN WALKER												
Card Nickname: NASSAU COUNTY STAFF												
Card#: XXXX-XXXX-XXXX-3858												
1	HD703619	4	16"X20"X1" NESTED FIBERGLSS FLTR 4P	1	1	0	EA		2.96	2.96	T	
Receipt SKU: 031949200022												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
4-HVAC/Air Conditioning 3.17												
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES				INVOICE TOTAL
2.96				0.21				0.00				3.17

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	473408227	01/16/2019	3.17
IF PAID BY 01/26/2019	AMT DUE: 3.14	IF PAID AFTER 01/26/2019	AMT DUE: 3.17
DEDUCT 0.03 IF PAID BY 01/26/19 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

SOLD TO:
FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756

REMIT TO:
WILMAR
PO Box 404284
Atlanta GA 30384-4284

AK



LOWE'S HOME CENTERS, LLC
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALES#: S2472CB2 2562382 TRANS#: 12301029 02-04-19

213333 SMX PRO 3/8-IN QC PLUG X 5.98

SUBTOTAL: 5.98

TAX: 0.42

INVOICE 12776 TOTAL: 6.40

VISA: 6.40

VISA:XXXXXXXXXXXX8703 AMOUNT:6.40 AUTHCD:122049

CHIP REFID:247212208479 02/04/19 12:23:45

APL: VISA DEBIT TVR: 8080008000

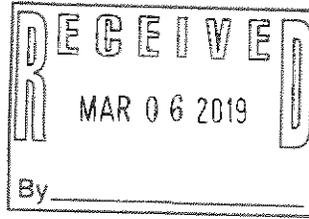
AID: A0000000031010 TSI: 6800

STAGE: 2472 TERMINAL: 12 02/04/19 12:24:17

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

352 Perdido St
St. Johns, FL 32259 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 4223



BILL TO
Amelia Concourse
c/o GMS, LLC
Attn - Daniel Laughlin
475 W. Town Place - Suite 114
St. Augustine, FL 32092

DATE
03/01/2019

PLEASE PAY
\$2,166.00

DUE DATE
03/21/2019

P.O. NUMBER
April Service

SALES REP
Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/01/2019	Amelia Concourse Contract:Janitorial Service Janitorial Services <i>1-32-572-46</i>	1	215.20	215.20
03/01/2019	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools <i>1-32-572-453</i>	1	800.80	800.80
03/01/2019	Amelia Concourse Contract:Site Management Amenity Center site management <i>1-32-572-34</i>	1	579.00	579.00
03/01/2019	Amelia Concourse Contract:Staffing Staffing Attendant for amenity center 1 day during week. <i>1-32-572-341</i>	1	571.00	571.00

49

TOTAL DUE **\$2,166.00**

THANK YOU.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

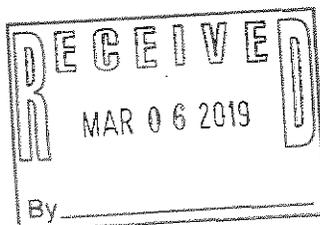
===== STATEMENT =====

February 28, 2019

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

Bill Number 105897
Billed through 01/31/2019

General Counsel
ACCDD 00001 JMW



1.31.513.315
2

FOR PROFESSIONAL SERVICES RENDERED

01/07/19	JMW	Coordinate special meeting with staff.	0.50 hrs
01/10/19	JMW	Confer with Laughlin and Shiver regarding fence issues and pool contractor.	0.40 hrs
01/17/19	JMW	Special meeting preparation; review agenda package materials; conference with staff.	1.10 hrs
01/18/19	JMW	Prepare for and attend special meeting by telephone.	0.90 hrs
01/28/19	JMW	Confer with Laughlin regarding construction damage issue.	0.40 hrs
Total fees for this matter			\$759.00

MATTER SUMMARY

Walters, Jason M.	3.30 hrs	230 /hr	\$759.00
TOTAL FEES			\$759.00
TOTAL CHARGES FOR THIS MATTER			\$759.00

BILLING SUMMARY

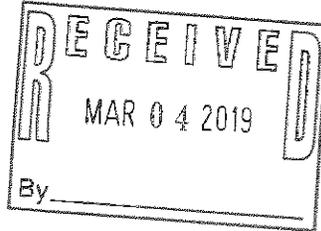
Walters, Jason M.	3.30 hrs	230 /hr	\$759.00
TOTAL FEES			\$759.00
TOTAL CHARGES FOR THIS BILL			\$759.00

Please include the bill number on your check.

