

*Amelia Concourse*  
*Community Development District*

*May 18, 2021*

# *AGENDA*

*Amelia Concourse  
Community Development District  
Revised Agenda*

Tuesday  
May 18, 2021  
11:00 a.m.

Amelia Concourse Amenity Center  
85200 Amaryllis Court  
Fernandina Beach, Florida 32034  
**Call In #: 1-800-264-8432**  
**Passcode: 988243**

Website: [www.AmeliaConcourseCDD.com](http://www.AmeliaConcourseCDD.com)

**Audit Committee Meeting**

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

**Board of Supervisors Meeting**

- I. Call to Order
- II. Public Comment
- III. Staff Reports (1)
  - A. District Engineer
  - B. Trim All Landscape Report
- IV. Approval of Minutes
  - A. February 16, 2021 BOS Meeting
  - B. April 20, 2021 Budget Workshop
- V. Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue an RFP
- VI. Consideration of Resolution 2021-04, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption

- VII. District Policies
  - A. Ratification of Aged Invoice Policy
  - B. Consideration of Overnight parking and Parking Enforcement Policies
- VIII. Consideration of Requisition No. 35
- IX. Staff Reports (2)
  - A. District Counsel
  - B. District Manager – Report on the Number of Registered Voters (648)
  - C. Field Operations Manager – Report
- X. Other Business
- XI. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XII. Supervisors’ Requests and Audience Comments
- XIII. Next Scheduled Meeting – August 17, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XIV. Adjournment

# *MINUTES*

*A.*

MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, February 16, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Jeff Snow	Supervisor
Ellen Cator	Supervisor by telephone

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Tony Shiver	First Coast CMS
Carl Eldred	Hopping Green & Sams by telephone
Daniel Pieratti	Dream Finders Homes

The following is a summary of the discussions and actions taken at the February 16, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 11:12 a.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports (1)**

**A. District Engineer**

Mr. Yuro stated, "I reached out to the County Engineer regarding the median opening out there on the main road. The response I got was, "Thanks for reaching out. In a typical County project, the recommendation to the Board of County Commissioners is the beginning of the process. The Board has to direct staff to move forward with the project. If the capital project is

over \$2,000, it requires placement on the capital improvement plan. Typically, new projects are added in the last year of our capital improvement plan. At this point we have performed the study and made a recommendation, but we have not been given direction to move forward with the project.” Based on his response, it appears to me that the County is acknowledging it’s their responsibility and their road, but it seems to me like it’s going to take some encouragement from the community to the County commissioners to get this on their priority list.”

Ms. Kilinski stated, “There’s a couple of different options. If there is community activism at the county level, coming from government to government oftentimes it’s the loudest voice wins so definitely having the community reach out as often as possible is important. The second is I don’t think it hurts for us to adopt some letter that you can direct us to draft. If there’s a manpower issue with the County, we’ve been successful at entering into an interlocal agreement with the County where the District can publicly procure the construction and run the project at the County’s dime. I don’t know that it’s the case here; it may be a funding issue.”

Mr. Yuro stated, “It seems to me that it’s more of a funding issue. It hasn’t been addressed and it hasn’t been allocated yet.”

Mr. Greenberg asked resident Charles Gay, “Maybe it might be an idea if you reach out on behalf of the CDD as you have in the past and see if you can schedule a meeting with Aaron, Mike and ourselves and let’s see if we can move this along. Aaron is the County Commissioner for this district.”

Mr. Greenberg asked if a motion is needed for District counsel to memorialize the plan in writing for submission to the County.

Ms. Kilinski responded that it may be more persuasive if it’s coming from the perspective of the board rather than a legal position.

Mr. Yuro reported that he assessed the roadways and curbing and did not see any obvious issues, however the roadway is nearing its lifespan and will require resurfacing in the next five years or so. Some areas that require more investigation are a low spot noted at the intersection of Periwinkle and Amaryllis Court, Periwinkle before the sharp curve where there is likely erosion due to a pipe, and a pothole near 95073 Bellflower that is likely due to a utility connection underneath.



A resident expressed a concern of a very sharp turn coming from Amaryllis onto Bellflower. Mr. Yuro responded that he would look into the turn radius.

Mr. Greenberg asked about the possibility of taking a portion of the grassy area near the amenity center and designating it as a golf cart parking area to free up parking spaces for vehicles. Mr. Yuro responded that he would look into it and would create a sketch to determine how many parking spaces could be created.

### **B. Trim All Landscape Report**

Mr. Shiver informed the Board that a resident reported irrigation running nonstop toward the end of December and it was discovered that there was a faulty irrigation valve, which has since been repaired. Spring aeration and a sulfur treatment is scheduled for next week and Mr. Shiver also asked that Trim All relocate a flower bed from the end of the sidewalk to the amenity center up closer to the amenity center due to the beds getting trampled.

Mr. Greenberg asked if the Dream Finders sign installed by the pool was authorized by the CDD. Mr. Shiver indicated he had not authorized installation of the sign. Mr. Pieratti responded that he would look into it.

Mr. Greenberg expressed concerns about construction traffic and contractors not following code as it relates to garbage. Mr. Pieratti noted he sent emails to all of the vendors explaining they would be charged a fee if they were caught contributing to the garbage issue.

A resident complained of garbage blowing into his daughter's yard from an empty lot behind her home and asked that a silt fence barrier be reinstalled. Mr. Pieratti responded that he would address the issue.

### **FOURTH ORDER OF BUSINESS**

### **Approval of Minutes of the November 17, 2020 Meeting**

Mr. Laughlin noted Orchid Street needed to be changed to Orchid Blossom Trail in multiple spots throughout the minutes. Amelia Concourse Parkway should also be changed to simply say Amelia Concourse.

On MOTION by Mr. Toohey seconded by Mr. Greenberg with all in favor the minutes of the November 17, 2020 meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Ratification of E-Verify Memorandum of Understanding**

Ms. Kilinski informed the Board there was a law passed last year that requires all units of government in the State of Florida to register through E-Verify regardless if the entity has employees or not. All District contracts going forward will include a provision that requires all direct contractors being paid with public funds to also comply with E-Verify.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor the E-Verify Memorandum of Understanding was ratified

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisition Nos. 31, 32 and 34**

Mr. Laughlin gave an overview of the requisitions presented for ratification. Number 31 is for AJ Johns in the amount of \$383,496.30. Number 32 is for AJ Johns in the amount of \$122,101.28. Number 34 is for Hopping Green & Sams in the amount of \$685.

Mr. Greenberg asked if there are any recommendations for policies as it relates to paying old invoices. Mr. Laughlin noted he could bring the invoices to the Board prior to payment for approval from the Board. Ms. Kilinski informed the Board that from a legal perspective, Florida Law requires prompt payment depending on the type of contractual services. Mr. Greenberg noted the invoice which prompted the concern was submitted three years late, and suggested if the invoice is not submitted within 90 days of the work having been completed, that the invoice be required to be submitted to the Board for review prior to payment. Mr. Toohey suggested making the timeframe 120 days. Mr. Snow stated that he was comfortable with 120-180 days and suggested ensuring the timeline would work with the meeting schedule. Mr. Greenberg suggested a compromise of 150 days.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor setting forth a policy in which invoices received 150 days or more from the date of completion of the work must be approved by the Board was approved.

On MOTION by Mr. Toohey seconded by Mr. Greenberg with all in favor requisitions 31, 32 and 34 were ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03, Re-Designating the Location of the Local District Records Office**

Mr. Laughlin noted moving the location of local District records office was approved at the last meeting, however there was no resolution formalizing the action at the time.

On MOTION by Mr. Greenberg seconded by Mr. Toohey with all in favor Resolution 2021-03 redesignating the location of the local district records office was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Bonus and Compensation Policy**

A copy of the proposed bonus and compensation policy was included in the agenda package. This was an item requested by the Board at the last meeting.

On MOTION by Mr. Snow seconded by Mr. Greenberg with all in favor the bonus and compensation policy was approved.

**NINTH ORDER OF BUSINESS**

**Selection of Audit Committee**

Mr. Laughlin recommended a motion to have the Board serve as the audit committee. The audit committee will meet to approve auditor selection evaluation criteria at the next meeting for use in issuing a request for proposals for audit services.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor the Board members serving as the audit committee was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Toohey informed the Board a food truck advertised outside of the community and brought in a large crowd and asked if there were any liability issues to be concerned about. Ms. Kilinski responded that food trucks are common in other districts and some Districts will enter into a license agreement with the provider to limit liability. Mr. Shiver noted District staff has been completely left out of communications as it relates to planning for the food trucks to be on District property. Mr. Shiver has an agreement template provided by Hopping Green and suggested it be required that all food trucks sign the agreement, as well as provide the District

with a certificate of insurance. The Board indicated they were agreeable to Mr. Shiver's suggestion.

## **ELEVENTH ORDER OF BUSINESS                      Staff Reports (2)**

### **A.    District Counsel**

Ms. Kilinski reported that Mr. Eldred will be the point of contact for any issues that she cannot immediately address during the next couple of months due to Ms. Kilinski being her firm's liaison for all legislative matters and legislative session being a factor. Ms. Kilinski went on to note that she is monitoring proposed bills as it relates to special districts, such as potentially requiring CDD board members to conduct ethics training as County officials do.

Ms. Kilinski updated the Board regarding the County's necessary actions against the former phase one developer, Jackson Shaw. The County has filed a declaratory judgment action against Jackson Shaw and there has been some case movement, which Ms. Kilinski will continue to follow up on.

Ms. Kilinski, following up on Mr. Greenberg's request to look into the potential to refinance the District's 2006 bond series, informed the Board that the District's bond counsel and the trustee counsel are looking into it as a true-up is necessary in order to move forward on a refunding, and that has not been done yet.

Mr. Greenberg asked for solutions to the speeding issue. Mr. Laughlin suggested asking the Sheriff's office to bring a speed sign trailer to be left on the property for a certain amount of time. Mr. Yuro also suggested speed bumps, however Mr. Laughlin noted it would have to be approved by the County with a traffic study required at the cost of the District. The Board directed Mr. Yuro to obtain more information about the traffic study from the County.

### **B.    District Manager**

There being nothing to report, the next item followed.

### **C.    Operations Manager – Report**

Mr. Shiver informed the Board he has been contacted by numerous residents who are interested in renting the amenity center room for private events and noted he is in favor of allowing rentals and possibly limiting the number of rentals, as well as requiring a waiver be signed by the reserving party if desired by the Board.

Mr. Greenberg asked how Mr. Shiver would go about ensuring the number of people attending are limited, and what the process would be for cleaning as well as who would bear the cost of said cleaning. Mr. Shiver responded he would inform the resident of the capacity limit prior to the reservation being made and if that capacity is exceeded it would be considered a violation and the resident could be prohibited from renting the room in the future. As it relates to sanitation, Mr. Shiver suggested an electrostatic sprayer to disinfect the facility during normal janitorial visits and the cost of the sprayer would be \$300. Ms. Kilinski noted her firm could provide a COVID rider to attach to the reservation applications. The Board indicated their agreement to opening the room for rentals and made the following motion.

Mr. Greenberg asked if the other Board members would be amenable to adopting a nominal fee for cleaning of the facility after a rental. Mr. Shiver noted First Coast CMS would purchase the electrostatic sprayer to avoid the need for adding any fee onto rentals.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor allowing room rentals subject to interested parties executing a COVID waiver upon applying for use of the room was approved.
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Mr. Shiver informed the Board there are occasionally issues with vehicles being parked for extended periods of time in amenity center parking lot and he's been hesitant to tow the vehicles as the District has not yet adopted a policy specific to towing and parking. Ms. Kilinski noted she would bring a formal policy to the next meeting for Board approval.

Mr. Shiver informed the Board he has met with Solitude Lake Management to discuss ongoing algae and debris issues. Solitude is requesting an onsite visit with Mr. Shiver and possibly the Chairman to discuss strategies on handling the algae issues. He also noted one of the bigger issues is that Solitude is only on property once a month, so they have presented a quote for bi-monthly service. Mr. Shiver noted he would prefer to have the onsite meeting prior to approving increased monthly property visits.

Mr. Shiver informed the Board the gate at the amenity center had been upgraded, however the access control system has been damaged, and the vendor is delaying the repair. A temporary lock will be put on the gate in the interim. Mr. Shiver suggested upgrading the access control system to a system that is not proprietary to avoid a similar issue in the future and provided a proposal from Alpha Dog in the amount of \$4,500. There is also a monthly fee of \$60

for utilization of the Cloud for data storage. Mr. Toohey made the suggestion to forgo repairing the system if it's going to be upgraded shortly thereafter.

Mr. Shiver informed the Board a mesh system was purchased to improve the WiFi quality at the amenity center. Staff also negotiated the monthly cost of the internet service with AT&T for a savings of \$260 per month.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor the Alpha Dog proposal for upgrading the access control system in the amount of \$4,500 was approved.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

- A. Balance Sheet and Statement of Revenues & Expenditures**  
Copies of the financial statements were included in the agenda package.
- B. Approval of Check Register**

A copy of the check register totaling \$62,475.24 was included in the agenda package.

On MOTION by Mr. Greenberg seconded by Mr. Toohey with all in favor the Check Register was approved.

- C. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in the agenda package showing the District is 98.16% collected as it relates to on roll assessments.

**FOURTEENTH ORDER OF BUSINESS                      Audience Comments / Supervisor's Requests**  
**Audience Comments**

A resident stated, "There are still three builder's power boxes in people's yards. How do we get rid of those?" Mr. Peiratti responded that he would take care of it.

Resident Charles Gay, asked, "Does this building have meter protection through Florida Power?" Mr. Shiver responded, "I don't know if they offer that on commercial buildings." Mr. Gay also stated, "I was trying to find out with the construction going on, they put the sidewalks in down both sides and they let the grass grow up last year and finally about late summer they started cutting them back. I didn't know when they were going to come in and finish that up. I'm also wondering if they're going to install the irrigation system and connect to my irrigation system to finish it off." Mr. Pieratti responded that the sidewalks should have been a builder responsibility. Mr. Laughlin noted he would look into the irrigation issue.

**Supervisor Requests**

Mr. Snow asked if there is something the District can do to include equipment at the playground for younger kids. Mr. Shiver responded that there is space for more equipment at the playground and noted more sizable toddler structures can cost around \$12,000 to \$15,000. Mr. Snow also asked about the possibility of changing the splashpad area of the pool to something that would get more use. Mr. Shiver responded that he would not suggest a hot tub due to liability and adding any more water features would be pricey. A shade structure would be a possibility as a lesser expensive option, but further options could be explored in the future. Mr. Snow also questioned if the meeting frequency is adequate and asked how District business is handled between meetings. Mr. Laughlin responded that between meetings bills are paid as needed and Mr. Shiver is onsite at the District to handle operations and maintenance issues. Mr. Laughlin also noted there are procedures in place if emergencies come up that allows staff and the Chairman to spend a certain amount of money without needing Board approval, and special meetings can be scheduled quickly if needed.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meetings – Budget Workshop on April 20, 2021 at 11:00 a.m. and Regular Board of Supervisors Meeting on May 18, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center**

Mr. Laughlin reminded the Board quorum is not required for the budget workshop as no decisions can be made, it’s simply for the purpose of discussing the upcoming year’s budget.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

*B.*



MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 20, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
Jeff Snow	Supervisor
Ellen Cator	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Tony Shiver	First Coast CMS

The following is a summary of the discussions and actions taken at the April 20, 2021 workshop. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2022 Budget**

Mr. Laughlin noted that there have not been many increases in costs, and with the as presented budget there are no increases in assessments expected.

Ms. Cator asked about the budgeted line for cable and internet as it increased substantially. Mr. Shiver noted the contract was just renegotiated with AT&T. The internet speeds increased while the monthly cost decreased. The budget line will be adjusted to account for the decrease

Mr. Greenberg and Mr. Laughlin discussed a few bills working their way through the legislature that have the possibility of passing and if passed, may affect the budget. Mr. Shiver also stated that in July of this year there is a federal mandate going into effect that requires all pumps become variable speed for energy efficiency and if the District has a pump failure it

would be required to be upgraded to that type of system. There is one pump that would need to be upgraded if it failed and that would be an approximately \$1,200 expense. Mr. Shiver also anticipates there to be an increase in pool chemical costs.

Mr. Laughlin noted that the capital reserve study suggests allocating \$33,659 per year to the capital reserve fund. The budget is currently allocating \$18,179 so increasing to the suggested amount could require increasing annual assessments. Mr. Shiver feels at least a section of the fencing along Amelia Concourse needs to be replaced within the next 12 months. Funds for that replacement would need to be pulled from the capital reserve fund. The cost is expected to be anywhere from \$30,000 to \$40,000.

*Ms. Cator left the meeting at this time.*

Mr. Snow stated that he has received emails from residents requesting additional play structures for children. Mr. Greenberg asked that Mr. Shiver investigate the costs of adding golf cart parking, possibly using river rock. Mr. Greenberg also expressed concern over debris in the lakes and the lack of service that the lake maintenance vendor is providing. Mr. Shiver noted that the lake maintenance vendor has asked to increase service to twice a month and will request a proposal for increased service only in the peak summer months. Mr. Shiver will also request proposals from other lake maintenance providers.

It was discussed whether meetings are needed more frequently. Mr. Greenberg suggested Mr. Laughlin provide each board member with an in-depth explanation of the financial statements for the District if so desired.

### **THIRD ORDER OF BUSINESS**

### **Adjournment**

The workshop was adjourned at 12:06 p.m.

*FIFTH ORDER OF BUSINESS*

**AMELIA CONCOURSE CDD**  
**AUDITOR SELECTION**  
**EVALUATION CRITERIA**

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

**5. *Price.* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 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, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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 2021/2022 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:                     August 17, 2021

HOUR:                    11:00 A.M.

LOCATION:                Amelia Concourse Amenity Center  
85200 Amaryllis Court  
Fernandina Beach, Florida 32034

3.     **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** 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 18<sup>TH</sup> DAY OF MAY 2021.**

ATTEST:

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Proposed Budget

**Exhibit A**

Fiscal Year 2021/2022 Proposed Budget



**Amelia Concourse  
Community Development District**



**Proposed Budget  
Fiscal Year 2022**



**Amelia Concourse  
Community Development District**

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**SPE, LLC Fund**

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**Capital Reserve Fund**

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# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Assessments	\$348,677	\$348,572	\$105	\$348,677	\$348,677
Interest Income	\$250	\$11	\$15	\$26	\$100
Rental Revenue/Miscellaneous Revenue	\$500	\$50	\$100	\$150	\$500
<b>TOTAL REVENUES</b>	<b>\$349,427</b>	<b>\$348,633</b>	<b>\$220</b>	<b>\$348,852</b>	<b>\$349,277</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisors	\$6,000	\$1,200	\$3,000	\$4,200	\$6,000
FICA Expense	\$459	\$92	\$138	\$230	\$459
Travel	\$300	\$0	\$150	\$150	\$300
Engineering	\$15,000	\$3,578	\$9,400	\$12,978	\$13,000
Attorney Fees	\$20,000	\$10,523	\$9,477	\$20,000	\$20,000
Annual Audit	\$3,875	\$0	\$3,875	\$3,875	\$3,875
Dissemination	\$9,000	\$6,100	\$3,750	\$9,850	\$10,000
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser	\$2,250	\$2,351	\$0	\$2,351	\$2,400
Trustee Fees	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$900	\$875	\$625	\$1,500	\$1,875
Website Maintenance	\$600	\$0	\$600	\$600	\$750
Telephone	\$500	\$207	\$290	\$497	\$500
Postage	\$500	\$466	\$330	\$796	\$800
Insurance	\$8,919	\$7,990	\$0	\$7,990	\$10,055
Printing and Binding	\$1,000	\$752	\$745	\$1,497	\$1,500
Legal Advertising	\$3,000	\$680	\$1,650	\$2,330	\$2,500
Other Current Charges	\$450	\$357	\$175	\$532	\$550
Office Supplies	\$150	\$48	\$100	\$148	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$137,378</b>	<b>\$69,143</b>	<b>\$64,855</b>	<b>\$133,998</b>	<b>\$139,189</b>
<b>FIELD:</b>					
<b>Contract Services:</b>					
Landscape Maintenance	\$18,000	\$10,280	\$7,343	\$17,622	\$18,000
Lake Maintenance	\$6,500	\$3,720	\$2,655	\$6,375	\$6,686
Management Company	\$7,140	\$4,165	\$2,975	\$7,140	\$7,140
<b>Subtotal Contract Services</b>	<b>\$31,640</b>	<b>\$18,165</b>	<b>\$12,973</b>	<b>\$31,137</b>	<b>\$31,826</b>
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$14,500	\$9,334	\$5,166	\$14,500	\$14,500
Irrigation Repairs	\$800	\$507	\$293	\$800	\$800
Landscape Contingency	\$10,000	\$7,514	\$2,486	\$10,000	\$10,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$25,300</b>	<b>\$17,355</b>	<b>\$7,945</b>	<b>\$25,300</b>	<b>\$25,300</b>

# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Utilities:</b>					
Electric	\$25,000	\$14,322	\$10,678	\$25,000	\$25,000
Water & Sewer	\$17,500	\$8,318	\$9,000	\$17,318	\$17,500
<b>Subtotal Utilities</b>	<b>\$42,500</b>	<b>\$22,640</b>	<b>\$19,678</b>	<b>\$42,318</b>	<b>\$42,500</b>
<b>Amenity Center:</b>					
Insurance	\$15,807	\$14,160	\$0	\$14,160	\$14,310
Amenity Staffing	\$9,000	\$6,011	\$0	\$6,011	\$0
Pool Maintenance	\$12,000	\$8,400	\$6,000	\$14,400	\$14,400
Pool Chemicals	\$8,000	\$4,784	\$3,120	\$7,904	\$9,000
Pool Permits	\$530	\$0	\$530	\$530	\$530
Cable	\$785	\$853	\$625	\$1,478	\$1,500
Janitorial	\$5,000	\$2,812	\$1,965	\$4,777	\$5,000
Facility Maintenance	\$15,310	\$4,571	\$5,429	\$10,000	\$10,000
Pest Control	\$924	\$462	\$385	\$847	\$924
Refuse	\$360	\$211	\$151	\$362	\$362
Holiday Decorations	\$1,200	\$3,749	\$0	\$3,749	\$4,000
<b>Subtotal Amenity Center</b>	<b>\$68,916</b>	<b>\$46,012</b>	<b>\$18,205</b>	<b>\$64,217</b>	<b>\$60,026</b>
<b>Reserves:</b>					
Capital Outlay	\$19,000	\$1,941	\$17,059	\$19,000	\$0
Capital Reserve Fund	\$24,693	\$0	\$24,693	\$24,693	\$50,435
<b>Subtotal Reserves</b>	<b>\$43,693</b>	<b>\$1,941</b>	<b>\$41,752</b>	<b>\$43,693</b>	<b>\$50,435</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$212,049</b>	<b>\$106,114</b>	<b>\$100,552</b>	<b>\$206,666</b>	<b>\$210,087</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,427</b>	<b>\$175,257</b>	<b>\$165,407</b>	<b>\$340,665</b>	<b>\$349,276</b>
<b>EXCESS REVENUE</b>	<b>\$0</b>	<b>\$173,375</b>	<b>(\$165,188)</b>	<b>\$8,188</b>	<b>\$0</b>

	FY 2021		FY 2022	
Net Assessment	\$	348,677	\$	348,677
Collection & Discounts (7%)	\$	26,245	\$	26,245
Gross Assessment	\$	374,922	\$	374,922
No. of Units		458		458
<b>Gross Per Unit Assessment</b>	<b>\$</b>	<b>819</b>	<b>\$</b>	<b>819</b>

# **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 Yuro & 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.

# **Amelia Concourse**

## **Community Development District**

### General Fund Budget

#### **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. The services cover all requirements for the Series 2007, Series 2016, and Series 2019A/2019B Bonds. An additional fee of \$500 is incurred for a revised amortization fee after the District makes an Optional Redemption payment towards any of the Bonds.

#### **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 2019A/2019B bonds.

#### **Trustee Fees**

The District issued Series 2007, 2016, & 2019A/2019B 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, & 2019A/2019B 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**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### **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.

# Amelia Concourse

## Community Development District

General Fund Budget

**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.

**Office Supplies**

Miscellaneous office supplies.

**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		\$378
<b>Total</b>			<b>\$18,000</b>

**Lake Maintenance**

The District has contracted with Solitude Lake Maintenance. to provide monthly water management services to all the lakes throughout the District.

Vendor	Description	Monthly	Annual
Solitude	Lake Maintenance	\$531	\$6378
	Contingency		\$308
<b>Total</b>			<b>\$6686</b>

# Amelia Concourse

## Community Development District

General Fund Budget

**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	\$595	\$7,140
<b>Total</b>			<b>\$7,140</b>

**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.

**Landscape Contingency**

Represents additional landscape services not provided in contracted services. Services include, but are not limited to, installing mulch, remove trees, and seasonal flower rotation.

**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
<b>Total</b>			<b>\$25,000</b>

**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
<b>Total</b>			<b>\$17,500</b>

**Insurance**

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



# Amelia Concourse Community Development District

## General Fund Budget

### 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	\$1,200	\$14,400
<b>Total</b>			<b>\$14,400</b>

### Pool Chemicals

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

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$624	\$7,488
	Contingency		\$1,512
<b>Total</b>			<b>\$9,000</b>

### Pool Permits

Represents the estimated cost for pool permits.

### Cable/Internet Service

The District has contracted with Comcast for cable and internet services.

Vendor	Description	Monthly	Annual
ATT	Cable & Internet	\$125	\$1,500
<b>Total</b>			<b>\$1,500</b>

### 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	\$393	\$4,716
	Contingency		\$284
<b>Total</b>			<b>\$5,000</b>

### Facility Maintenance

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

# Amelia Concourse

## Community Development District

General Fund Budget

**Pest Control**

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

Vendor	Description	Monthly	Annual
Nadars	Pest Control	\$77	\$924
<b>Total</b>			<b>\$924</b>

**Refuse**

Garbage disposal services provided by Advanced Disposal.

Vendor	Description	Monthly	Annual
Advanced Disposal	Refuse	\$30	\$362
<b>Total</b>			<b>\$362</b>

**Holiday Decorations**

The cost for First Coast CMS, LLC to install holiday lights around the CDD.

**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 2021	Proposed Budget FY 2022
<b>Revenues</b>		
Special Assessments <sup>(1)</sup>	\$116,683	\$116,683
Interest Income	\$0	\$0
Other Revenue Sources	\$394,692	\$394,692
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$511,375</b>
<b>Expenditures</b>		
<u>Series 2007</u>		
Debt Service Obligation	\$511,375	\$511,375
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$511,375</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$0</b>

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 foreclosure proceedings.

**Amelia Concourse**  
**Community Development District**

**Debt Service Fund**  
**Series 2016**

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Special Assessments	\$180,832	\$155,257	\$75	\$155,332	\$155,332
Special Assessments- Prepayments	\$0	\$74,467	\$0	\$74,467	\$0
Interest Income	\$240	\$8	\$15	\$23	\$50
Carry Forward Surplus	\$109,972	\$186,901	\$0	\$186,901	\$119,383
<b>TOTAL REVENUES</b>	<b>\$291,044</b>	<b>\$416,633</b>	<b>\$90</b>	<b>\$416,723</b>	<b>\$274,765</b>
<b>Expenditures</b>					
<b>Series 2016</b>					
Interest - 11/01	\$70,650	\$63,600	\$0	\$63,600	\$57,150
Principal Prepayment-11/01	\$0	\$105,000	\$0	\$105,000	\$35,000
Interest - 05/01	\$70,650	\$0	\$60,450	\$60,450	\$57,150
Principal - 05/01	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Principal Prepayment-05/01	\$0	\$0	\$40,000	\$40,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$171,300</b>	<b>\$168,600</b>	<b>\$130,450</b>	<b>\$299,050</b>	<b>\$179,300</b>
<b>Other Sources and Uses</b>					
Interfund Transfer	\$0	\$0	\$0	\$0	\$0
Property Appraiser	\$0	\$1,710	\$0	\$1,710	\$1,710
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$1,710</b>	<b>\$0</b>	<b>\$1,710</b>	<b>\$1,710</b>
<b>EXCESS REVENUES</b>	<b>\$119,744</b>	<b>\$249,743</b>	<b>(\$130,360)</b>	<b>\$119,383</b>	<b>\$97,175</b>

Interest 11/1/2022 \$56,250

**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2016 Capital Improvement Bonds

DATE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21	6.0%	\$ 30,000	\$ 60,450	\$ 90,450
11/01/21	6.0%	\$ -	\$ 57,150	\$ 144,300
05/01/22	6.0%	\$ 30,000	\$ 57,150	
11/01/22	6.0%	\$ -	\$ 56,250	\$ 147,500
05/01/23	6.0%	\$ 35,000	\$ 56,250	
11/01/23	6.0%	\$ -	\$ 55,200	\$ 145,400
05/01/24	6.0%	\$ 35,000	\$ 55,200	
11/01/24	6.0%	\$ -	\$ 54,150	\$ 148,300
05/01/25	6.0%	\$ 40,000	\$ 54,150	
11/01/25	6.0%	\$ -	\$ 52,950	\$ 145,900
05/01/26	6.0%	\$ 40,000	\$ 52,950	
11/01/26	6.0%	\$ -	\$ 51,750	\$ 148,500
05/01/27	6.0%	\$ 45,000	\$ 51,750	
11/01/27	6.0%	\$ -	\$ 50,400	\$ 145,800
05/01/28	6.0%	\$ 45,000	\$ 50,400	
11/01/28	6.0%	\$ -	\$ 49,050	\$ 148,100
05/01/29	6.0%	\$ 50,000	\$ 49,050	
11/01/29	6.0%	\$ -	\$ 47,550	\$ 145,100
05/01/30	6.0%	\$ 50,000	\$ 47,550	
11/01/30	6.0%	\$ -	\$ 46,050	\$ 147,100
05/01/31	6.0%	\$ 55,000	\$ 46,050	
11/01/31	6.0%	\$ -	\$ 44,400	\$ 143,800
05/01/32	6.0%	\$ 55,000	\$ 44,400	
11/01/32	6.0%	\$ -	\$ 42,750	\$ 145,500
05/01/33	6.0%	\$ 60,000	\$ 42,750	
11/01/33	6.0%	\$ -	\$ 40,950	\$ 146,900
05/01/34	6.0%	\$ 65,000	\$ 40,950	
11/01/34	6.0%	\$ -	\$ 39,000	\$ 148,000
05/01/35	6.0%	\$ 70,000	\$ 39,000	
11/01/35	6.0%	\$ -	\$ 36,900	\$ 148,800
05/01/36	6.0%	\$ 75,000	\$ 36,900	
11/01/36	6.0%	\$ -	\$ 34,650	\$ 144,300
05/01/37	6.0%	\$ 75,000	\$ 34,650	
11/01/37	6.0%	\$ -	\$ 32,400	\$ 144,800
05/01/38	6.0%	\$ 80,000	\$ 32,400	
11/01/38	6.0%	\$ -	\$ 30,000	\$ 145,000
05/01/39	6.0%	\$ 85,000	\$ 30,000	
11/01/39	6.0%	\$ -	\$ 27,450	\$ 144,900
05/01/40	6.0%	\$ 90,000	\$ 27,450	
11/01/40	6.0%	\$ -	\$ 24,750	\$ 149,500
05/01/41	6.0%	\$ 100,000	\$ 24,750	
11/01/41	6.0%	\$ -	\$ 21,750	\$ 148,500
05/01/42	6.0%	\$ 105,000	\$ 21,750	
11/01/42	6.0%	\$ -	\$ 18,600	\$ 147,200
05/01/43	6.0%	\$ 110,000	\$ 18,600	
11/01/43	6.0%	\$ -	\$ 15,300	\$ 145,600
05/01/44	6.0%	\$ 115,000	\$ 15,300	
11/01/44	6.0%	\$ -	\$ 11,850	\$ 148,700
05/01/45	6.0%	\$ 125,000	\$ 11,850	
11/01/45	6.0%	\$ -	\$ 8,100	\$ 146,200
05/01/46	6.0%	\$ 130,000	\$ 8,100	
11/01/46	6.0%	\$ -	\$ 4,200	\$ 148,400
05/01/47	6.0%	\$ 140,000	\$ 4,200	
<b>Total</b>		<b>\$ 1,905,000</b>	<b>\$ 1,907,100</b>	<b>\$ 3,812,100</b>

**Amelia Concourse**  
**Community Development District**

**Debt Service Fund**  
**Series 2019A**

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Special Assessments	\$212,603	\$212,603	\$0	\$212,603	\$212,603
Special Assessments- Prepayments	\$0	\$92,019	\$0	\$92,019	\$0
Interest Income	\$0	\$9	\$15	\$24	\$100
Carry Forward Surplus	\$85,939	\$86,867	\$0	\$86,867	\$102,857
<b>TOTAL REVENUES</b>	<b>\$298,542</b>	<b>\$391,498</b>	<b>\$15</b>	<b>\$391,513</b>	<b>\$315,560</b>
<b>Expenditures</b>					
<b>Series 2019A</b>					
Interest - 11/01	\$85,739	\$84,609	\$0	\$84,609	\$81,219
Special Call - 2/1	\$0	\$40,000	\$0	\$40,000	\$0
Interest Expense - 2/1	\$0	\$565	\$0	\$565	\$0
Interest - 05/01	\$85,739	\$0	\$83,479	\$83,479	\$81,219
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$45,000
Principal Prepayment-05/01	\$0	\$0	\$40,000	\$40,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$211,478</b>	<b>\$125,174</b>	<b>\$163,479</b>	<b>\$288,653</b>	<b>\$207,438</b>
<b>Other Sources and Uses</b>					
Interfund Transfer	\$0	(\$3)	\$0	(\$3)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$3)</b>	<b>\$0</b>	<b>(\$3)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$87,065</b>	<b>\$266,321</b>	<b>(\$163,464)</b>	<b>\$102,857</b>	<b>\$108,122</b>

Interest 11/1/2022 \$79,948

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

# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019A Capital Improvement Revenue Bonds