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



Invoice



INVOICE # 1203
DATE 02/22/2019
DUE DATE 02/22/2019
TERMS Due on receipt

BILL TO

Amelia Concourse CDD
135 W. Central Blvd, Suite 320
Orlando, FL 32801
United States

ACTIVITY	QTY	RATE	AMOUNT
Web Design:Website ADA Compliance - Type S Perform ADA Compliance check, update / rebuild current site with new ADA plugins, update html code for compliance, image tags etc. Convert 2 years worth of documents to RTF's. Document before and after for ADA errors as per WAVE Checker tool. (See proposal for details)	1	1,750.00	1,750.00

1-31-513-52
92

Make checks payable to VGlobalTech

BALANCE DUE

\$1,750.00



Advanced Disposal

ADVANCED DISPOSAL
STATELINE - PD
450496 STATE ROAD 200
CALLAHAN FL 32011



Pay By Phone: 1-877-720-1583
Phone PIN: 1290733410000

Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

001216 000000087



AMELIA CONCOURSE CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



2

Account Information	
Account Number	PD073341
Site Number	0000
Invoice Date	March 31, 2019
Invoice Number	PD0002149344
Account Summary	
Previous Balance	\$27.46
Payments/Adjustments	-\$27.46
Current Invoice Amount	\$27.46
Amount Due \$27.46	
Due Date Upon Receipt	
Invoice Breakdown	
Current	\$27.46
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00
It's easy being Green...sign up for ebill and auto pay at http://www.AdvancedDisposal.com/billpay	
Contact Us	
(904) 879-2301 / (904) 261-7186 StatelineFL@AdvancedDisposal.com	

PD190319I001.txt-2431-000000087

Previous Balance		\$27.46
03/11/19	LOCKBOX AUTOMATED	-\$27.46
Payments and Adjustments		-\$27.46

AMELIA CONCOURSE CDD (0001)
85200 AMARYLLIS CT FERNANDINA, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 0.50YD:COMM RL TRASH (001)					
03/31/19	TRASH STANDARD SERVICE:		1.00	26.42	26.42
	04/01/19-04/30/19				
03/31/19	COMPLIANCE AND BUSINESS IMPACT		1.00	1.04	1.04
Current Charges					\$27.46
Amount Due					\$27.46

1-32-572-461
90

How to Pay Your Bill

Online Bill Pay

Great for regular payments

Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at **1-800-355-2108** and we will be happy to assist you in getting set up.

Pay by Mail

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the **remittance portion** (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone

Good for a one time payment

Call **1-877-720-1583** to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



Please check box for address change and print new address on reverse side.



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

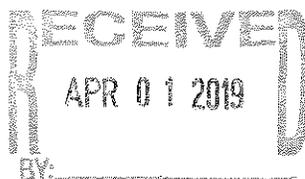
Invoice

INVOICE DATE: 4/1/2019
 INVOICE NUMBER: 0000441120
 CUSTOMER NUMBER: 0070160
 PO NUMBER:
 PAYMENT TERMS: Net 30

Amelia Concourse CDD
 C/O Governmental Mgmt Services
 475 W. Town Place #114
 St Augustine, FL 32092

1.32.572.468
 27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - April		265.00	265.00



SALES TAX: (0.0%) \$0.00
 LESS PAYMENT: \$0.00
 TOTAL DUE: \$265.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE: 4/1/2019
 INVOICE NUMBER: 0000441120
 CUSTOMER NUMBER: 0070160
 TOTAL AMOUNT DUE: \$265.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