DATE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21	5.65%	\$ 40,000	\$ 83,479	\$ 123,479
11/01/21	5.65%	\$ -	\$ 81,219	
05/01/22	5.65%	\$ 45,000	\$ 81,219	\$ 207,438
11/01/22	5.65%	\$ -	\$ 79,948	
05/01/23	5.65%	\$ 45,000	\$ 79,948	\$ 204,895
11/01/23	5.65%	\$ -	\$ 78,676	
05/01/24	5.65%	\$ 50,000	\$ 78,676	\$ 207,353
11/01/24	5.65%	\$ -	\$ 77,264	
05/01/25	5.65%	\$ 50,000	\$ 77,264	\$ 204,528
11/01/25	5.65%	\$ -	\$ 75,851	
05/01/26	5.65%	\$ 55,000	\$ 75,851	\$ 206,703
11/01/26	5.65%	\$ -	\$ 74,298	
05/01/27	5.65%	\$ 55,000	\$ 74,298	\$ 203,595
11/01/27	5.65%	\$ -	\$ 72,744	
05/01/28	5.65%	\$ 60,000	\$ 72,744	\$ 205,488
11/01/28	5.65%	\$ -	\$ 71,049	
05/01/29	5.65%	\$ 65,000	\$ 71,049	\$ 207,098
11/01/29	5.65%	\$ -	\$ 69,213	
05/01/30	5.65%	\$ 70,000	\$ 69,213	\$ 208,425
11/01/30	5.65%	\$ -	\$ 67,235	
05/01/31	5.65%	\$ 70,000	\$ 67,235	\$ 204,470
11/01/31	5.65%	\$ -	\$ 65,258	
05/01/32	5.65%	\$ 75,000	\$ 65,258	\$ 205,515
11/01/32	5.65%	\$ -	\$ 63,139	
05/01/33	5.65%	\$ 80,000	\$ 63,139	\$ 206,278
11/01/33	5.65%	\$ -	\$ 60,879	
05/01/34	5.65%	\$ 85,000	\$ 60,879	\$ 206,758
11/01/34	5.65%	\$ -	\$ 58,478	
05/01/35	5.65%	\$ 90,000	\$ 58,478	\$ 206,955
11/01/35	5.65%	\$ -	\$ 55,935	
05/01/36	5.65%	\$ 95,000	\$ 55,935	\$ 206,870
11/01/36	5.65%	\$ -	\$ 53,251	
05/01/37	5.65%	\$ 100,000	\$ 53,251	\$ 206,503
11/01/37	5.65%	\$ -	\$ 50,426	
05/01/38	5.65%	\$ 105,000	\$ 50,426	\$ 205,853
11/01/38	5.65%	\$ -	\$ 47,460	
05/01/39	5.65%	\$ 115,000	\$ 47,460	\$ 209,920
11/01/39	5.65%	\$ -	\$ 44,211	
05/01/40	5.65%	\$ 120,000	\$ 44,211	\$ 208,423
11/01/40	5.65%	\$ -	\$ 40,821	
05/01/41	5.65%	\$ 125,000	\$ 40,821	\$ 206,643
11/01/41	5.65%	\$ -	\$ 37,290	
05/01/42	5.65%	\$ 135,000	\$ 37,290	\$ 209,580
11/01/42	5.65%	\$ -	\$ 33,476	
05/01/43	5.65%	\$ 140,000	\$ 33,476	\$ 206,953
11/01/43	5.65%	\$ -	\$ 29,521	
05/01/44	5.65%	\$ 150,000	\$ 29,521	\$ 209,043
11/01/44	5.65%	\$ -	\$ 25,284	
05/01/45	5.65%	\$ 160,000	\$ 25,284	\$ 210,568
11/01/45	5.65%	\$ -	\$ 20,764	
05/01/46	5.65%	\$ 170,000	\$ 20,764	\$ 211,528
11/01/46	5.65%	\$ -	\$ 15,961	
05/01/47	5.65%	\$ 175,000	\$ 15,961	\$ 206,923
11/01/47	5.65%	\$ -	\$ 11,018	
05/01/48	5.65%	\$ 190,000	\$ 11,018	\$ 212,035
11/01/48	5.65%	\$ -	\$ 5,650	
05/01/49	5.65%	\$ 200,000	\$ 5,650	\$ 211,300
<b>Total</b>		<b>\$ 2,875,000</b>	<b>\$ 2,932,633</b>	<b>\$ 5,807,633</b>

**Amelia Concourse**  
**Community Development District**

**Debt Service Fund**  
**Series 2019B**

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Special Assessments	\$203,388	\$183,109	\$20,279	\$203,388	\$161,625
Special Assessments- Prepayments	\$0	\$939,915	\$0	\$939,915	\$0
Special Assessments- Prepayment Interest	\$0	\$20,102	\$0	\$20,102	\$0
Interest Income	\$0	\$9	\$15	\$24	\$100
Carry Forward Surplus	\$101,894	\$0	\$0	\$0	\$280,449
<b>TOTAL REVENUES</b>	<b>\$305,282</b>	<b>\$1,143,135</b>	<b>\$20,294</b>	<b>\$1,163,429</b>	<b>\$442,174</b>
<b>Expenditures</b>					
<u>Series 2019B-1</u>					
Interest - 11/01	\$50,400	\$50,400	\$0	\$50,400	\$40,031
Special Call - 2/1	\$0	\$205,000	\$0	\$205,000	\$0
Interest Expense - 2/1	\$0	\$2,691	\$0	\$2,691	\$0
Interest - 05/01	\$50,400	\$0	\$45,019	\$45,019	\$40,031
Principal Prepayment-05/01	\$0	\$0	\$190,000	\$190,000	\$0
<u>Series 2019B-2</u>					
Interest - 11/01	\$51,294	\$51,294	\$0	\$51,294	\$40,781
Special Call - 2/1	\$0	\$150,000	\$0	\$150,000	\$0
Interest Expense - 2/1	\$0	\$2,719	\$0	\$2,719	\$0
Interest - 05/01	\$51,294	\$0	\$45,856	\$45,856	\$40,781
Principal Prepayment-05/01	\$0	\$0	\$140,000	\$140,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$203,388</b>	<b>\$462,103</b>	<b>\$420,875</b>	<b>\$882,978</b>	<b>\$161,625</b>
<b>Other Sources and Uses</b>					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$101,894</b>	<b>\$681,030</b>	<b>(\$400,581)</b>	<b>\$280,449</b>	<b>\$280,549</b>

Interest 11/1/2022 \$80,813

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$998	\$171,727
Less Disc. + Collections 7%			\$10,102
<b>Net Annual Assessment</b>			<b>\$161,625</b>



**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>
05/01/21	\$ 1,715,000	5.25%		\$ 45,019	\$ 95,419
11/01/21	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/22	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/22	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/23	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/23	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/24	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/24	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/25	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/25	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/26	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/26	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/27	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/27	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/28	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/28	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/29	\$ 1,525,000	5.25%	\$ 1,715,000	\$ 40,031	\$ 80,063
<b>Total</b>			<b>\$ 1,715,000.00</b>	<b>\$ 640,500</b>	<b>\$ 640,500</b>

**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>
05/01/21	\$ 1,265,000	7.25%	\$ -	\$ 45,856	\$ -
11/01/21	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 86,638
05/01/22	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/22	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/23	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/23	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/24	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/24	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/25	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/25	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/26	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/26	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/27	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/27	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/28	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/28	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/29	\$ 1,125,000	7.25%	\$ 1,265,000	\$ 40,781	\$ -
<u>Total</u>			<u>\$ 1,265,000</u>	<u>\$ 652,500</u>	<u>\$ 657,575</u>

**Amelia Concourse**  
**Community Development District**

Amelia Concourse SPE, LLC

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Bondholder Funding	\$25,650	\$9,000	\$16,650	\$25,650	\$25,650
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$9,000</b>	<b>\$16,650</b>	<b>\$25,650</b>	<b>\$25,650</b>
<b>Expenditures</b>					
Annual Corporate Fees	\$150	\$144	\$6	\$150	\$150
Bank Charges/Other Current	\$1,500	\$765	\$735	\$1,500	\$1,500
Contingency/Miscellaneous	\$2,500	\$282	\$2,218	\$2,500	\$2,500
Insurance - Liability	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Management Fees	\$20,000	\$9,000	\$11,000	\$20,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$10,191</b>	<b>\$15,459</b>	<b>\$25,650</b>	<b>\$25,650</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>(\$1,191)</b>	<b>\$1,191</b>	<b>(\$0)</b>	<b>\$0</b>

# Amelia Concourse

## Community Development District

## Capital Reserve

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues:</b>					
Interest	\$1,000	\$81	\$90	\$171	\$200
Capital Reserve Funding - Transfer In	\$24,693	\$0	\$24,693	\$24,693	\$50,435
Carry Forward Surplus	\$77,265	\$76,806	\$0	\$76,806	\$91,670
<b>Total Revenues</b>	<b>\$102,958</b>	<b>\$76,887</b>	<b>\$24,783</b>	<b>\$101,670</b>	<b>\$142,305</b>
<b>Expenditures</b>					
Capital Outlay	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Capital Reserve Study	\$0	\$0		\$0	\$0
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$92,958</b>	<b>\$76,887</b>	<b>\$14,783</b>	<b>\$91,670</b>	<b>\$132,305</b>

### Reserve Study Funding Plan (Next 5 Years)

Beginning Balance	Funding	Interest	Expenses	Planned Balance	Budgeted Balance	Variance
				\$56,000		
Fiscal Year 2019	\$35,227	\$1,338	\$2,000	\$90,565		
Fiscal Year 2020	\$35,932	\$1,696	\$13,400	\$114,793		
Fiscal Year 2021	\$36,651	\$1,029	\$82,827	\$69,646		
Fiscal Year 2022	\$33,659	\$1,481	\$4,589	\$100,197	\$132,305	\$32,108
Fiscal Year 2023	\$34,332	\$1,616	\$26,787	\$109,358		

*SEVENTH ORDER OF BUSINESS*

*A.*

**AGED INVOICE POLICY FOR  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT**

The Amelia Concourse Community Development District requires invoices that are received 150 days or more after work is completed/accepted by the District to be submitted to the Board of Supervisors for consideration/review prior to payment; provided, however, should the law require payment, District staff will endeavor to retain the right for the District to recoup improperly invoiced amounts.

*B.*



**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT**  
***RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

---

**In accordance with Chapter 190, Florida Statutes, and on April 20, 2021 at a duly noticed public meeting, the Board of Supervisors of the Amelia Concourse Community Development District (“District”) adopted the following rules and policies to govern overnight parking and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.**

---

**SECTION 1. INTRODUCTION.** The District finds that parked Vehicles, Vessels and Recreational Vehicles (hereinafter defined) in its Overnight Parking Areas (hereinafter defined) without a permit as set forth herein, cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to park Vehicles, Vessels and Recreational Vehicles of overnight guests in the District’s Overnight Parking Areas (hereinafter defined) and tow such Vehicles, Vessels and Recreational Vehicles from such Overnight Parking Areas when not issued a permit consistent with this Rule. This Rule authorizes parking in designated areas, which areas are identified in **Exhibit A** attached hereto, in accordance with this Rule.

**SECTION 2. DEFINITIONS.**

- A.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- D.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E.**        *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- F.**        *Overnight.* Between the hours of 12:00 a.m. and 7:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Vehicles, Vessels and Recreational Vehicles may be parked overnight on District property, only as indicated on **Exhibit A**, and as set forth below:

- A. DISTRICT ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, Nassau County Code of Ordinances, and the Amelia Concourse Development, LLC covenants and restrictions for laws and regulations related to authorized and unauthorized parking of Vehicles, Vessels and Recreational Vehicles on roadways internal to the District.
- B. OVERNIGHT PARKING AREAS.** Overnight parking is permitted in the areas identified in **Exhibit A** hereto (“Overnight Parking Areas”) with a pre-approved permit. Parking in the Overnight Parking Areas without a permit shall be a violation of this Rule.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.**

- A. DISTRICT TOW-AWAY ZONES.** Parking without a permit in the Overnight Parking Areas as identified in Exhibit A is hereby declared a Tow-Away Zone during overnight hours.
- B. ROADWAYS.** In the event that residents or guests are parking on roadways in contravention of state law and/or local ordinances/regulations, the District Manager or his/her designee shall contact the Nassau County Sheriff’s Office to enforce such parking regulations.

**SECTION 5. EXCEPTIONS.**

- A. OVERNIGHT PARKING PERMITS.** Residents may apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:
  - 1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile’s license plate number.
  - 2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
    - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
    - ii. The make/model and license plate of the vehicle to which the permit will apply;
    - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
    - iv. The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary

documentation and approvals will result in the towing and/or removal of the Vehicle, Vessel or Recreational Vehicle from the District's property.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle/Vessel/Recreational Vehicle windshield.

**B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

**A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

**B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

#### **EXHIBIT A – *Map of Overnight Parking Area and Towaway Zone***

Effective date:       , 2021

**EXHIBIT A**  
**MAP OF OVERNIGHT PARKING AREAS**

*EIGHTH ORDER OF BUSINESS*

**REQUISITION**

**\$ 1,920,000.00**

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT  
(NASSAU COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B-1(TAX-EXEMPT)**

The undersigned, an Authorized Officer of Amelia Concourse Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of July 1, 2007 (the "Master Indenture"), as supplemented by the Fourth Supplemental Trust Indenture, dated as of March 1, 2019 (the Master Indenture as supplemented is hereinafter referred to as the "Indenture") each by and between the District and US Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 35
  
- (B) Name of Payee: McCranie & Associates
  
- (C) Amount Payable: \$ 1,050
  
- (D) (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments and attach copies of relevant invoices as Exhibit A):  
  
See attached invoices for detail.
  
- (E) Fund or Account from which disbursement to be made:

Series 2019B-1 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019B-1 Acquisition and Construction Account, referenced above, and that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase III Project and each disbursement represents a Cost of the Phase III Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated: March 12, 2021

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase III Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase III Project with respect to which such disbursement is being made; and (iii) the Amelia Concourse Subdivision Phase III Engineers Report, dated January 7, 2019, prepared by McCranie & Associates, Inc., as such report shall have been amended or modified on the date hereof.



\_\_\_\_\_  
Consulting Engineer  
Daniel McCranie, PE  
District Engineer



McCranie & Associates, Inc.

301 Centre Street, Suite 200  
Fernandina Beach, Fl. 32034

# Invoice

DATE	INVOICE #
9/30/2020	3733

E-mail [dan@mccranie-engineers.com](mailto:dan@mccranie-engineers.com)

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

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	10/30/2020	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services 9/11 Discussions with Daniel Pierratti. Coordination of final acceptance by Nassau County. Review punch list	2	150.00	300.00
<b>Total</b>			\$300.00





McCranie & Associates, Inc.

301 Centre Street, Suite 200  
Fernandina Beach, Fl. 32034

# Invoice

DATE	INVOICE #
12/31/2020	3758

E-mail dan@mccranie-engineers.com

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

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	1/30/2021	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services 11/4 Create requisitions, send to Daniel	2	150.00	300.00
Hourly Services 12/10Send requisitions 29-32 to Courtney.	1	150.00	150.00
Hourly Services 12/30 send requisitions and spreadsheet	1	150.00	150.00
<b>Total</b>			\$600.00



McCranie & Associates, Inc.  
301 Centre Street, Suite 200  
Fernandina Beach, Fl. 32034

# Invoice

DATE	INVOICE #
1/30/2021	3770

E-mail [dan@mccranie-engineers.com](mailto:dan@mccranie-engineers.com)

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

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	3/1/2021	Amelia Concourse CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services 12/30 - requisition #34	1	150.00	150.00
<b>Total</b>			\$150.00

*NINTH ORDER OF BUSINESS*

*B.*



904.491.7500

96135 Nassau Place, Suite 3  
Yulee, FL 32097

info@votenassau.com  
www.VoteNassau.com

April 21, 2021

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

RE: Amelia Concourse Community Development District

Dear Ms. Hogge,

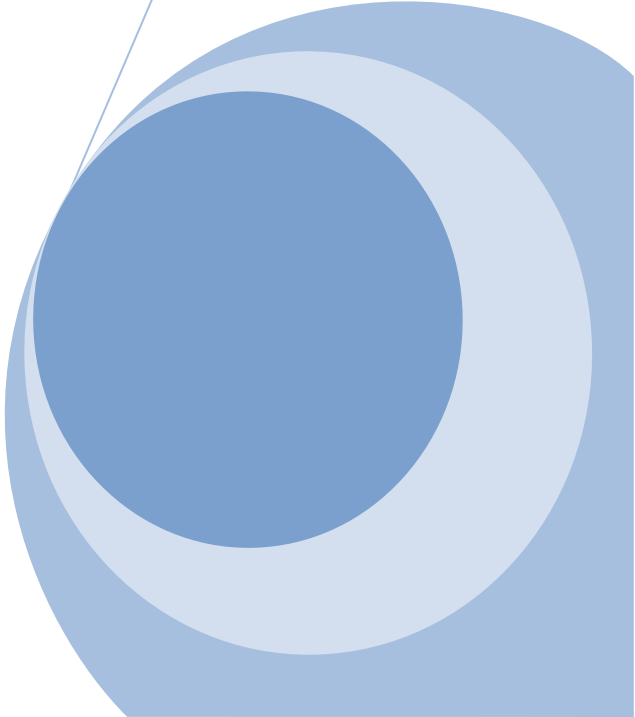
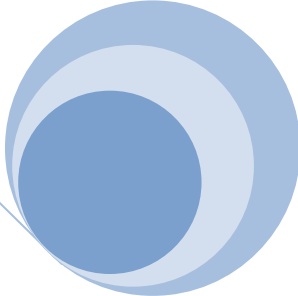
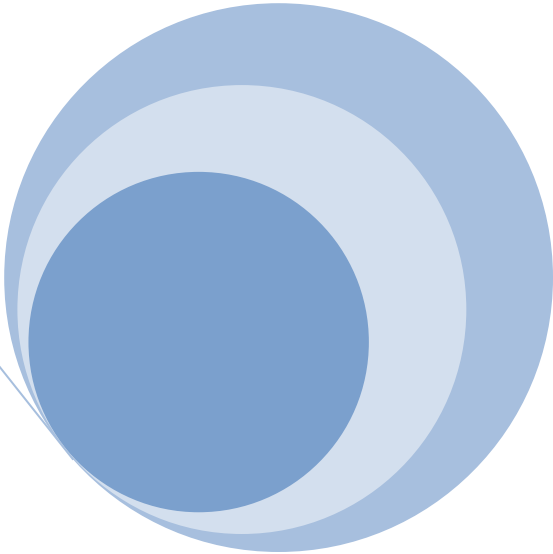
In response to your letter received on April 21, 2021, please be advised that as of April 15, 2021, there are 648 registered voters within Amelia Concourse Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

**Janet H. Adkins**  
Nassau County Supervisor of Elections

*C.*



# Amelia Concourse CDD

Field Report May 2021

First Coast CMS LLC

## ***Swimming Pools***

At this time there are no maintenance issues with the pool.

## ***Maintenance and Facility***

Fencing on Amelia Concourse was repaired, east of Bellflower. The gate that goes to the Pool filter area was damaged by high winds and needed to be replaced.

The Access system was replaced and is now working problem.

Staff continues to monitor Solitude lake maintenance and is requesting monthly updates after each visit. We have learned there are access issues with the pond on Snap Dragon and will be working with District Manager and Counsel to remedy.

We would like to move forward with accepting Credit Cards for private reservations. This system involves online booking software that allows residents to view available dates, sign paperwork and a pay for event only. The fee that First Coast CMS would charge is 6% of the booking to cover the software and credit card fees.

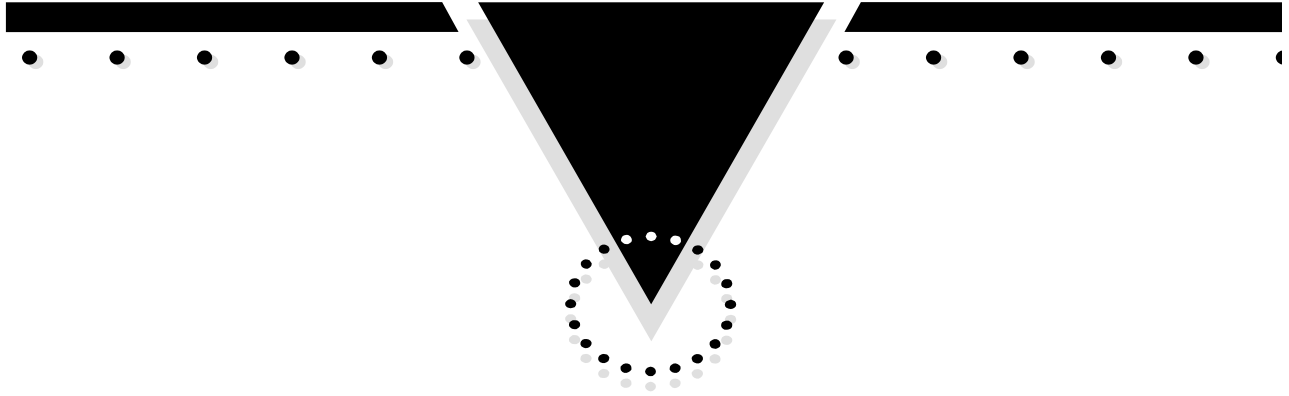
## ***Landscaping***

WE have requested a report from Trim All and will forward to Management once received.



*ELEVENTH ORDER OF BUSINESS*

*A.*



# Amelia Concourse

## Community Development District

Unaudited Financial Reporting  
April 30, 2021



**AMELIA CONCOURSE**  
**Community Development District**  
**Combined Balance Sheet**  
April 30, 2021

	<i>Governmental Fund Types</i>					<i>Totals</i>
	<i>General</i>	<i>SPE, LLC</i>	<i>Debt Service</i>	<i>Capital Projects</i>	<i>Capital Reserve</i>	<i>(Memorandum Only)</i>
<b>Assets:</b>						
Cash	\$82,426	---	---	---	---	\$82,426
Cash-Regions	---	\$1,014,170	---	---	---	\$1,014,170
Investments:						
<b>2007 Series</b>						
Reserve	---	---	\$85,599	---	---	\$85,599
Revenue	---	---	\$2,125,628	---	---	\$2,125,628
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,222	---	\$72,222
Deferred Cost	---	---	---	\$7,295	---	\$7,295
<b>2016 Series</b>						
Reserve	---	---	\$80,578	---	---	\$80,578
Revenue	---	---	\$175,747	---	---	\$175,747
Prepayment	---	---	\$75,937	---	---	\$75,937
<b>2019A Series</b>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$212,795	---	---	\$212,795
Prepayment	---	---	\$53,525	---	---	\$53,525
Construction	---	---	---	\$194	---	\$194
<b>2019B Series</b>						
Reserve	---	---	\$101,694	---	---	\$101,694
Revenue	---	---	\$81,415	---	---	\$81,415
Interest	---	---	\$14,693	---	---	\$14,693
Prepayment	---	---	\$584,921	---	---	\$584,921
Construction	---	---	---	\$606,150	---	\$606,150
SBA	---	---	---	---	\$76,888	\$76,888
Custody	\$465,191	---	---	---	---	\$465,191
Due from General Fund	---	---	\$1,622	---	---	\$1,622
Due from Debt Service	\$10,057	---	---	---	---	\$10,057
Due from Capital	\$8,859	---	---	---	---	\$8,859
Electric Deposits	\$8,538	---	---	---	---	\$8,538
Prepaid Expenses	\$2,812	---	---	---	---	\$2,812
<b>TOTAL ASSETS</b>	<b>\$577,882</b>	<b>\$1,014,170</b>	<b>\$3,776,195</b>	<b>\$685,861</b>	<b>\$76,888</b>	<b>\$6,130,996</b>
<b>Liabilities:</b>						
Accounts Payable	\$9,708	\$9,045	---	---	---	\$18,753
Accrued Expenses	\$5,100	---	---	---	---	\$5,100
Due to General Fund	---	---	\$10,057	\$8,859	---	\$18,916
Due to Debt Service	\$1,622	---	---	---	---	\$1,622
Due to Other	---	\$25,405	---	---	---	\$25,405
Due to 07 Debt Service	---	\$977,898	---	---	---	\$977,898
Accrued Interest Payable	---	---	\$865,256	---	---	\$865,256
Accrued Principal Payable	---	---	\$930,000	---	---	\$930,000
<b>Fund Balances:</b>						
Restricted for Debt Service	---	---	\$1,970,882	---	---	\$1,970,882
Restricted for Capital Projects	---	---	---	\$677,002	---	\$677,002
Nonspendable	\$5,287	---	---	---	---	\$5,287
Unassigned	\$550,878	\$1,822	---	---	\$76,888	\$629,588
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$577,882</b>	<b>\$1,014,170</b>	<b>\$3,776,195</b>	<b>\$685,861</b>	<b>\$76,888</b>	<b>\$6,130,996</b>

# AMELIA CONCOURSE

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget 4/30/21	Actual 4/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessment-Tax Roll	\$217,733	\$217,733	\$217,628	(\$105)
Special Assessment- Direct	\$130,944	\$130,944	\$130,944	\$0
Interest Income	\$250	\$146	\$11	(\$135)
Rental Revenue/Miscellaneous Income	\$500	\$292	\$50	(\$242)
<b>TOTAL REVENUES</b>	<b>\$349,427</b>	<b>\$349,114</b>	<b>\$348,633</b>	<b>(\$481)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisors	\$6,000	\$3,500	\$1,200	\$2,300
FICA Expense	\$459	\$268	\$92	\$176
Travel	\$300	\$175	\$0	\$175
Engineering	\$15,000	\$8,750	\$3,578	\$5,173
Attorney Fees	\$20,000	\$11,667	\$10,523	\$1,144
Annual Audit	\$3,875	\$2,260	\$0	\$2,260
Dissemination	\$9,000	\$5,250	\$6,100	(\$850)
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser	\$2,250	\$2,250	\$2,351	(\$101)
Trustee Fees	\$10,000	\$5,833	\$0	\$5,833
Arbitrage	\$1,800	\$1,050	\$0	\$1,050
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$1,500	\$875	\$875	\$0
Telephone	\$500	\$292	\$207	\$84
Postage	\$500	\$292	\$466	(\$174)
Insurance	\$8,919	\$8,919	\$7,990	\$929
Printing and Binding	\$1,000	\$583	\$752	(\$168)
Legal Advertising	\$3,000	\$1,750	\$680	\$1,070
Other Current Charges	\$450	\$263	\$357	(\$95)
Office Supplies	\$150	\$88	\$48	\$39
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$137,378</b>	<b>\$87,989</b>	<b>\$69,143</b>	<b>\$18,846</b>
<b>FIELD:</b>				
<b>Contract Services:</b>				
Landscape Maintenance	\$18,000	\$10,500	\$10,280	\$221
Lake Maintenance	\$6,500	\$3,792	\$3,720	\$71
Management Company	\$7,140	\$4,165	\$4,165	\$0
<b>Subtotal Contract Services</b>	<b>\$31,640</b>	<b>\$18,457</b>	<b>\$18,165</b>	<b>\$292</b>
<b>Repairs &amp; Maintenance:</b>				
Repairs & Maintenance	\$14,500	\$8,458	\$9,334	(\$876)
Irrigation Repairs	\$800	\$467	\$507	(\$41)
Landscape Contingency	\$10,000	\$5,833	\$7,514	(\$1,681)
<b>Subtotal Repairs and Maintenance</b>	<b>\$25,300</b>	<b>\$14,758</b>	<b>\$17,355</b>	<b>(\$2,597)</b>

# AMELIA CONCOURSE

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/21</b>	<b>Actual 4/30/21</b>	<b>VARIANCE</b>
<b>Utilities:</b>				
Electric	\$25,000	\$14,583	\$14,322	\$261
Water & Sewer	\$17,500	\$10,208	\$8,318	\$1,891
<b>Subtotal Utilities</b>	<b>\$42,500</b>	<b>\$24,792</b>	<b>\$22,640</b>	<b>\$2,151</b>
<b>Amenity Center:</b>				
Insurance	\$15,807	\$15,807	\$14,160	\$1,647
Amenity Staffing	\$9,000	\$5,250	\$6,011	(\$761)
Pool Maintenance	\$12,000	\$7,000	\$8,400	(\$1,400)
Pool Chemicals	\$8,000	\$4,667	\$4,784	(\$117)
Pool Permits	\$530	\$309	\$0	\$309
Cable	\$785	\$785	\$853	(\$68)
Janitorial	\$5,000	\$2,917	\$2,812	\$105
Facility Maintenance	\$15,310	\$8,931	\$4,571	\$4,360
Pest Control	\$924	\$539	\$462	\$77
Refuse	\$360	\$210	\$211	(\$1)
Holiday Decorations	\$1,200	\$1,200	\$3,749	(\$2,549)
<b>Subtotal Amenity Center</b>	<b>\$68,916</b>	<b>\$47,614</b>	<b>\$46,012</b>	<b>\$1,602</b>
<b>Reserves:</b>				
Capital Outlay	\$19,000	\$4,750	\$1,941	\$2,809
Capital Reserve Fund	\$24,693	\$0	\$0	\$0
<b>Subtotal Amenity Center</b>	<b>\$43,693</b>	<b>\$4,750</b>	<b>\$1,941</b>	<b>\$2,809</b>
<b>TOTAL FIELD</b>	<b>\$212,049</b>	<b>\$110,371</b>	<b>\$106,114</b>	<b>\$4,257</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,427</b>	<b>\$198,360</b>	<b>\$175,257</b>	<b>\$23,102</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$173,376</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$382,790</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$556,165</b>	



**AMELIA CONCOURSE**  
**Community Development District**

AMELIA CONCOURSE SPE, LLC  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget 4/30/21	Actual 4/30/21	VARIANCE
<b>REVENUES:</b>				
Bondholders Contributions	\$25,650	\$14,963	\$9,000	(\$5,963)
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$14,963</b>	<b>\$9,000</b>	<b>(\$5,963)</b>
<b>EXPENDITURES:</b>				
Annual Corporate Fees	\$150	\$88	\$144	(\$56)
Bank Charges/Other Current	\$1,500	\$875	\$765	\$110
Contingency/Miscellaneous	\$2,500	\$1,458	\$282	\$1,176
Insurance - Liability	\$1,500	\$875	\$0	\$875
Management Fees	\$20,000	\$11,667	\$9,000	\$2,667
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$14,963</b>	<b>\$10,191</b>	<b>\$4,771</b>
<b>OTHER SOURCES/(USES):</b>				
Land Sale Proceeds	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$1,191)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$3,013</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,822</b>	



**AMELIA CONCOURSE**  
**Community Development District**

**2007A DEBT SERVICE FUND**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget 4/30/21	Actual 4/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$116,683	\$116,683	\$115,500	(\$1,184)
Interest Income	\$0	\$0	\$116	\$116
Other Revenue Sources	\$394,692	\$0	\$0	\$0
Prepayments	\$0	\$0	\$32,912	\$32,912
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$116,683</b>	<b>\$148,527</b>	<b>\$31,844</b>
<b>EXPENDITURES:</b>				
<b>Series 2007A</b>				
Debt Service Obligation	\$511,375	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
True Up Revenue	\$0	\$0	\$412,724	\$412,724
Interfund Transfer Out	\$0	\$0	(\$3)	(\$3)
Property Appraiser	\$0	\$0	(\$1,282)	(\$1,282)
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$407,667</b>	<b>\$407,667</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$556,194</b>	<b>\$0</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$67,555)</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$488,639</b>	<b>\$0</b>

**AMELIA CONCOURSE**  
**Community Development District**

**2016 DEBT SERVICE FUND**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/21</b>	<b>Actual 4/30/21</b>	<b>VARIANCE</b>
<b>REVENUES:</b>				
Interest Income	\$240	\$140	\$8	(\$132)
Special Assessments- Tax Roll	\$180,832	\$180,832	\$155,257	(\$25,575)
Special Assessments- Prepayments	\$0	\$0	\$74,467	\$74,467
<b>TOTAL REVENUES</b>	<b>\$181,072</b>	<b>\$180,972</b>	<b>\$229,732</b>	<b>\$48,760</b>
<b>EXPENDITURES:</b>				
<b>Series 2016</b>				
Interest Expense - 11/1	\$70,650	\$70,650	\$63,600	\$7,050
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$105,000	(\$105,000)
Interest Expense - 5/1	\$70,650	\$0	\$0	\$0
Principal Expense - 5/1	\$35,000	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$176,300</b>	<b>\$70,650</b>	<b>\$168,600</b>	<b>(\$97,950)</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer	\$0	\$0	\$0	\$0
Property Appraiser	\$0	\$0	(\$1,710)	(\$1,710)
Bond Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,710)</b>	<b>(\$1,710)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,772</b>		<b>\$59,422</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$109,972</b>		<b>\$267,478</b>	
<b>FUND BALANCE - Ending</b>	<b>\$114,744</b>		<b>\$326,899</b>	

**AMELIA CONCOURSE**  
**Community Development District**

**2019A DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Proposed Budget	Prorated Budget 4/30/21	Actual 4/30/21	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$9	\$9
Special Assessments- Direct	\$212,603	\$212,603	\$212,602	(\$1)
Special Assessments- Prepayments	\$0	\$0	\$92,019	\$92,019
<b>TOTAL REVENUES</b>	<b>\$212,603</b>	<b>\$212,603</b>	<b>\$304,630</b>	<b>\$92,027</b>
<b>EXPENDITURES:</b>				
<b>Series 2019</b>				
Interest Expense - 11/1	\$84,609	\$84,609	\$84,609	\$0
Special Call - 2/1	\$0	\$0	\$40,000	(\$40,000)
Interest Expense - 2/1	\$0	\$0	\$565	(\$565)
Interest Expense - 5/1	\$84,609	\$0	\$0	\$0
Principal Expense - 5/1	\$40,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$209,218</b>	<b>\$84,609</b>	<b>\$125,174</b>	<b>(\$40,565)</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/ (Out)	\$0	\$0	(\$3)	(\$3)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3)</b>	<b>(\$3)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,386</b>		<b>\$179,453</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$85,939</b>		<b>\$193,168</b>	
<b>FUND BALANCE - Ending</b>	<b>\$89,325</b>		<b>\$372,621</b>	

**AMELIA CONCOURSE**  
**Community Development District**

**2019B DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget 4/30/21	Actual 4/30/21	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$9	\$9
Special Assessments- Direct	\$203,388	\$183,109	\$183,109	\$0
Special Assessments- Prepayments	\$0	\$0	\$939,915	\$939,915
Special Assessments- Prepayment Interest	\$0	\$0	\$20,102	\$20,102

<b>TOTAL REVENUES</b>	\$203,388	\$183,109	\$1,143,135	\$960,026
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**EXPENDITURES:**

**Series 2019B-1**

Interest Expense - 11/1	\$50,400	\$50,400	\$50,400	\$0
Special Call - 2/1	\$0	\$0	\$205,000	(\$205,000)
Interest Expense - 2/1	\$0	\$0	\$2,691	(\$2,691)
Interest Expense - 5/1	\$50,400	\$0	\$0	\$0

**Series 2019B-2**

Interest Expense - 11/1	\$51,294	\$51,294	\$51,294	\$0
Special Call - 2/1	\$0	\$0	\$150,000	(\$150,000)
Interest Expense - 2/1	\$0	\$0	\$2,719	(\$2,719)
Interest Expense - 5/1	\$51,294	\$0	\$0	\$0

<b>TOTAL EXPENDITURES</b>	\$203,388	\$101,694	\$462,103	(\$360,409)
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**OTHER SOURCES/(USES)**

Interfund Transfer In/ (Out)	\$0	\$0	(\$3)	(\$3)
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<b>TOTAL OTHER SOURCES AND USES</b>	\$203,388	\$0	(\$3)	(\$3)
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<b>EXCESS REVENUES (EXPENDITURES)</b>	\$1	\$681,029		
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<b>FUND BALANCE - Beginning</b>	\$101,894	\$101,694		
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<b>FUND BALANCE - Ending</b>	\$101,894	\$782,723		
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**AMELIA CONCOURSE**  
**Community Development District**  
**CAPITAL PROJECTS FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Series 2007	Series 2019A	Series 2019B
<b><u>REVENUES:</u></b>			
Interest Income	\$5	\$0	\$30
<b>Total Revenues</b>	<b>\$5</b>	<b>\$0</b>	<b>\$30</b>
<b><u>EXPENDITURES:</u></b>			
Capital Outlay	\$0	\$0	\$515,159
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$515,159</b>
<b><u>OTHER SOURCES/(USES)</u></b>			
Interfund Transfer In	\$3	\$3	\$3
Interfund Transfer Out	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$3</b>	<b>\$3</b>	<b>\$3</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$8</b>	<b>\$3</b>	<b>(\$515,126)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$79,510</b>	<b>(\$4,046)</b>	<b>\$1,116,653</b>
<b>FUND BALANCE - Ending</b>	<b>\$79,517</b>	<b>(\$4,043)</b>	<b>\$601,528</b>