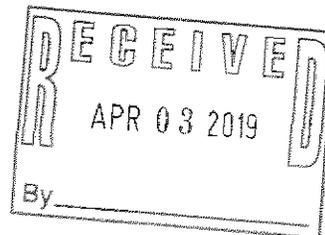
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/2/2019	3

Bill To
Amelia Concourse CDD C/O GMS



1-31-513-324
81

Terms	Due Date
Net 30	5/2/2019

Description	Amount
Amortization Schedule Series 2016 5-1-19 Prepay \$95,000	250.00
Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

Invoice 4282

352 Perdido St
St. Johns, FL 32259 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com



**First Coast
CMS**



BILL TO
Amelia Concourse
c/o GMS, LLC
Attn - Daniel Laughlin
475 W. Town Place - Suite 114
St. Augustine, FL 32092

DATE
04/01/2019

PLEASE PAY
\$2,166.00

DUE DATE
04/21/2019

P.O. NUMBER
MayService

SALES REP
Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/01/2019	Amelia Concourse Contract:Janitorial Service Janitorial Services <i>1.32.572.46</i>	1	215.20	215.20
04/01/2019	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools <i>1.32.572.453</i>	1	800.80	800.80
04/01/2019	Amelia Concourse Contract:Site Management Amenity Center site management <i>1.32.572.483 34</i>	1	579.00	579.00
04/01/2019	Amelia Concourse Contract:Staffing Staffing Attendant for amenity center 1 day during week. <i>1.32.572.341</i>	1	571.00	571.00

49

TOTAL DUE

\$2,166.00

THANK YOU.

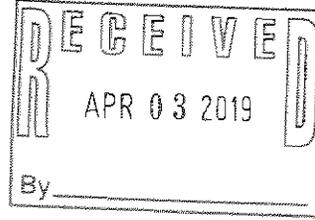
**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

Invoice 4308

352 Perdido St
St. Johns, FL 32259 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com



**First Coast
CMS**



BILL TO
Amelia Concourse
c/o GMS, LLC
Attn - Daniel Laughlin
475 W. Town Place - Suite 114
St. Augustine, FL 32092

DATE
04/02/2019

PLEASE PAY
\$2,990.00

DUE DATE
04/22/2019

P.O. NUMBER
pressure washing

SALES REP
Tony Shiver

1.32.572.62
49

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/02/2019	Misc. Labor Soft Wash amenity center building and perimeter vinyl fencing belonging to the CDD (as approved by Board)	1	2,990.00	2,990.00

TOTAL DUE **\$2,990.00**

THANK YOU.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 203

Invoice Date: 3/1/19

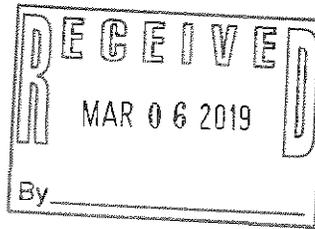
Due Date: 3/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - March 2019 1.31.513.34		3,750.00	3,750.00
Information Technology - March 2019 1.31.513.351		125.00	125.00
Dissemination Agent Services - March 2019 1.31.513.324		291.67	291.67
Office Supplies 1.31.513.51		21.34	21.34
Postage 1.31.513.42		11.34	11.34
Copies 1.31.513.425 5		624.75	624.75
Telephone 1.31.513.41		21.49	21.49

Total \$4,845.59

Payments/Credits \$0.00

Balance Due \$4,845.59

Hopping Green & Sams

Attorneys and Counselors

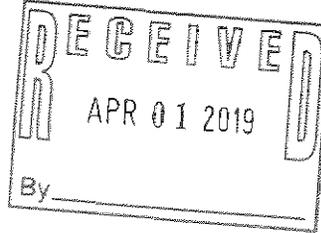
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