**AMELIA CONCOURSE**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated 4/30/21	Actual 4/30/21	Variance
<b>Revenues:</b>				
Interest	\$1,000	\$583	\$81	(\$502)
Capital Reserve Funding - Transfer In	\$24,693	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$25,693</b>	<b>\$583</b>	<b>\$81</b>	<b>(\$502)</b>
<b>Expenditures</b>				
Capital Outlay	\$10,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUE (EXPENDITURES)</b>	<b>\$15,693</b>		<b>\$81</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$89,253</b>		<b>\$76,806</b>	
<b>FUND BALANCE - Ending</b>	<b>\$104,946</b>		<b>\$76,888</b>	

**Amelia Concourse**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2007 Capital Improvement Revenue Bonds</b>	
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:	\$85,598.90
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)
<b>Current Bonds Outstanding</b>	<b>\$6,470,000</b>

<b>Series 2016 Capital Improvement Revenue Bonds</b>	
Interest Rate:	6.00%
Maturity Date:	5/1/47
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$80,575.00
Reserve Balance:	\$80,577.67
Bonds outstanding - 6/30/2016	\$3,385,000
Less: May 1, 2018 (Mandatory)	(\$40,000)
Less: May 1, 2018 (Prepayment)	(\$60,000)
Less: November 1, 2018 (Prepayment)	(\$160,000)
Less: May 1, 2019 (Mandatory)	(\$40,000)
Less: May 1, 2019 (Prepayment)	(\$95,000)
Less: November 1, 2019 (Prepayment)	(\$600,000)
Less: May 5, 2020 (Prepayment)	(\$235,000)
Less: May 1, 2020 (Mandatory)	(\$35,000)
Less: November 1, 2020 (Prepayment)	(\$105,000)
<b>Current Bonds Outstanding</b>	<b>\$2,015,000</b>

**Amelia Concourse**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2019A Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.65%
Maturity Date:	5/1/49
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$106,301.25
Reserve Balance:	\$106,301.25
Bonds outstanding - 03/20/2019	\$3,035,000
Less: May 1, 2020 (Mandatory)	(\$40,000)
Less: February 1, 2021 (Special Call)	(\$40,000)
<b>Current Bonds Outstanding</b>	<b>\$2,955,000</b>

<b>Series 2019B-1 Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$50,400.00
Reserve Balance:	\$50,400.00
Bonds outstanding - 03/20/2019	\$1,920,000
Less: February 1, 2021 (Special Call)	(\$205,000)
<b>Current Bonds Outstanding</b>	<b>\$1,715,000</b>

<b>Series 2019B-2 Capital Improvement Revenue Bonds</b>	
Interest Rate:	7.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$51,293.75
Reserve Balance:	\$51,293.75
Bonds outstanding - 03/20/2019	\$1,415,000
Less: February 1, 2021 (Special Call)	(\$150,000)
<b>Current Bonds Outstanding</b>	<b>\$1,265,000</b>



*B.*

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021 ASSESSMENT RECEIPTS SUMMARY**

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE ASMT	FY21 O&M ASMT	TOTAL
DREAMFINDERS (1)	172	-	-	212,602.32	130,943.60	343,545.92
<b>NET ASSESSED - DIRECT BILLS</b>	<b>172</b>	<b>-</b>	<b>-</b>	<b>212,602.32</b>	<b>130,943.60</b>	<b>343,545.92</b>
<b>NET ASSESSED TAX ROLL</b>	<b>286</b>	<b>115,555.50</b>	<b>155,331.94</b>	<b>-</b>	<b>217,733.89</b>	<b>488,621.33</b>
<b>TOTAL NET ASSESSED</b>	<b>458</b>	<b>115,555.50</b>	<b>155,331.94</b>	<b>212,602.32</b>	<b>348,677.49</b>	<b>832,167.25</b>

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
DREAMFINDERS (1)	-	-	-	212,602.32	130,943.60	343,545.92
<b>TOTAL DUE / RECEIVED DIRECT BILL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>212,602.32</b>	<b>130,943.60</b>	<b>343,545.92</b>
<b>TAX ROLL DUE / RECEIPTS</b>	<b>236.83</b>	<b>115,499.50</b>	<b>155,256.66</b>	<b>-</b>	<b>217,628.34</b>	<b>488,384.50</b>
<b>TOTAL DUE / RECEIVED</b>	<b>236.83</b>	<b>115,499.50</b>	<b>155,256.66</b>	<b>212,602.32</b>	<b>348,571.94</b>	<b>831,930.42</b>

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	10/29/20	1,631.62	385.87	518.69	-	727.06
2	11/19/20	30,504.68	7,214.14	9,697.39	-	13,593.15
3	12/04/20	421,779.46	99,747.87	134,083.02	-	187,948.57
4	12/21/20	10,593.62	2,505.32	3,367.69	-	4,720.61
5	01/06/21	15,119.55	3,575.67	4,806.48	-	6,737.40
6	02/04/21	4,250.63	1,005.24	1,351.27	-	1,894.12
7	03/04/21	2,873.61	679.59	913.52	-	1,280.50
8	04/08/21	1,631.33	385.80	518.60	-	726.93
			-	-	-	-
			-	-	-	-
		-	-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>488,384.50</b>	<b>115,499.50</b>	<b>155,256.66</b>	<b>-</b>	<b>217,628.34</b>

(1) Undeveloped Land's assessments are due in installments of 50% due by 12/1, 25% due by 2/1,  
25% due by 5/1.

<b>PERCENT COLLECTED TAX ROLL</b>		<b>99.95%</b>	<b>99.95%</b>	<b>0.00%</b>	<b>99.95%</b>	<b>99.95%</b>
<b>PERCENT COLLECTED DIRECT</b>		<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

*C.*

**Amelia Concourse**  
**Community Development District**  
 Check Register Summary  
 February 1, 2021 through April 30, 2021

Fund	Date	Check #'s	Amount
<i>Payroll</i>			
	2/23/21	50155-50157	\$ 554.10
		Sub-Total	\$ 554.10
<i>General Fund</i>			
	2/3/21	1841-1842	\$ 701.00
	2/9/21	1843-1847	\$ 8,361.33
	2/22/21	1848-1852	\$ 4,676.38
	3/4/21	1853-1855	\$ 855.34
	3/15/21	1856-1857	\$ 2,218.18
	3/23/21	1858-1861	\$ 4,271.31
	3/31/21	1862-1865	\$ 4,130.50
	4/12/21	1866-1872	\$ 14,623.93
	4/20/21	1873-1874	\$ 1,131.48
		Sub-Total	\$ 40,969.45
<i>SPE</i>			
	2/25/21	77-79	\$ 15,981.88
		Sub-Total	\$ 15,981.88
<b>Total</b>			<b>\$ 57,505.43</b>

PR300R

PAYROLL CHECK REGISTER

RUN 2/23/21 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50155	10	ELLEN B CATOR	184.70	2/23/2021
50156	12	JEFFRY A SNOW	184.70	2/23/2021
50157	11	WILLIAM J TOOHEY	184.70	2/23/2021
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

# Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: February 16, 2021 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
1	Ellen Cator	<input checked="" type="checkbox"/>	\$ 200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	N/A
3	Bill Toohey	<input checked="" type="checkbox"/>	<del>N/A</del> \$200
4	Ellis Lancaster	<input type="checkbox"/>	N/A
5	Jeffry Snow	<input checked="" type="checkbox"/>	\$200

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

**Approved for Payment:**

DocuSigned by:  
Daniel Laughlin  
District Manager Signature

2/17/2021  
Date

**PLEASE RETURN COMPLETED FORM TO OKSANA**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/21	00082	1/13/21	40840763	202101	320-53800-45513				JAN FIRE ANT SERVICE	*	77.00		
									NADERS PEST CONTROL			77.00	001841
2/03/21	00084	2/01/21	13129559	202102	320-57200-45400				FEB POOL CHEMICALS	*	624.00		
									POOLSURE			624.00	001842
2/09/21	00049	1/20/21	5568	202101	320-57200-62000				HD JANITORIAL SUPPLIES	*	74.82		
		1/20/21	5568	202101	320-57200-62000				HD PRO BUILDING MAINTENAN	*	1.55		
		1/20/21	5568	202101	320-57200-62000				3% PURCHASING FEE	*	2.29		
									FIRST COAST CMS, LLC			78.66	001843
2/09/21	99999	2/09/21	VOID	202102	000-00000-00000				VOID CHECK	C	.00		
									*****INVALID VENDOR NUMBER*****			.00	001844
2/09/21	00049	12/30/20	5512	202012	320-57200-62000				AMZN- LIFE RING	*	67.26		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY DECOR	*	257.00		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY DECOR	*	320.49		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY DECOR	*	34.16		
		12/30/20	5512	202012	310-51300-51000				WALMART OFFICE SUPPLIES	*	10.21		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY DECOR	*	286.63		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY DECOR	*	64.18		
		12/30/20	5512	202012	320-57200-46500				BOWS FOR TOWER WREATHS	*	127.78		
		12/30/20	5512	202012	320-57200-46500				HOLIDAY LIGHTS BUCKETS EX	*	7.45		
		12/30/20	5512	202012	310-51300-51000				HOLIDAY LIGHTS GLUE STICK	*	7.46		
		12/30/20	5512	202012	320-57200-62000				INTERNET ROUTER AND EXPAN	*	233.26		
		12/30/20	5512	202012	320-57200-62000				RETURN CREDIT	*	77.91		
		12/30/20	5512	202012	310-51300-51000				CALENDAR INSERT FOR 2021	*	16.96		

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/30/20		5512		202012 320-57200-46500		*	32.03		
				WALMART- HLIDAY DECOR					
12/30/20		5512		202012 320-57200-62000		*	41.61		
				3% PURCHASING FEE					
								1,428.57	001845
-----									
2/09/21	00049	2/01/21	5553	202102 320-57200-46000	JANITORIAL SERVICES	*	393.00		
		2/01/21	5553	202102 320-57200-45300	POOL SERVICE	*	1,200.00		
		2/01/21	5553	202102 320-57200-34000	SITE MANAGEMENT	*	595.00		
								2,188.00	001846
-----									
2/09/21	00005	2/01/21	231	202102 310-51300-34000	FEB MANAGEMENT FEE	*	3,750.00		
		2/01/21	231	202102 310-51300-35100	FEB INFORMATION TECHNOLOG	*	125.00		
		2/01/21	231	202102 310-51300-32400	FEB DISSEMINATION AGENT S	*	750.00		
		2/01/21	231	202102 310-51300-51000	OFFICE SUPPLIES	*	.42		
		2/01/21	231	202102 310-51300-42000	POSTAGE	*	10.98		
		2/01/21	231	202102 310-51300-42500	COPIES	*	29.70		
								4,666.10	001847
-----									
2/22/21	00090	1/31/21	PD236891	202102 320-57200-46100	FEB REFUSE	*	30.18		
								30.18	001848
-----									
2/22/21	00049	2/11/21	5586	202102 320-57200-62000	REPLACE POOL PART	*	1,971.22		
								1,971.22	001849
-----									
2/22/21	00027	2/01/21	PI-A0054	202102 320-57200-46800	FEB LAKE MAINTENANCE	*	531.48		
								531.48	001850
-----									
2/22/21	00040	2/01/21	48997	202102 320-57200-46200	FEB LANDSCAPE MAINTENANCE	*	1,174.00		
		2/01/21	48997	202102 320-57200-46200	FEB LANDSCAPE POND MAINT	*	59.50		
		2/01/21	48997	202102 320-57200-46200	FEB TURF&SHRUBS TREATMENT	*	150.00		

ACON AMELIA CONCOUR OKUZMUK



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/21	48997	202102	320	57200	46200		FEB IRRIGATION INSPECTION	*	85.00		
									TRIM ALL LAWN SERVICE, INC			1,468.50	001851
2/22/21	00112	2/10/21	2813	202101	310	51300	31100		JAN ENGINEERING SERVICES	*	675.00		
									YURO & ASSOCIATES, LLC			675.00	001852
3/04/21	00001	2/16/21	72797268	202102	310	51300	42000		FEB FED-EX POSTAGE	*	154.34		
									FEDEX			154.34	001853
3/04/21	00082	2/12/21	41122375	202102	320	53800	45513		FEB FIRE ANT SERVICE	*	77.00		
									NADERS PEST CONTROL			77.00	001854
3/04/21	00084	3/01/21	13129559	202103	320	57200	45400		MAR POOL CHEMICALS	*	624.00		
									POOLSURE			624.00	001855
3/15/21	00090	2/28/21	PD237322	202102	320	57200	46100		MAR REFUSE	*	30.18		
									WASTE MANAGEMENT CORPORATE SERVICES			30.18	001856
3/15/21	00049	3/01/21	5611	202103	320	57200	46000		JANITORIAL SERVICES	*	393.00		
		3/01/21	5611	202103	320	57200	45300		3 POOL CLEANING SERVICE	*	1,200.00		
		3/01/21	5611	202103	320	57200	34000		AMENITY CENTER SITE MANAG	*	595.00		
									FIRST COAST CMS, LLC			2,188.00	001857
3/23/21	00114	3/04/21	13461	202103	320	57200	35000		DEP INSTALL ACCESS SYSTEM	*	2,250.00		
									ALPHA DOG AUDIO VIDEO SECURITY			2,250.00	001858
3/23/21	00002	2/18/21	120381	202101	310	51300	31500		GENERAL COUNSEL	*	21.33		
									HOPPING GREEN & SAMS			21.33	001859
3/23/21	00027	3/01/21	PI-A0056	202103	320	57200	46800		MAR LAKE MAINTENANCE	*	531.48		
									SOLITUDE LAKE MANAGEMENT, LLC			531.48	001860
3/23/21	00040	3/01/21	49286	202103	320	57200	46200		MAR LANDSCAPE MAINTENANCE	*	1,174.00		

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/21	49286	202103	320	57200	46200		MAR POND MAINTENANCE	*	59.50		
		3/01/21	49286	202103	320	57200	46200		MAR TURF & SHRUBS	*	150.00		
		3/01/21	49286	202103	320	57200	46200		MAR IRRIGATION INSPECTION	*	85.00		
TRIM ALL LAWN SERVICE, INC												1,468.50	001861
3/30/21	00049	3/01/21	5626	202102	320	57200	62000		BATTERIES	*	8.78		
		3/01/21	5626	202102	320	57200	62000		CONDUIT/OUTLET BOX	*	25.14		
		3/01/21	5626	202102	320	57200	62000		CUSTOM SIGNAGE	*	64.80		
		3/01/21	5626	202102	320	57200	62000		SIGN INSTALL/POST CAPS	*	95.42		
		3/01/21	5626	202102	320	57200	62000		THERMOMETER/DISINFECTANT	*	84.26		
		3/01/21	5626	202102	320	57200	62000		ELECTRICAL REPAIR RETURN	*	62.87		
		3/01/21	5626	202102	320	57200	62000		3% PURCHASE FEE	*	6.47		
FIRST COAST CMS, LLC												222.00	001862
3/30/21	00002	3/19/21	120897	202102	310	51300	31500		FEB GENERAL COUNSEL	*	2,782.00		
HOPPING GREEN & SAMS												2,782.00	001863
3/30/21	00002	3/19/21	120898	202102	310	51300	31500		MAR PHASE 1 ROAD DISPUTE	*	114.00		
HOPPING GREEN & SAMS												114.00	001864
3/30/21	00112	3/23/21	2838	202102	310	51300	31100		FEB ENGINEERING SERVICES	*	1,012.50		
YURO & ASSOCIATES, LLC												1,012.50	001865
4/12/21	00090	3/25/21	16587-40	202104	320	57200	46100		APRIL REFUSE	*	30.18		
WASTE MANAGEMENT CORPORATE SERVICES												30.18	001866
4/12/21	00114	4/02/21	14240	202104	320	57200	35000		INSTALL ACCESS SYSTEM	*	2,308.00		
ALPHA DOG AUDIO VIDEO SECURITY												2,308.00	001867
4/12/21	00005	3/01/21	232	202103	310	51300	34000		MARCH MANAGMENT FEES	*	3,750.00		

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/21		232		202103	310-51300-35100		MARCH INFORMATION TECHNOL	*	125.00		
3/01/21		232		202103	310-51300-32400		MARCH DISSEMINATION AGENT	*	750.00		
3/01/21		232		202103	310-51300-51000		OFFICE SUPPLIES	*	15.33		
3/01/21		232		202103	310-51300-42000		POSTAGE	*	11.44		
3/01/21		232		202103	310-51300-42500		COPIES	*	250.20		
3/01/21		232		202103	310-51300-41000		TELEPHONE	*	34.30		
GOVERNMENTAL MANAGEMENT SERVICES										4,936.27	001868
4/12/21	00005	4/01/21	233	202104	310-51300-34000		APRIL MANAGEMENT FEES	*	3,750.00		
4/01/21		233		202104	310-51300-35100		APRIL INFORMATION TECHNOL	*	125.00		
4/01/21		233		202104	310-51300-32400		APRIL DISSEMINATION AGENT	*	750.00		
4/01/21		233		202104	310-51300-51000		OFFICE SUPPLIES	*	.57		
4/01/21		233		202104	310-51300-42000		POSTAGE	*	18.08		
4/01/21		233		202104	310-51300-42500		COPIES	*	60.15		
4/01/21		233		202104	310-51300-41000		TELEPHONE	*	60.18		
GOVERNMENTAL MANAGEMENT SERVICES										4,763.98	001869
4/12/21	00082	3/26/21	41420926	202103	320-53800-45513		MAR FIRE ANT SERVICE	*	77.00		
NADERS PEST CONTROL										77.00	001870
4/12/21	00084	4/01/21	13129559	202104	320-57200-45400		APRIL POOL CHEMICALS	*	1,040.00		
POOLSURE										1,040.00	001871
4/12/21	00040	4/01/21	49631	202104	320-57200-46200		APRIL MAINTENANCE	*	1,174.00		
4/01/21		49631		202104	320-57200-46200		APRIL POND MAINTENANCE	*	59.50		
4/01/21		49631		202104	320-57200-46200		APRIL TURF TREATMENT	*	150.00		
4/01/21		49631		202104	320-57200-46200		APRIL IRRIGIANTION INSPEC	*	85.00		
TRIM ALL LAWN SERVICE, INC										1,468.50	001872
ACON AMELIA CONCOUR OKUZMUK											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/20/21	00081	3/26/21	9	202103	310-51300-32400				AMORTIZATION SE2016 PREPA	*	250.00			
		3/26/21	9	202103	310-51300-32400				AMORTIZATION SE2019A PREP	*	250.00			
		3/26/21	9	202103	310-51300-32400				AMORTIZATION SE2019B PREP	*	50.00			
		3/26/21	9	202103	310-51300-32400				AMORTIZATION SE2019B2 PRE	*	50.00			
												DISCLOSURE SERVICES, LLC	600.00	001873
4/20/21	00027	4/01/21	PI-A0057	202104	320-57200-46800				APRIL LAKE MAINTENANCE	*	531.48			
												SOLITUDE LAKE MANAGEMENT, LLC	531.48	001874
TOTAL FOR BANK A											40,969.45			
TOTAL FOR REGISTER											40,969.45			