March 29, 2019

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

Bill Number 106497
Billed through 02/28/2019



1-31-513-315
2

General Counsel
ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

02/01/19	JMW	Review draft meeting minutes.	0.40 hrs
02/13/19	JMW	Follow up on title work for SPA with Dreamfinders.	0.30 hrs
02/13/19	JEM	Review correspondence from Powell regarding title search.	0.10 hrs
02/18/19	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.20 hrs
02/19/19	JMW	Meeting preparation; attend regular board meeting by telephone.	2.70 hrs
02/20/19	JMW	Meeting follow-up.	0.40 hrs
02/21/19	JMW	Confer with Laughlin: review proposal documents; prepare agreement for pool repair services for activity pool.	1.30 hrs
02/22/19	JMW	Review notice letters to contractors; revise same; confer with Hogge regarding same.	0.70 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs
02/28/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
02/28/19	LMF	Review website for regulatory compliance status; review website for ADA compliance.	0.10 hrs
Total fees for this matter			\$1,688.00

MATTER SUMMARY

Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Walters, Jason M.	7.00 hrs	230 /hr	\$1,610.00

Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	190 /hr	\$19.00

TOTAL FEES \$1,688.00

TOTAL CHARGES FOR THIS MATTER \$1,688.00

BILLING SUMMARY

Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Walters, Jason M.	7.00 hrs	230 /hr	\$1,610.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	190 /hr	\$19.00

TOTAL FEES \$1,688.00

TOTAL CHARGES FOR THIS BILL \$1,688.00

Please include the bill number on your check.



INVOICE

Date	Invoice No.
03/26/19	5895
Terms	Due Date
Net 30	04/25/19

BILL TO
Dave DeDenagy GMS 475 West Town Place Suite 114 St. Augustine, FL 32092

PROPERTY
Amelia Concourse CDD Amelia Concourse CDD Fernandina Beach, FL

Amount Due	Enclosed
\$1,042.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	LINE TOTAL
	#4067 - Maintenance Contract	March 1 -- 15, 2019		\$1,042.00
	Total			\$1,042.00
	Credits/Payments Applied			\$521.00
	Balance Due			\$521.00

1-32-572-442
41

RECEIVED
MAR 29 2019
BY: _____



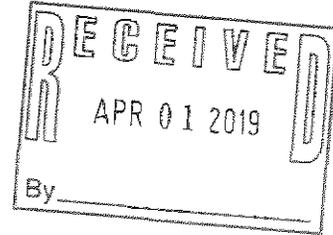
McCranie & Associates, Inc.
 3 South 2nd Street
 Fernandina Beach, Fl. 32034

Invoice

DATE	INVOICE #
2/28/2019	3491

E-mail dan@mccranie-engineers.com

BILL TO
Amelia Concourse CDD c/o Daniel Laughlin, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092



1-31-513-31/
12

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	3/30/2019	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services Meet with County attorney to discuss potholes	2	150.00	300.00
Hourly Services Conference call, email Engineers Report. Respond to emails.	2	150.00	300.00
Total			\$600.00



McCranie & Associates, Inc.

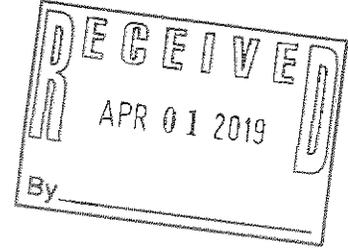
3 South 2nd Street
Fernandina Beach, Fl. 32034

Invoice

DATE	INVOICE #
3/29/2019	3505

E-mail dan@mccranie-engineers.com

BILL TO
Amelia Concourse CDD c/o Daniel Laughlin, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092



1-31-513-311
12

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	4/28/2019	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services	2	150.00	300.00
Monthly meeting - General fund			
Hourly Services	2	150.00	300.00
Revise Engineers Report			
Hourly Services	3	150.00	450.00
Final closing document review and emails			
Total			\$1,050.00



Jacksonville Office 904-225-9425
 PO Box 1330
 Yulee, FL 32041-1330
www.naderspestraiders.com

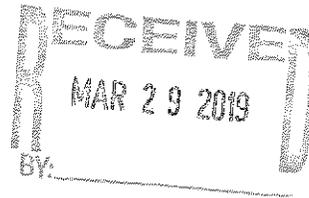
IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1328696 **Statement Date:** 03/26/19 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
03/20/19	33801762	Fire Ant Service	\$75.00	\$0.00	\$75.00



1-32-538-45513
82

Current: \$75.00 Past Due: \$0.00 Total Amount Due: \$75.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 1330 • Yulee, FL 32041-1330
 Temp-Return Service Requested

You can pay your bill online at www.naderspestraiders.com

*****AUTO**ALL FOR AADC 320

AMELIA CONCOURSE AMENITIES CENTER 4
 TONY SHIVER 637
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



Please check Invoice(s) paid below.			
Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 33801762	\$75.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
 PO BOX 1330
 YULEE FL 32041-1330



Statement Date: 03/26/19
 Customer Number: 1328696

Balance Forward: \$0.00
 Amount: _____

Amount Due: \$75.00
 Check # _____



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 4/1/2019

Invoice # 131295584704

Terms	Net 20
Due Date	4/21/2019
PO #	
Customer #	13AME150

Bill To First Coast CMS, LLC Amelia Concourse CDD 475 West Town Place, Suite 114 St Augustine FL 32092	Ship To Amelia Concourse 85200 Amayllis Court Fernandina Beach FL 32034 <i>1.32.572.454</i> <i>84</i>
---	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,000.00

RECEIVED
MAR 15 2019
By _____

Total 1,000.00
Amount Due \$1,000.00

Remittance Slip

Customer
13AME150
Invoice #
131295584704

Amount Due \$1,000.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295584704

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 205

Invoice Date: 4/1/19

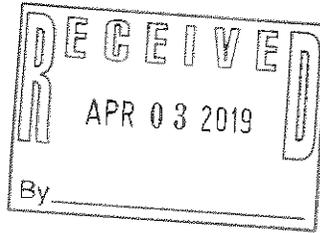
Due Date: 4/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - April 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - April 2019 1-31-513-351		125.00	125.00
Dissemination Agent Services - April 2019 1-31-513-324		583.33	583.33
Office Supplies 1-31-513-51		0.30	0.30
Postage 1-31-513-42 5		17.11	17.11
Copies 1-31-513-425		70.80	70.80
Telephone 1-31-513-41		58.36	58.36

Total \$4,604.90

Payments/Credits \$0.00

Balance Due \$4,604.90

TRIM ALL LAWN SERVICE, INC.

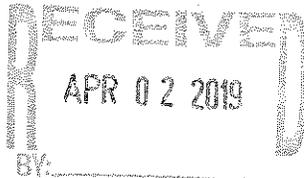
942360 Old Nassauville Road
 Fernandina Beach, FL 32034
 Phone (904) 491-3232

Date	3/19/2019
Invoice #	41525

Trimalllawn@gmail.com

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

Property Address
1-32-572-462 41

MARCH MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance- Prorated for 2 services.	541.85	
Monthly Maintenance for Phase I pond- Prorated for 2 services.	27.46	
		
<p style="border: 1px dashed black; padding: 5px;"> We are extremely excited to announce.... We have moved into our new office. Our new address is: 942360 Old Nassauville Road, Fernandina Beach, FL 32034. Please update this information effective January 1, 2019. </p>		
Thank you for your business.	Total	\$569.31

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
 Fernandina Beach, FL 32034
 Phone (904) 491-3232

Date	4/2/2019
Invoice #	41760

E-mail Trimallawn@gmail.com

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

Project Name / Location
1-32-572-462 4/

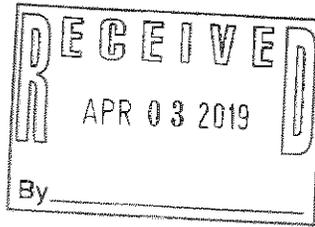
P.O. No.	Service Date	Terms
	3/28/2019	Net 30

Description	Amount
Seasonal Flower Rotation- Installed (504) Celosia Mixed includes initial installation and rototill. - Subsequent fertilization and maintenance program included.	1,008.00
	