ACON AMELIA CONCOUR OKUZMUK



Fernandina Office 904-225-9425  
 PO Box 1330  
 Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

### IS YOUR HOME PROTECTED FROM TERMITES?

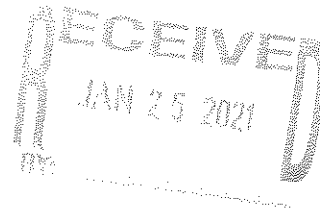
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696    Statement Date: 01/19/21    Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
01/13/21	40840763	Fire Ant Service	\$77.00	\$0.00	\$77.00

*Jan Fire Ant Srv  
 001-320-53800-  
 45513  
 82A*



**Current: \$77.00**

**Past Due: \$0.00**

**Total Amount Due: \$77.00**

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](http://www.naderspestraiders.com)

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

AMELIA CONCOURSE AMENITIES CENTER 5  
 TONY SHIVER 865  
 475 W TOWN PL STE 114  
 SAINT AUGUSTINE FL 32092-3649



Please check Invoice(s) paid below.					
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>	Invoice #	Amount
<input type="checkbox"/>	40840763	\$77.00	<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: 01/19/21  
 Customer Number: 1328696

Balance Forward: \$0.00

Amount: \_\_\_\_\_

Amount Due: \$77.00

Check # \_\_\_\_\_



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

# Invoice

Date 2/1/2021

Invoice # 131295597605

Terms	Net 20
Due Date	2/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	624.00
<p>RECEIVED</p> <p>JAN 18 2021</p> <p>001-320-57200-45400-84</p> <p>Pool chemicals</p>				

A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

**Total Amount Due** 624.00  
\$624.00

### Remittance Slip

**Customer**  
13AME150  
**Invoice #**  
131295597605

**Amount Due** \$624.00

**Amount Paid** \_\_\_\_\_

**Make Checks Payable To**  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295597605

**FIRST COAST CONTRACT  
MAINTENANCE SERVICES, LLC**

Invoice 5568

352 Perdido St.  
Saint 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  
01/07/2021

PLEASE PAY  
\$78.66

DUE DATE  
01/27/2021

**P.O. NUMBER**

Reimbursement

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/28/2021	HD - janitorial supplies 001-320-57200-62000			74.82
02/01/2021	Home Depot Pro - building maintenance supplies (letters for lock box) 001-320-57200-62000			1.55
02/01/2021	<b>Purchasing Fee</b> 3% purchase fee 001-320-57200-62000	76.37	0.03	2.29

TOTAL DUE \$78.66

THANK YOU.

RECEIVED

FFB 02 2021

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

Invoice 5512



49A

**BILL TO**

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

DATE  
 12/30/2020

PLEASE PAY  
 \$1,428.57

DUE DATE  
 01/19/2021

**P.O. NUMBER**  
 Reimbursement

**SALES REP**  
 Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/02/2020	Amzn - life ring 001-320-57200-62000			67.26
11/27/2020	Holiday Decor 001-320-57200-46500			257.00
12/02/2020	Holiday Decor 001-320-57200-46500			320.49
12/04/2020	Holiday Decor 001-320-57200-46500			34.16
12/04/2020	Walmart - office supplies 001-310-51300-51000			10.21
12/07/2020	Holiday Decor 001-320-57200-46500			286.63
12/07/2020	Holiday decor 001-320-57200-46500			64.18
12/07/2020	Bows for tower wreaths (holiday decor) 001-320-57200-46500			127.78
12/10/2020	Buckets to cover Holiday lights extension cords 001-320-57200-46500			7.45
12/10/2020	Glue sticks to attached holiday lights to towers 001-310-51300-51000			7.46
12/11/2020	Internet router and expander 001-320-57200-62000			233.26
12/11/2020	Return Credit C- 001-320-57200-62000			-77.91
12/24/2020	Calendar insert for 2021 001-310-51300-51000			16.96
12/30/2020	Walmart - holiday decor - 001-320-57200-46500			32.03
12/30/2020	Purchasing Fee - 001-320-57200-62000 3% purchase fee		0.03	41.61

TOTAL DUE

\$1,428.57

THANK YOU.

001 49



**FIRST COAST CONTRACT  
MAINTENANCE SERVICES, LLC**

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

Invoice 5553

49A



**BILL TO**

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

DATE  
02/01/2021

PLEASE PAY  
\$2,188.00

DUE DATE  
02/21/2021

**P.O. NUMBER**

Mar 2021 Service

**SALES REP**

Lauren Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Amelia Concourse Contract:Janitorial Service</b> Janitorial Services	1 001-320-57200-46000	393.00	393.00
	<b>Amelia Concourse Contract:Pool Service</b> Pool cleaning service, three days a week for all three swimming pools	1 001-320-57200-45300	1,200.00	1,200.00
	<b>Amelia Concourse Contract:Site Management</b> Amenity Center site management	1 001-320-57200-34600	595.00	595.00

TOTAL DUE \$2,188.00

THANK YOU.

RECEIVED

FEB 02 2021

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 231  
Invoice Date: 2/1/21  
Due Date: 2/1/21  
Case:  
P.O. Number:

**Bill To:**

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

RECEIVED

FEB 02 2021

5A

Description	Hours/Qty	Rate	Amount
1. Management Fees - February 2021		3,750.00	3,750.00
2. Information Technology - February 2021		125.00	125.00
3. Dissemination Agent Services - February 2021		750.00	750.00
4. Office Supplies		0.42	0.42
5. Postage		10.98	10.98
6. Copies		29.70	29.70
1, 001, 310, 51300, 34000			
2, 001, 310, 51300, 35100			
3, 001, 310, 51300, 32400			
4, 001, 310, 51300, 51000			
5, 001, 310, 51300, 42000			
6, 001, 310, 513, 42500			
<b>Total</b>			\$4,666.10
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$4,666.10



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

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

Invoice may include a price increase that requires your consent. Your consent will be deemed to occur on payment of the new service rate. Please see page 2 of this invoice for more details.

**RETURN SERVICE REQUESTED**

001964 000000098



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

<b>Account Information</b>	
Account Number	PD073341
Site Number	0000
Invoice Date	January 31, 2021
Invoice Number	PD0002368915
<b>Account Summary</b>	
Previous Balance	\$30.18
Payments/Adjustments	\$0.00
Current Invoice Amount	\$30.18
<b>Amount Due</b>	<b>\$60.36</b>
<b>Due Date</b>	<b>Upon Receipt</b>
<b>Invoice Breakdown</b>	
Current	\$30.18
30 days - past due	\$30.18
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 <a href="http://www.AdvancedDisposal.com/billpay">http://www.AdvancedDisposal.com/billpay</a>	
<b>Contact Us</b>	
(904) 879-2301 / (904) 261-7186 StateLineFL@AdvancedDisposal.com	

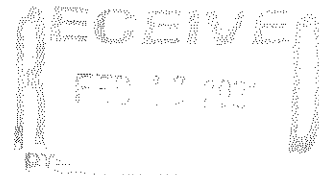
**Previous Balance** \$30.18  
**Payments and Adjustments** \$0.00

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

Date	Description	Reference	Qty	Unit Price	Amount
<b>1.00 - 0.50YD:COMM RL TRASH (001)</b>					
01/31/21	TRASH STANDARD SERVICE:		1.00	27.46	27.46
	02/01/21-02/28/21				
01/31/21	COMPLIANCE AND BUSINESS IMPACT		1.00	2.72	2.72

**Current Charges** \$30.18  
**Amount Due** \$60.36

90A  
Jan Refuse  
1,320,572,461.



PD2102021001.txt-3927-000000098

**How to Pay Your Bill**

**Online Bill Pay**  
Great for regular payments

Visit [www.advanceddisposal.com/billpay](http://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.

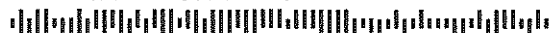
**Due Date: Upon Receipt**

**Customer Billing Address:**

AMELIA CONCOURSE CDD  
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	<input type="checkbox"/> MASTER CARD <input type="checkbox"/> AMERICAN EXP. <input type="checkbox"/> DISCOVER
SIGNATURE	EXP. DATE		
ACCOUNT #	INVOICE #	AMT. ENCLOSED	
INVOICE TOTAL	BALANCE DUE	30.18	
\$30.18	\$60.36		

PD 073341 0000 013121 0002368915 00003018 00006036 0

**FIRST COAST CONTRACT  
MAINTENANCE SERVICES, LLC**

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

**Invoice 5586**

RECEIVED

FEB 11 2021



**BILL TO**

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

DATE  
02/11/2021

PLEASE PAY  
\$1,971.22

DUE DATE  
03/03/2021

**P.O. NUMBER**

Pool Repair

49 A

**SALES REP**

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/11/2021	Compac invoice# 33269 - replacement of 3 phase variable speed controller for main pool			1,971.22

1,320,572,620

Replace pool part

TOTAL DUE

\$1,971.22

THANK YOU.

# SOLITUDE

## LAKE MANAGEMENT

INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00547987

Invoice Date: 02/01/21

PROPERTY: Amelia  
Concourse Cdd

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

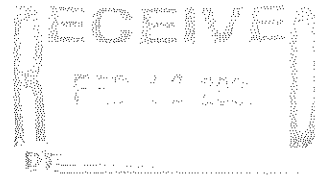
27A

Customer ID ..... Customer PO ..... Payment Terms **Net 30**

Sales Rep ID **David Cottrell** ..... Shipping Method ..... Ship Date ..... Due Date **03/03/21**

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 02/01/21 - 02/28/21 Lake & Pond Management Services	531.48	531.48

1,320,572.468  
Fcb Lake maintenance



PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	0.00
Sales Tax	531.48
Total Invoice	0.00
Payment Received	
<b>TOTAL</b>	<b>531.48</b>

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

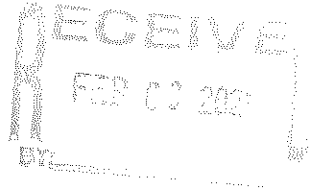
Date	2/1/2021
Invoice #	48997

(904) 491-3232      Trimallawn@gmail.com

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

Property Address

FEBRUARY MONTHLY MAINTENANCE 40 A	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance 1,320.572,462	1,174.00	
Monthly Maintenance for Phase I pond 1,320,572,462	59.50	
Treatment of Turf & Shrubs - Included in Contract 1,320,572,462	150.00	
Monthly Irrigation Inspection 1,320,572,462	85.00	
<div style="border: 1px solid black; border-radius: 15px; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Please contact our office if you are interested in setting up recurring credit card payments.</p> </div>	<b>Total</b>	<b>\$1,468.50</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$1,468.50</b>
Thank you for your business.		





Engineering / Permitting  
 Development Services  
 Property Management  
 Construction Management  
 ADA Consulting

# Invoice

Date	Invoice #
2/10/21	2813

<b>Bill To</b>
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092

RECEIVED

FEB 11 2021

<b>P.O. No</b>

112A

<b>Yuro &amp; Asssoc. - Job No.</b>

Item	Date	Description	Hours	Rate	Amount
		January 2021 - Engineering Services			
Amelia Conc...	1/5/21	coordinate with county to get record drawings for median opening	2	135.00	270.00
Amelia Conc...	1/19/21	Meet Daniel & Harvey on site to discuss median	3	135.00	405.00
		01-310.513, 311			

<b>Total</b>	<b>\$675.00</b>
--------------	-----------------

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



Fernandina Office 904-225-9425  
PO Box 1330  
Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://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.

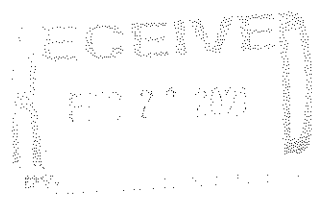
It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1328696    Statement Date: 02/16/21    Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
02/12/21	41122375	Fire Ant Service	\$77.00	\$0.00	\$77.00

Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716

82 A  
Feb Fire Ant Service  
1-320-53800-45513



Current: \$77.00

Past Due: \$0.00

Total Amount Due: \$77.00

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](http://www.naderspestraiders.com)

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

AMELIA CONCOURSE AMENITIES CENTER 4  
TONY SHIVER 733  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	41122375	\$77.00	<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

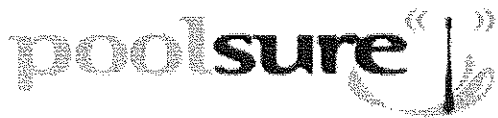


Statement Date: 02/16/21  
Customer Number: 1328696

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$77.00  
Check # \_\_\_\_\_





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

# Invoice

Date 3/1/2021

Invoice # 131295598063

Terms	Net 20
Due Date	3/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate  <i>May Pool Chem</i>  <b>RECEIVED</b> <i>FEB 23 2021</i>  <i>84A</i> <i>001-320-57200-45400</i>	1	ea	624.00

**Total** 624.00  
**Amount Due** \$624.00

### Remittance Slip

**Customer**  
13AME150  
**Invoice #**  
131295598063

**Amount Due** \$624.00

**Amount Paid** \_\_\_\_\_

**Make Checks Payable To**

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295598063



**Advanced Disposal**  
 ADVANCED DISPOSAL  
 STATELINE - PD  
 460496 STATE ROAD 200  
 CALLAHAN FL 32011

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

Invoice may include a price increase that requires your consent. Your consent will be deemed to occur on payment of the new service rate. Please see page 2 of this invoice for more details.

**RETURN SERVICE REQUESTED**

001685 000000077

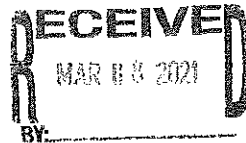


AMELIA CONCOURSE CDD  
 475 W TOWN PL STE 114  
 ST AUGUSTINE FL 32092-3649

<b>Account Information</b>	
Account Number	PD073341
Site Number	0000
Invoice Date	February 28, 2021
Invoice Number	PD0002373226
<b>Account Summary</b>	
Previous Balance	\$60.36
Payments/Adjustments	-\$30.18
Current Invoice Amount	\$30.18
<b>Amount Due \$60.36</b>	
<b>Due Date Upon Receipt</b>	
<b>Invoice Breakdown</b>	
Current	\$60.36
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 <a href="http://www.AdvancedDisposal.com/billpay">http://www.AdvancedDisposal.com/billpay</a>	
<b>Contact Us</b>	
(904) 879-2301 / (904) 281-7186 StatelineFL@AdvancedDisposal.com	

<b>Previous Balance</b>		<b>\$60.36</b>
02/02/21	LOCKBOX AUTOMATED	-\$30.18
<b>Payments and Adjustments</b>		<b>-\$30.18</b>
AMELIA CONCOURSE CDD (0001) 85200 AMARYLLIS CT FERNANDINA, FL		
<b>Date</b>	<b>Description</b>	<b>Reference Qty Unit Price Amount</b>
1.00	0.50YD:COMM RL TRASH (001)	
02/28/21	TRASH STANDARD SERVICE:	1.00 27.46 27.46
	03/01/21-03/31/21	
02/28/21	COMPLIANCE AND BUSINESS IMPACT	1.00 2.72 2.72
<b>Current Charges</b>		<b>\$30.18</b>
<b>Amount Due</b>		<b>\$60.36</b>

*Mar Refuse 90A  
 1-320-57200-46100*



PD210226I001.bt-3369-00000077

**How to Pay Your Bill**

**Online Bill Pay**  
*Great for regular payments*

Visit [www.advanceddisposal.com/billpay](http://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  
 460496 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.

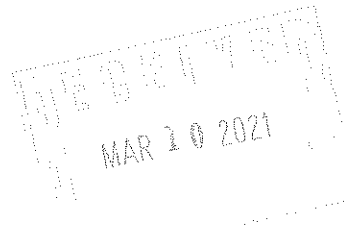
**Due Date: Upon Receipt**

**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 #	INVOICE #	AMT. ENCLOSED	
PD073341	PD0002373226		
INVOICE TOTAL	BALANCE DUE		
\$30.18	\$60.36		

PD 073341 0000 022821 0002373226 00003018 00006036 8

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

Invoice 5611



**BILL TO**

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

DATE  
03/01/2021

PLEASE PAY  
\$2,188.00

DUE DATE  
03/21/2021

**P.O. NUMBER**  
April 2021 Service

**SALES REP**  
Lauren Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management	1	595.00	595.00

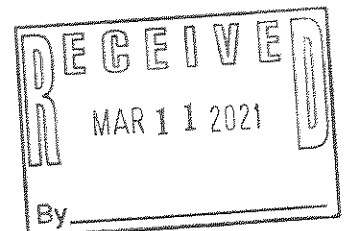
001. 320.572.460

TOTAL DUE

\$2,188.00

THANK YOU.

491A



----- Forwarded message -----

From: Alpha Dog Audio Video Security <[Invoices@alphadogavs.com](mailto:Invoices@alphadogavs.com)>

Date: Tue, Mar 16, 2021 at 3:56 PM

Subject: Thank you for your business. Here is your invoice. If you have any questions or concerns please do n

To: <[Tony@firstcoastcms.com](mailto:Tony@firstcoastcms.com)>

Dear Customer,

**Summary of Invoice #13461 for Installation Services for Job #5406-1.**

**Alpha Dog  
Audio Video  
Security**

**Invoice**

114 A

110 Cumberland Park Dr  
Suite 106  
Saint Augustine, FL 32095  
9042574295

Customer

**Remittance  
Information**

Customer	Default
Customer	11578
Number	
Invoice	13461
Number	
Invoice	3/4/2021
Date	
Due Date	3/4/2021

1,320,572,350

**Invoice**

Customer

Default

**Alpha Dog Audio video Security**

110 Cumberland Park Dr  
Saint Augustine, FL 32095  
9042574295  
Suite 106

[Want To Pay Online? Click Here To Create Your Online Account.](#)

Customer Number	11578
Invoice Number	13461
Invoice Date	3/4/2021
Due Date	3/4/2021
PO Number	0
PAYMENTS APPLIED THRU	3/16/2021
Job/Service Ticket #	5406-1

**CURRENT CHARGES**

Qty	Description	Rate	Amount
	<i>Amelia Concourse CDD, 85200 Amaryllis Court, Fernandina Beach, FL</i>		
1	Install Access System	2,250.00	2,250.00
		<b>Subtotal:</b>	<b>2,250.00</b>
		Tax	0.00
		Payments/Credits Applied	(0.00)
		<b>Invoice Balance Due:</b>	<b>\$2,250.00</b>

**IMPORTANT MESSAGES**

Deposit

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

February 18, 2021

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

Bill Number 120381  
Billed through 01/31/2021

**General Counsel**

**ACCDD 00001 JLK**

**DISBURSEMENTS**

Travel	20.13
Travel - Meals	1.20
Total disbursements for this matter	\$21.33

**MATTER SUMMARY**

TOTAL DISBURSEMENTS	\$21.33
<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$21.33</b>

**BILLING SUMMARY**

TOTAL DISBURSEMENTS	\$21.33
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$21.33</b>

**Please include the bill number with your payment.**

1-310-51300-31500

2A

# SOLITUDE

## LAKE MANAGEMENT

INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00561734  
 Invoice Date: 03/01/21

PROPERTY: Amelia  
 Concourse Cdd

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

Customer ID 7112

Customer PO

Payment Terms  
**Net 30**

Sales Rep ID  
 David Cottrell

Shipping Method

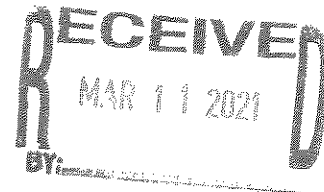
Ship Date

Due Date  
 03/31/21

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 03/01/21 - 03/31/21 Lake & Pond Management Services	531.48	531.48

*March Lake maintenance  
 27A*

*1,320.572.468*



PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
 1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	531.48
Sales Tax	0.00
Total Invoice	531.48
Payment Received	0.00
<b>TOTAL</b>	<b>531.48</b>

**TRIM ALL LAWN SERVICE, INC.**

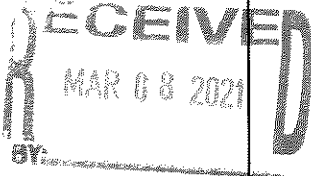
942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Date	3/1/2021
Invoice #	49286

(904) 491-3232      Trimalllawn@gmail.com

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

Property Address

MARCH MONTHLY MAINTENANCE	PO #	Terms						
		Net 30						
Description	Amount							
Monthly Maintenance 1-320-572,462	1,174.00							
Monthly Maintenance for Phase I pond 1,320,572,462	59.50							
Treatment of Turf & Shrubs - Included in Contract 1,320,572,462	150.00							
Monthly Irrigation Inspection 1,320,572,462	85.00							
40A								
<div style="border: 1px solid black; border-radius: 15px; padding: 5px; display: inline-block;">                     Please contact our office if you are interested in setting up recurring credit card payments.                 </div>	<table border="1" style="width: 100%;"> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>\$1,468.50</b></td> </tr> <tr> <td><b>Payments/Credits</b></td> <td style="text-align: right;"><b>\$0.00</b></td> </tr> <tr> <td><b>Balance Due</b></td> <td style="text-align: right;"><b>\$1,468.50</b></td> </tr> </table>		<b>Total</b>	<b>\$1,468.50</b>	<b>Payments/Credits</b>	<b>\$0.00</b>	<b>Balance Due</b>	<b>\$1,468.50</b>
<b>Total</b>	<b>\$1,468.50</b>							
<b>Payments/Credits</b>	<b>\$0.00</b>							
<b>Balance Due</b>	<b>\$1,468.50</b>							
Thank you for your business.								



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

**Invoice 5626**



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

**DATE**  
 03/01/2021

**PLEASE PAY**  
 \$222.00

**DUE DATE**  
 04/01/2021

**P.O. NUMBER**  
 Reimbursables

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/04/2021	HOMe Depot - batteries			8.78
02/04/2021	Home Depot - conduit, outlet box			25.14
02/10/2021	My Security Sign - custom singage			64.80
02/17/2021	Lowes - sign install & post tip caps			95.42
02/18/2021	HD - thermometer for staff, disinfectant, post digger for sign			84.26
02/21/2021	HD - electrical repair return			-62.87
	<b>Purchasing Fee</b>	215.53	0.03	6.47
	3% purchase fee			

**TOTAL DUE \$222.00**

THANK YOU.

1.32.572.62  
 49



How doers get more done.

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

6921 00062 44966 02/02/21 02:40 PM  
SALE SELF CHECKOUT

039800036780 9V 2PK BAT <A> 8.20  
ENERGIZER 9 VOLT BATT 2-PACK

SUBTOTAL 8.20  
SALES TAX 0.58  
TOTAL \$8.78

XXXXXXXXXXXX2679 VISA USD\$ 8.78  
TA

AUTH CODE 03219G/9620644  
Chip Read  
AID A0000000031010 CHASE VISA

P.O.#/JOB NAME: AC

6921 02/02/21 02:40 PM



AC-staff  
Thermometer  
Digger Re  
sign



How doers get more done.

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

6921 00005 01460 02/16/21 02:48 PM  
SALE CASHIER MARVIN

024598001584 IN-CIDE GAL <A> 9.88  
IN-CIDE DISINFECTANT GALLON  
681035018309 THERMOMETER <A> 39.88  
HAWKEYE INFRARED THERMOMETER  
NLP Savings \$5.00  
7891117102441 POST DIGGER <A> 28.98  
ANVIL POST HOLE DIGGER

SUBTOTAL 78.74  
SALES TAX 5.52  
TOTAL \$84.26

XXXXXXXXXXXX2679 VISA USD\$ 84.26  
TA  
AUTH CODE 05018G/5055828  
Chip Read  
AID A0000000031010 CHASE VISA

AC-sign install &  
post top caps



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

- SALE -

SALES#: S1647PP1 616974 TRANSH: 8500186 02-16-21

312590 4-4-6 TREATED #2 GRADE TI 12.57  
24992 6-FT VINYL POST WHITE 19.28  
293316 SAK 60 LB HIGH STRENGTH C 3.78  
87410 5-5 PYRAMID POST TOP 14.40  
5 @ 2.88  
155082 4-4 PYRAMID POST TOP 2.60  
689565 U6201 LOCK LTCH BLK (-160 30.98  
87419 4-FL OZ UNYL FENCE CEMENT 5.48

SUBTOTAL: 89.17  
TAX: 6.25  
INVOICE 08590 TOTAL: 95.42  
VISA: 95.42

VISA: XXXXXXXXXXXX2679 AMOUNT:95.42 AUTHCD: 085156  
CHIP REFID:16470B002767 02/16/21 13:29:12  
CUSTOMER CODE: AC



**How doers  
get more done.**

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

6921 00062 45047 02/02/21 03:13 PM  
SALE CASHIER CYNTHIA

754826044488 3/4 S40 10FT <A>	4.25
3/4 SCHEDULE 40 X 10 FT	
034481227014 3/4 90 BELL <A>	1.15
ELBOW 3/4" SCHA0 90DEG BELL END	
034481210030 .75 TERM 15 <A>	4.65
MALE TERMINAL ADAPTER 3/4IN PK15	
034481065425 OUTLET BOX <A>	4.15
CONDUIT BODY 3/4" TYPE LB	
034481158608 FLEX EB 3/4" <A>	8.15
FLEX ELBOW 3/4"	
0000-202-886 COUPLING <A>	
COUPLING 3/4"	
300.38	1.14

SUBTOTAL	23.49
SALES TAX	1.65
TOTAL	\$25.14

XXXXXXXXXXXX2679 VISA USD\$ 25.14  
AUTH CODE 06704G/9620651 TA  
Chip Read  
AID A0000000031010 CHASE VISA

P.O.#/JOB NAME: AC

6921 02/02/21 03:13 PM



6921 62 45047 02/02/2021 9864

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 180 08/01/2021

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.

\*\*\*\*\*  
**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 97304 90445  
PASSWORD: 21102 90383

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



**How doers  
get more done.**

9751 CROSSHILL BLVD  
JACKSONVILLE, FL 32222 (904)7713228

6860 00031 92663 02/19/21 03:48 PM  
CASHIER MALTA

\* CRIC REC: 6921 062 45047 02/02/21 TA \*

034481210030 .75 TERM 15	-4.65
034481227014 3/4 90 BELL	-1.15
034481158608 FLEX EB 3/4"	-8.15
034481065425 OUTLET BOX	-4.15
0000-202-886 COUPLING	
20-0.38	-0.76
SALES TAX	-1.33

\* CRIC REC: 6921 005 01460 02/16/21 TA \*

681035018309 THERMOMETER	-39.88
SALES TAX	-2.30

\* CRIC REC: NO RECEIPT \*

092325110035 GANG BLANK	-2.89
SALES TAX	-0.22

SUBTOTAL	-61.63
SALES TAX	-4.35
TOTAL	-\$65.98

XXXXXXXX 00002679 VISA -62.87  
INVOICE 2313475 TA

XXXXXXXX 02935 STORE CREDIT	-3.11
CARD BALANCE	3.11

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE  
AVAILABLE NOW ON HOMEDEPOT.COM.  
CONVENIENT, EASY AND MOST ORDERS  
READY IN LESS THAN 2 HOURS!

Due to COVID-19, we have extended our  
returns policy for most items.  
Please see homedepot.com for details.

\*\*\*\*\*  
**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: XKL 192505 185646  
PASSWORD: 21119 185615

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

300 Cadman Plaza West, Suite 1303, Brooklyn, NY 11201



Questions? Call (800) 952-1457

**Invoice**

**Bill To**  
Tony Shiver  
First Coast CMS, LLC  
352 PERDIDO ST  
SAINT JOHNS, FL 32259 8756  
Phone: 904 537 9034  
Email: Tony@firstcoastcms.com

**Ship To**  
Tony Shiver  
First Coast CMS, LLC  
352 PERDIDO ST  
SAINT JOHNS, FL 32259 8756  
Phone: 904 537 9034

Order No.: MSS-231775      Date: February 8, 2021      Ship by: Regular Ground      PO Number: Amelia Concourse  
CC: VisaCard      Name: Tony Shiver      Card # \*\*\*\*\*2679      Expiry: 08/22

Item Description	Unit Price	Qty.	Amount
1. Custom Reflective Aluminum Designer Property Sign Size: 18" x 24" Part #: K-3570-GmRev • HTC Code: 8310.00.0000	\$62.65/Sign Package: 1 Sign	1 Sign	\$62.65
<b>Adders:</b> + Sign set-up charge	\$ 0.00/Order	1	\$ 0.00
		<b>Item Total :</b>	<b>\$62.65</b>
2. Post Attachment Kit - 2 Bolts for Heavy Duty Posts and 2 Bolts for Economy Posts Size: 2.5" x 0.3125" Part #: K-KIT2 • HTC Code: 8302.49.6085	\$2.15/Kit Package: 1 Kit	1 Kit	\$2.15
	<b>Product Subtotal :</b>		<b>\$64.80</b>
	<b>Estimated Shipping Charges :</b>		<b>Free</b>
	<b>Order Total :</b>		<b>\$64.80</b>

Please make checks payable to SmartSign.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

March 19, 2021

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

Bill Number 120897  
Billed through 02/28/2021

RECEIVED

MAR 22 2021

1,810.513315.  
2

**General Counsel**  
**ACCDD 00001 JLK**

**FOR PROFESSIONAL SERVICES RENDERED**

02/01/21	JLK	Review tentative agenda and confer with staff on same; review case history on county filing; review letter from County regarding roadway and confer with District manager on same.	0.80 hrs
02/02/21	JLK	Conference call with district engineer regarding various roadway issues; agenda call and discussions regarding same; review case agenda.	1.80 hrs
02/09/21	JLK	Confer with bond counsel regarding bonds true up; confer with engineer regarding status of communication with County; confer with District manager regarding same; confer regarding case update.	0.80 hrs
02/10/21	JLK	Confer with Yuro regarding County roadway letter and additional meeting follow up on engineering activities.	0.70 hrs
02/15/21	JLK	Review agenda package and confer with staff on various meeting items; review case status; confer with engineer regarding roadway options and transmit information on same.	1.40 hrs
02/16/21	JLK	Prepare for, travel to/from and attend board meeting.	5.20 hrs
02/17/21	JLK	Post meeting wrap up and meeting summary, including various amenity contracts, waivers, license agreements and other related matters.	0.60 hrs
02/17/21	JLG	Follow-up from board meeting; begin drafting food truck license agreement, amenity facility waiver and parking/towing policies.	1.90 hrs
02/19/21	JLK	Transmit covid waiver language for food trucks and rental of facilities; confer with staff on same.	0.70 hrs
02/19/21	JLG	Review amenity center rental application, confer with Kilinski and draft COVID addendum to same.	0.90 hrs
02/25/21	JLK	Review/edit and disseminate food truck license agreement, towing and parking policy and rule documents and invoice policy.	0.80 hrs

Total fees for this matter

\$2,782.00

=====

**MATTER SUMMARY**

Gillis, Jennifer L. - Paralegal	2.80 hrs	125 /hr	\$350.00
Kilinski, Jennifer L.	12.80 hrs	190 /hr	\$2,432.00
TOTAL FEES			\$2,782.00
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$2,782.00</b>

**BILLING SUMMARY**

Gillis, Jennifer L. - Paralegal	2.80 hrs	125 /hr	\$350.00
Kilinski, Jennifer L.	12.80 hrs	190 /hr	\$2,432.00
TOTAL FEES			\$2,782.00
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$2,782.00</b>

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

1-310-513-215

===== STATEMENT =====

March 19, 2021

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

Bill Number 120898  
Billed through 02/28/2021

RECEIVED

MAR 22 2021

1-31-513-315  
2

**Phase 1 Roadway Dispute**  
**ACCDD 00111 JLK**

**FOR PROFESSIONAL SERVICES RENDERED**

02/01/21	EGRE	Review docket for complaint regarding roadway dispute.	0.40 hrs
02/15/21	EGRE	Review status of filed complaint.	0.20 hrs
Total fees for this matter			\$114.00

**MATTER SUMMARY**

Gregory, Emma C.	0.60 hrs	190 /hr	\$114.00
TOTAL FEES			\$114.00
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$114.00</b>

**BILLING SUMMARY**

Gregory, Emma C.	0.60 hrs	190 /hr	\$114.00
TOTAL FEES			\$114.00
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$114.00</b>

**Please include the bill number with your payment.**



Engineering / Permitting  
 Development Services  
 Property Management  
 Construction Management  
 ADA Consulting

# Invoice

Date	Invoice #
3/23/21	2838

<b>Bill To</b>
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092

RECEIVED

MAR 23 2021

1-31-513-311  
 112

Yuro & Assoc. - Job No.

Description	Amount
ENGINEERING EFFORTS - FEBRUARY 2021	
Agenda conference call & email to county regarding median opening	270.00
coordination with County & staff on median opening	135.00
road inspection and CDD meeting	607.50

<b>Total</b>	<b>\$1,012.50</b>
--------------	-------------------





# INVOICE

**Customer ID:**

**2-59734-72370**

Customer Name:

AMELIA CONCOURSE CDD

Service Period:

04/01/21-04/30/2021

Invoice Date:

03/25/2021

Invoice Number:

0016587-4034-3

**How To Contact Us**

**Visit [wm.com](http://wm.com)**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:  
**(904) 879-2301**

**Your Payment Is Due**

**Due Upon Receipt**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due**

**\$60.36**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
60.36		(30.18)		0.00		30.18		<b>60.36</b>

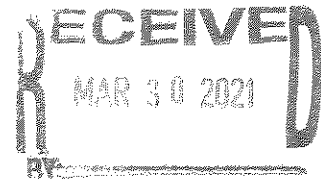
**IMPORTANT MESSAGES**

Waste Management would like to welcome our newly acquired Advanced Disposal customers to the Waste Management family! We look forward to providing you with high quality services to help you meet all your environmental needs for the foreseeable future.

We have attached a new W-9 form that contains the relevant tax information to support your Accounts Payable needs. You will note that the W-9 contains the address for our newly located Corporate Office in Houston, Texas but the legal entity associated with your actual service provider has not changed. We ask that you to make you payments to our Payment Agent, WM Corporate Services, Inc. You will see that entity name along with the address of our bank/payment processor reflected on line 7 of the form.

Thank you for your business!