Total	\$1,008.00
Payments/Credits	\$0.00
Thank you for your business.	Balance Due \$1,008.00



Trim All Lawn Service, Inc.
 942360 Old Nassauville Road
 Fernandina Beach, FL 32034
 Phone (904) 491-3232

E-mail Trimallawn@gmail.com
 Web Site www.TrimAllLawnService.com



PROPOSAL

Date	Proposal #
4/3/2019	9556

Customer Name / Address
Amelia Concourse CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Project Name / Location
132-572-462 41

Description	Total
Installation of 325 Bags of Cypress Mulch	1,576.25
Valid for (30) days from date of the proposal and subject to availability upon acceptance.	Total \$1,576.25

A 50% Deposit is due prior to commencement of work for materials procurement. An itemized invoice reflecting any change orders and all work will be provided with payment in full being due upon completion of work. Trim All Lawn Service, Inc. is authorized to perform the work as specified and the Buyer agrees to the following terms and conditions of sale: 1.5% per month service charge to accounts over 30 days, 18% annual rate. Buyer shall pay seller's cost of collection, to include reasonable attorney's fees, should this account require collection proceedings.

NOTES:

- *Trees/plant materials are guaranteed for (90) days from time of installation subject to Owner's proper maintenance. Guarantee excludes vandalism, theft, storm/wind damage, damage by others, cold draft damage, disease or acts of God. Warranty on large trees and palms subject to accessibility with equipment. There is no guarantee on sod.
- * Owner to provide underground locates for all private utilities.

Acceptance of this proposal is subject to the terms and conditions contained in the landscape installation warranty which can be viewed online at www.trimallawnservice.com

Accepted: 

Date: 4/3/17

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
 Fernandina Beach, FL 32034
 Phone (904) 491-3232

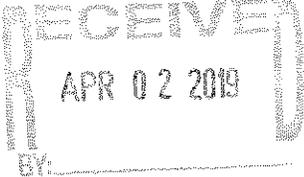
Date	4/1/2019
Invoice #	41531

Trimalllawn@gmail.com

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

Property Address
1-32-572-462 41

APRIL MONTHLY MAINTENANCE	PO #	Terms
		Net 30

Description	Amount
Monthly Maintenance	1,174.00
Monthly Maintenance for Phase I pond	59.50
Treatment of Turf & Shrubs - Included in Contract	150.00
Monthly Irrigation Inspection	85.00
	
<div style="border: 1px dashed black; padding: 10px; margin: 10px 0;"> We are extremely excited to announce.... We have moved into our new office. Our new address is: 942360 Old Nassauville Road, Fernandina Beach, FL 32034. Please update this information effective January 1, 2019. </div>	

Thank you for your business.	Total \$1,468.50
------------------------------	-------------------------



Florida Department of Health
in Nassau County
Notification of Fees Due

1/4113657
45-BID-4113657

Permit Number

45-60-00153

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

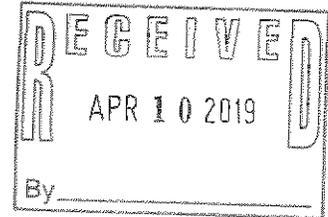
Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2019 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Activity Pool
Location: 85200 Amaryllis Court
Yulee, FL 32097

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 537-9034

Work Phone: (904) 940-5850

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **45-60-00153** Bill ID: **45-BID-4113657**

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
P. O. Box 15100
Fernandina Beach, FL 32035

[Please RETURN invoice with your payment]

Batch Billing ID:18355

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





**Florida Department of Health
in Nassau County
Notification of Fees Due**

1/4113657
45-BID-4113657

Permit Number
45-60-00153

Fee Amount: \$125.00
Previous Balance: \$0.00

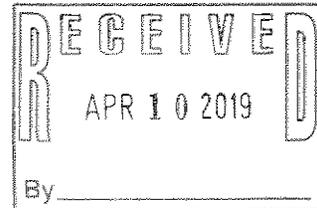
For: Swimming Pools - Public Pool <= 25000 Gallons

Total Amount Due: \$125.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Payment Due Date: 06/30/2019 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Activity Pool
Location: 85200 Amaryllis Court
Yulee, FL 32097

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 537-9034

Work Phone: (904) 940-5850

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 45-60-00153 Bid ID: 45-BID-4113657

For more information call (904) 537-9034 or (904) 537-9150

Florida Department of Health in Nassau County
P.O. Box 12305
Panama City Beach, FL 32062

[Please RETURN invoice with your payment]

Batch Billing ID:18355



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- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # 45-60-00153

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

1. Name of Project / Facility AMELIA CONCOURSE ACTIVITY POOL County NASSAU
 Address of Pool 85200 AMALYLLIS COURT City FERNNOWA BEACH Zip 32097

2. Name of Owner AMELIA CONCOURSE COD E-Mail tony@firstcoastcms.com Phone (904) 537-7234
 Mailing Address 475 W TOWN PLACE SUITE 117 City St. Augustine State FL Zip 32092

3. Building Department Name: _____ () _____
 Contact Person _____ Phone Number _____
 P.O. Box or Street Address _____ City, State, Zip Code _____
 E-mail Address _____

4. Pool Water Source _____

5. Lighting (check one): () No Night Swimming
 () Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 () Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

6. Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____

7. Pool Bathing Load: _____ Number of Dwelling Units _____

8. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____

9. Water Treatment Equipment Make and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
 (B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection If Applicable) _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____

10. Equipment Substitutions _____



Florida Department of Health
in Nassau County
Notification of Fees Due

1/4113658
45-BID-4113658

Permit Number
45-60-00152

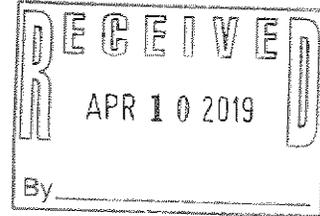
Fee Amount: \$265.00
Previous Balance: \$0.00
Total Amount Due: \$265.00

For: Swimming Pools - Public Pool > 25000 Gallons

Payment Due Date: 06/30/2019 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Swimming Pool
Location: 85200 Amaryllis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 940-5850 Work Phone: (904) 537-9034

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 45-60-00152 Bill ID: 45-BID-4113658

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
P. O. Box 15100
Fernandina Beach, FL 32035

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:18355

PERMIT HOLDERS CAN NOW

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- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
in Nassau County
Notification of Fees Due

1/4113658
45-BID-4113658

Permit Number
45-60-00152

Fee Amount: \$265.00
Previous Balance: \$0.00

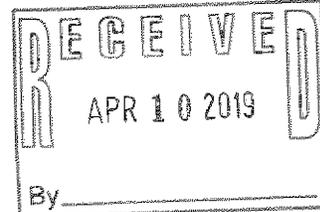
For: Swimming Pools - Public Pool > 25000 Gallons

Total Amount Due: \$265.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Payment Due Date: 06/30/2019 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Swimming Pool
Location: 85200 Amaryllis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 940-5850

Work Phone: (904) 537-9034

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 45-60-00152 BID ID: 45-BID-4113658

Being Online with DEH allows you to pay fees online.
How to pay online: make online payments and print permits online.
Florida Department of Health in Nassau County
P. O. Box 18100
Fernandina Beach, FL 32035

[Please RETURN invoice with your payment]

Batch Billing ID: 18355

PERMIT HOLDERS CAN NOW

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- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # 45-60-00152

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

- Name of Project / Facility AMELIA CONCOURSE SWIMMING POOL County NASSAU
 Address of Pool 8520C ~~AMERICA~~ AMARYLLIS COURT City FERNANDINA BEACH Zip FL 32097
- Name of Owner AMELIA CONCOURSE CDD E-Mail lorig@firstcoastcms.com Phone (904) 537-9054
 Mailing Address 475 W TOWN PLACE, Suite 114 City St. Augustine State FL Zip 32092
- Building Department Name: _____
 Contact Person _____ Phone Number _____
 P.O. Box or Street Address _____ City, State, Zip Code _____
 E-mail Address _____
- Pool Water Source _____
- Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____
- Pool Bathing Load: _____ Number of Dwelling Units _____
- Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____
- Water Treatment Equipment Make and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
 (B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable) _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____
- Equipment Substitutions _____