*April Refuse 910A  
1-320-572-4661*



----- Please detach and send the lower portion with payment --- (no cash or staples) -----



ADVANCED DISPOSAL SVCS STATELINE, LLC  
STATELINE HAULING  
PO BOX 42930  
PHOENIX, AZ 85080  
(904) 879-2301

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
03/25/2021	0016587-4034-3	2-59734-72370
Payment Terms	Total Due	Amount
Due Upon Receipt	\$60.36	

4034000025973472370000165870000000301800000006036 7

0067684 01 AB 0.425 \*\*AUTO T3 0 7085 32092-364939 -C04-P67751-11 5 I0290C58



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



Remit To:

WM CORPORATE SERVICES, INC.  
AS PAYMENT AGENT  
PO BOX 4648  
CAROL STREAM, IL 60197-4648

**THINK GREEN.**



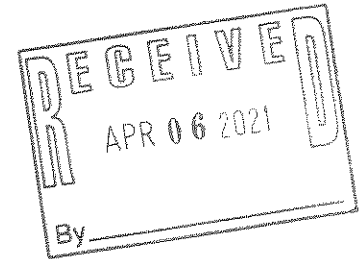
027-0000592-4034-1

0067684-0000001-0073635



From: Daniel Laughlin <dlaughlin@gmsnf.com>  
Subject: Fwd: Alpha Dog Security Invoice #14240  
Date: April 5, 2021 at 9:52 AM  
To: Margaret Bronson <mbronson@gmsnf.com>  
Cc: Oksana Kuzmuk <okuzmuk@gmsnf.com>

**Daniel Laughlin**  
**Governmental Management Services, LLC**  
**District Manager**  
**475 West Town Place, Suite 114**  
**Saint Augustine, Florida 32092**  
**(904)-940-5850 x401 (Office)**  
**(904)-940-5899 (Fax)**  
**[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)**



Begin forwarded message:

**From:** Tony Shiver <[Tony@firstcoastcms.com](mailto:Tony@firstcoastcms.com)>  
**Subject:** Fwd: Alpha Dog Security Invoice #14240  
**Date:** April 4, 2021 at 7:30:35 AM EDT  
**To:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>

Attached is the final invoice for the new access system at Amelia Concourse.

Thanks

Tony

----- Forwarded message -----

From: **Alpha Dog Audio Video Security** <[Invoices@alphadogavs.com](mailto:Invoices@alphadogavs.com)>  
Date: Fri, Apr 2, 2021, 10:50 AM  
Subject: Alpha Dog Security Invoice #14240  
To: <[Tony@firstcoastcms.com](mailto:Tony@firstcoastcms.com)>

Dear Customer,

**Summary of Invoice #14240 for Installation Services for Job #5406-1.**

**Alpha Dog  
Audio Video  
Security**

**Invoice**

110 Cumberland Park Dr  
Suite 106  
Saint Augustine, FL 32095  
9042574295

Customer

**Remittance  
Information**

Customer	Amelia Concourse CDD
Customer Number	10936468
Invoice Number	14240
Invoice Date	4/2/2021
Due Date	4/2/2021

**Invoice**

**Alpha Dog Audio Video  
Security**

110 Cumberland Park Dr  
Saint Augustine, FL 32095  
9042574295  
Suite 106  
Want To Pay Online? Click

Customer	Amelia Concourse CDD
Customer Number	10936468
Invoice Number	14240
Invoice Date	4/2/2021
Due Date	4/2/2021

Want to Pay Online? Click  
Here To Create Your Online  
 Account.

DUPLICATE  
 PO Number 0  
 PAYMENTS 4/2/2021  
 APPLIED THRU  
 Job/Service 5406-1  
 Ticket #

**CURRENT CHARGES**

Qty	Description	Rate	Amount
<i>Amelia Concourse CDD, 85200 Amaryllis Court, Fernandina Beach, FL</i>			
0.5	<u>Install Access System</u>	4,500.00	2,250.00
0.97	<u>Alarm.com</u> Cloud Access Control	20.00	19.33
0.97	ADC-Access-Door-Addon	40.00	38.67
<b>Subtotal:</b>			<b>2,308.00</b>
Tax			0.00
Payments/Credits Applied			(0.00)
<b>Invoice Balance Due:</b>			<b>\$2,308.00</b>

114A  
 1,320,572,350  
 1

**STATEMENT DETAIL**

Current	1-30 days	31-60 days	61-90 days	91-120 days	over 120
2,308.00	0.00	0.00	0.00	0.00	0.00
Past Due					0.00
Balance					2,308.00
Late Fee					0.00
<b>Total Due</b>					<b>\$2,308.00</b>

**Additional Invoices**

<b>Date</b>	<b>Number</b>	<b>Description</b>	<b>Amount</b>	<b>Net Due</b>
04/02/2021	14240	Installation Services	2308	2308

**Open Credits**

<b>Type</b>	<b>Date</b>	<b>Number</b>	<b>Description</b>	<b>Amount</b>	<b>Balance</b>
-->					

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

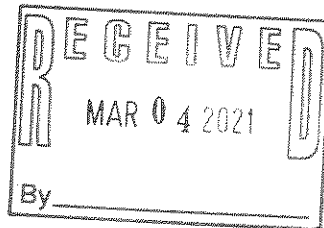
Invoice #: 232  
Invoice Date: 3/1/21  
Due Date: 3/1/21  
Case:  
P.O. Number:

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

5A

Description	Hours/Qty	Rate	Amount
1 Management Fees - March 2021		3,750.00	3,750.00
2 Information Technology - March 2021		125.00	125.00
3 Dissemination Agent Services - March 2021		750.00	750.00
4 Office Supplies		15.33	15.33
5 Postage		11.44	11.44
6 Copies		250.20	250.20
7 Telephone		34.30	34.30

1. 1,310,513,340  
2. 1,310,513,351  
3. 1,310,513,324  
4. 1,310,513,510  
5. 1,310,513,420  
6. 1,310,513,425  
7. 1,310,513,410



<b>Total</b>	<b>\$4,936.27</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,936.27</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 233  
Invoice Date: 4/1/21  
Due Date: 4/1/21  
Case:  
P.O. Number:

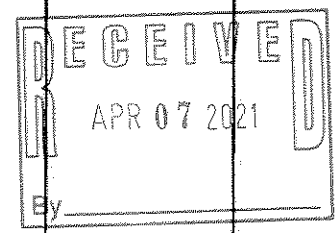
**Bill To:**

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

5A

Description	Hours/Qty	Rate	Amount
1 Management Fees - April 2021		3,750.00	3,750.00
2 Information Technology - April 2021		125.00	125.00
3 Dissemination Agent Services - April 2021		750.00	750.00
4 Office Supplies		0.57	0.57
5 Postage		18.08	18.08
6 Copies		60.15	60.15
7 Telephone		60.18	60.18

1. 1. 310, 513, 340  
2. 1. 310, 513, 357  
3. 1. 310, 513, 324  
4. 1. 310, 513, 510  
5. 1. 310, 513, 420  
6. 1. 310, 513, 425  
7. 1. 310, 513, 41000



<b>Total</b>	<b>\$4,763.98</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,763.98</b>



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

INVOICE: 41420926  
DATE: 3/26/2021  
ORDER: 41420926

[1328696]

Amelia Concourse Amenities Center  
Tony Shiver  
475 W Town Pl  
Suite 114  
Saint Augustine, FL 32092-3648

[1328696]

904-537-9034

Amelia Concourse Amenities Center  
Tony Shiver  
85200 Amaryllis Ct  
Fernandina Beach, FL 32034-9716

3/26/2021

11:37 AM

CJWYNNE

Charley Wynne

3/26/2021

RPC-FIRE ANT

Fire Ant Service

77.00

Access Code to Pool Area- 7946#

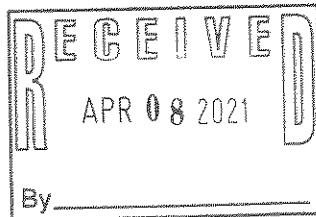
82A

1-320-538-45513

mar Fire Ant Service

SUBTOTAL	\$77.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$77.00

AMOUNT DUE \$77.00



*Charley Wynne*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE





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

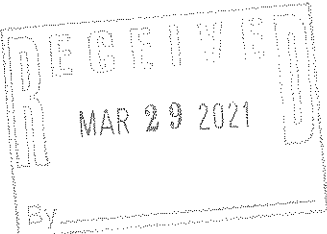
# Invoice

Date 4/1/2021

Invoice # 131295598345

Terms	Net 20
Due Date	4/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate  April Pool Chemicals 1-320-572-454  	1	ea	1,040.00

**Total** 1,040.00  
**Amount Due** \$1,040.00

841A

### Remittance Slip

**Customer**  
13AME150  
**Invoice #**  
131295598345

**Amount Due** \$1,040.00

**Amount Paid** \_\_\_\_\_

**Make Checks Payable To**

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295598345

**TRIM ALL LAWN SERVICE, INC.**


942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Date	4/1/2021
Invoice #	49631

(904) 491-3232      Trimalllawn@gmail.com

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

Property Address

Description	Amount	PO #	Terms
			Net 30
<b>APRIL MONTHLY MAINTENANCE</b>			
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		
<p>40A                      1-320-572-462</p> 			
<p>Please contact our office if you are interested in setting up recurring credit card payments.</p>			
Thank you for your business.		<b>Total</b>	<b>\$1,468.50</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$1,468.50</b>

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

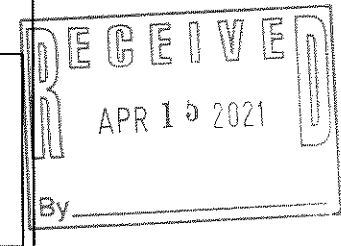
# Invoice

Date	Invoice #
3/26/2021	9

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	4/25/2021

Description	Amount
Amortization Schedule Series 2016 5-1-21 Prepay \$80,000	250.00
Amortization Schedule Series 2019A 5-1-21 Prepay \$40,000	250.00
Amortization Schedule Series 2019B1 5-1-21 Prepay \$190,000	50.00
Amortization Schedule Series 2019B2 5-1-21 Prepay \$140,000	50.00
81A                      1,310-513-324	



<b>Total</b>	\$600.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$600.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

# SOLITUDE

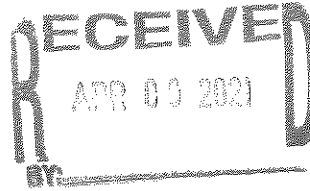
## LAKE MANAGEMENT

INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00578189  
 Invoice Date: 04/01/21

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



PROPERTY: Amelia  
 Concourse Cdd

Customer ID 7112

Customer PO

Payment Terms  
 Net 30

Sales Rep ID  
 David Cottrell

Shipping Method

Ship Date

Due Date  
 05/01/21

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 04/01/21 - 04/30/21 Lake & Pond Management Services <i>April Lake maintenance</i>	531.48	531.48

*1-320-572-468*  
*27A*

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
 1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

Subtotal	531.48
Sales Tax	0.00
Total Invoice	531.48
Payment Received	0.00
<b>TOTAL</b>	<b>531.48</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/21	00005	1/01/21 L1000006	202102 310-51300-49100	2021 ANNUAL REPORT FLORIDA DEPARTMENT OF STATE	*	143.75	143.75 000077
2/25/21	00009	1/11/21 120168	202012 310-51300-31500	LEGAL SVC THRU 12/31 HOPPING GREEN & SAMS	*	137.50	137.50 000078
2/25/21	00014	1/13/21 494	202102 300-20700-10100	DEC COMMISSIONS PHASE 3	*	12,121.68	
		2/07/21 495	202102 300-20700-10100	JANUARY COMMISSIONS PH 3 LERNER REAL ESTATE ADVISORS REALTY	*	3,578.95	15,700.63 000079
TOTAL FOR BANK C						15,981.88	
TOTAL FOR REGISTER						15,981.88	

ACON AMELIA CONCOUR OKUZMUK

# Florida Department of State

## Division of Corporations



Please print and return this page, along with your check or money order, to the Division of Corporations.

### 2021 Annual Report Payment Voucher

Name of Entity: AMELIA CONCOURSE SPE, LLC

For Office Use Only

**Document Number: L10000062802**

**Tracking Number: 2971806496CC**

Certificate of Status: Yes

**Total Amount Due: \$143.75**

- Please make check, or money order payable to: *Florida Department of State*
- Remove the check stub, if applicable
- Staple check in the top left hand corner of this voucher
- *Mail to: Division of Corporations, P.O. Box 6198, Tallahassee, FL 32314*

**This voucher and check must be received and processed by the Division of Corporations or postmarked by May 1, 2021 to avoid the \$400 late fee.**

**The document is not considered filed until the voucher and payment have been received and processed by this office.**

**Daytime telephone number for possible processing questions:**

**\*\*If mailing address has changed, please list below\*\***

MAILING ADDRESS

CITY

ST

ZIPCODE

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

January 11, 2021

Amelia Concourse SPE, LLC  
c/o Darrin Mossing  
Government Management Services  
1001 Bradford Way  
Kingston, TN 37763

Bill Number 120168  
Billed through 12/31/2020

## General Representation

AMCSPE 00001 JEM

### FOR PROFESSIONAL SERVICES RENDERED

12/29/20	JEM	Review correspondence from Campbell regarding subordination of mortgage; prepare correspondence to Pylipow.	0.50 hrs
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Total fees for this matter	\$137.50
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### MATTER SUMMARY

Merritt, Jason E.	0.50 hrs	275 /hr	\$137.50
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TOTAL FEES	\$137.50
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<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$137.50</b>
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### BILLING SUMMARY

Merritt, Jason E.	0.50 hrs	275 /hr	\$137.50
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TOTAL FEES	\$137.50
------------	----------

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$137.50</b>
------------------------------------	-----------------

**Please include the bill number with your payment.**

Lerner Real Estate Advisors Realty  
 Dale Jones, Jr., Broker  
 3014 W. Palmira Ave., Suite 301  
 Tampa, FL 33629

**Invoice**

Date	Invoice #
1/13/2021	494

<b>Bill To</b>
Amelia Concourse SPE, LLC c/o Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763

P.O. No.	Terms	Project

Quantity	Description	Amount*
	Amelia Concourse - December 2020 Real Estate Commission on True-up Revenues	12,121.68

*Please wire to:*  
Valley National Bank  
P.O. Box 558  
Wayne, NJ 07474-0558  
Routing #: 021201383  
Lerner Real Estate Advisors Realty, Inc.  
3014 W. Palmira Ave. Suite 301  
Tampa, FL 33629  
Account #: 3183514

*Or mail to:*  
Lerner Real Estate Advisors Realty, Inc.  
3014 W. Palmira Ave.  
Suite 301  
Tampa, FL 33629

<b>Total</b>	\$12,121.68
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**Amelia Concourse  
Real Estate Commission  
December, 2020**

<b>Date Lot Closed to End User</b>	<b>Phase</b>	<b>Lot #</b>	<b>Revenue Source</b>	<b>Total Cash</b>	<b>Commission Due</b>
12/1/20	3	23	True-up Revenues	\$ 25,966.65	\$ 1,038.67
12/1/20	3	140	True-up Revenues	\$ 27,138.60	\$ 1,085.54
12/1/20	3	150	True-up Revenues	\$ 28,363.50	\$ 1,134.54
12/4/20	3	3	True-up Revenues	\$ 18,713.08	\$ 748.52
12/9/20	3	99	True-up Revenues	\$ 26,428.37	\$ 1,057.13
12/11/20	3	38	True-up Revenues	\$ 24,795.70	\$ 991.83
12/22/20	3	73	True-up Revenues	\$ 22,837.50	\$ 913.50
12/29/20	3	17	True-up Revenues	\$ 25,870.32	\$ 1,034.81
12/31/20	3	147	True-up Revenues	\$ 26,088.34	\$ 1,043.53
12/31/20	3	156	True-up Revenues	\$ 36,107.38	\$ 1,444.30
12/31/20	3	133	True-up Revenues	\$ 40,732.50	\$ 1,629.30
<b>Total Commission Due</b>				<b>\$ 303,041.94</b>	<b>\$ 12,121.68</b>

**Notations:**

(1) Per the Brokerage Agreement between US Bank, Amelia Concourse SPE, LLC, and Lerner Real Estate Advisors, Inc dated April 23, 2014

Lerner Real Estate Advisors Realty  
 Dale Jones, Jr., Broker  
 3014 W. Palmira Ave., Suite 301  
 Tampa, FL 33629

**Invoice**

Date	Invoice #
2/7/2021	495

<b>Bill To</b>
Amelia Concourse SPE, LLC c/o Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763

P.O. No.	Terms	Project

Quantity	Description	Amount
	Amelia Concourse January 2021 Realty Commissions on True-up Revenues	3,578.95

*Please wire to:*  
 Valley National Bank  
 P.O. Box 558  
 Wayne, NJ 07474-0558  
 Routing #: 021201383  
 Lerner Real Estate Advisors Realty, Inc.  
 3014 W. Palmira Ave. Suite 301  
 Tampa, FL 33629  
 Account #: 3183514

*Or mail to:*  
 Lerner Real Estate Advisors Realty, Inc.  
 3014 W. Palmira Ave.  
 Suite 301  
 Tampa, FL 33629

<b>Total</b>	\$3,578.95
--------------	------------

**Amelia Concourse  
Real Estate Commission  
January, 2021**

<b>Date Lot Closed to</b>	<b>End User</b>	<b>Phase</b>	<b>Lot #</b>	<b>Revenue Source</b>	<b>Total Cash</b>	<b>Commission Due</b>
	1/14/21	3	170	True-up Revenues	\$ 28,499.70	\$ 1,139.99
	1/20/21	3	154	True-up Revenues	\$ 34,335.00	\$ 1,373.40
	1/27/21	3	172	True-up Revenues	\$ 26,639.10	\$ 1,065.56
<b>Total Commission Due</b>					<b>\$ 89,473.80</b>	<b>\$ 3,578.95</b>

**Notations:**

(1) Per the Brokerage Agreement between US Bank, Amelia Concourse SPE, LLC, and Lerner Real Estate Advisors, Inc dated April 23, 2014