Florida Department of Health
in Nassau County
Notification of Fees Due

1/4113659
45-BID-4113659

Permit Number

45-60-00154

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

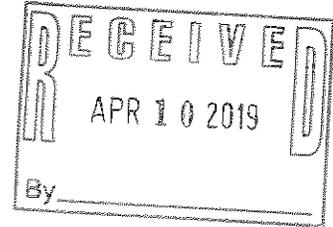
Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2019 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Wading Pool
Location: 85200 Amarylilis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: () Work Phone: ()

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: **45-60-00154** Bill ID: **45-BID-4113659**

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
P. O. Box 15100
Fernandina Beach, FL 32035

[Please RETURN invoice with your payment]

Batch Billing ID:18355

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





**Florida Department of Health
in Nassau County
Notification of Fees Due**

1/4113659
45-BID-4113659

Permit Number
45-60-00154

For: Swimming Pools - Public Pool <= 25000 Gallons

Fee Amount: \$125.00
Previous Balance: \$0.00
Total Amount Due: \$125.00

Payment Due Date: 06/30/2019 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092

1-32-572-50

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

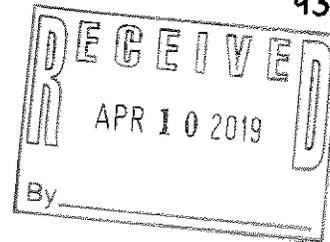
Account Information:

Name: Amelia Concourse Wading Pool
Location: 85200 Amaryllis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: () Work Phone: ()



Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 45-60-00154 Bill ID: 45-BID-4113659

Florida Department of Health in Nassau County
P.O. Box 15102
Fernandina Beach, FL 32034

[Please RETURN invoice with your payment]

Batch Billing ID:18355

PERMIT HOLDERS CAN NOW

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NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # 45-60-00154

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

- Name of Project / Facility AMELIA CONQUESTE WADING POOL County NASSAU
 Address of Pool 85200 AMARILIS COURT City FERVANOVA BEACH Zip 32034
- Name of Owner AMELIA CONQUESTE COO E-Mail fong@firstcoastcms.com Phone (904) 537-9031
 Mailing Address 475 W TOWN PLACE, SUITE 117 City St Augustine State FL Zip 32092
- Building Department Name: _____
 Contact Person _____ Phone Number _____
 P.O. Box or Street Address _____ City, State, Zip Code _____
 E-mail Address _____
- Pool Water Source _____
- Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____
- Pool Bathing Load: _____ Number of Dwelling Units _____
- Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____
- Water Treatment Equipment Make and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
 (B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable) _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____
- Equipment Substitutions _____

Hopping Green & Sams

Attorneys and Counselors

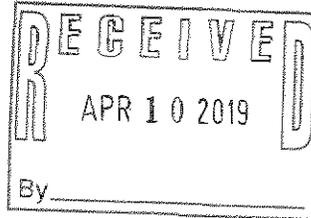
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

February 28, 2019

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

Bill Number 105907
Billed through 01/31/2019



2016 Project Construction
ACCDD 00108 JMW

1-31-513-315
2

FOR PROFESSIONAL SERVICES RENDERED

01/28/19	JMW	Review agreement regarding damage and notice; confer with staff regarding same.	0.70 hrs
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Total fees for this matter \$161.00

MATTER SUMMARY

Walters, Jason M.	0.70 hrs	230 /hr	\$161.00
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TOTAL FEES \$161.00

TOTAL CHARGES FOR THIS MATTER \$161.00

BILLING SUMMARY

Walters, Jason M.	0.70 hrs	230 /hr	\$161.00
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TOTAL FEES \$161.00

TOTAL CHARGES FOR THIS BILL \$161.00

Please include the bill number on your check.

C.

