

Amelia Concourse
Community Development District

May 15, 2018

Amelia Concourse

Community Development District

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

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

May 8, 2018

Board of Supervisors
Amelia Concourse
Community Development District

Dear Board Members:

The Amelia Concourse Community Development District Meeting is scheduled for **Tuesday, May 15, 2018 at 11:00 a.m.** at the **Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida**. The following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the February 20, 2018 Meeting
- IV. Consideration of the Capital Reserve Study
- V. Consideration of Resolution 2018-02, Approving the Proposed Budget and Setting a Public Hearing Date for Adoption
- VI. Consideration of Resolution 2018-03, Changing the Designated Registered Agent
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Report on the Number of Registered Voters (280) / General Election Discussion
 - D. Operations Manager – Report
- IX. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Approval of Check Register
 - C. Assessment Receipt Schedule
- X. Audience Comments / Supervisor's Requests
- XI. Next Scheduled Meeting – August 21, 2018 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XII. Adjournment

Enclosed under the third order of business are the minutes of the February 20, 2018 meeting.

The fourth order of business is consideration of the capital reserve study. A copy of the study is enclosed for your review and approval.

The fifth order of business is consideration of resolution 2018-02, approving the proposed budget and setting a public hearing date for adoption. Copies of the resolution and budget are enclosed for your review and approval.

The sixth order of business is consideration of resolution 2018-03, changing the designated registered agent. A copy of the resolution is enclosed for your review and approval.

Enclosed under staff reports is the report on the number of registered voters and the operations report.

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

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

Sincerely,

Dave deNagy
Manager

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

AGENDA

Amelia Concourse Community Development District Agenda

Tuesday
May 15, 2018
11:00 a.m.

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

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XII. Adjournment

MINUTES

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, February 20, 2018 at 12:00 p.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

James Marvin	Chairman
David Jae	Vice Chairman
Debbie Malloch	Supervisor
Scott Campbell	Supervisor (by phone)

Also present were:

Dave deNagy	District Manager
Jason Walters	District Counsel
Dan McCranie	District Engineer
Daniel Laughlin	GMS
Tony Shiver	First Coast CMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes

- A. August 15, 2017 Meeting**
 - B. January 16, 2018 Special Meeting**
- There were no corrections to the minutes

On MOTION by Ms. Malloch seconded by Mr. Marvin with all in favor the Minutes of the August 15, 2017 Meeting and the January 16, 2018 Special Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Instructing the Nassau County Supervisor of**

Elections to Begin Conducting the District's General Elections

Mr. deNagy stated each of the board members serve four-year terms. We have general elections this November and we have three seats whose terms expire. Those seats include Mr. Marvin - seat two, Ms. Malloch - seat three and Mr. Campbell - seat five. Two of these seats will be filled by general election through the election process and the third seat will be filled by landowners' election. The two seats to be filled by general election will be seat two and seat three. This is direction to the Nassau County Supervisor of Elections to get that process started.

Mr. Jae asked I assume we've exceeded the number of registered voters and this is the next step in transitioning the board?

Mr. deNagy responded yes, we've exceeded the 250 qualified electors in the district so two of the five seats of the board will be residents after this November's general elections if we get two folks who are residents that want to serve on the board and submit their name to the Supervisor of Elections this year. I believe you have to do that by the end of June and you can look at the Supervisor of Elections' website to get more information if you're interested in sitting on the CDD board.

Mr. Marvin asked I think there was an agreement between bondholders and the CDD to have controlling votes on the board for a certain amount of time and I don't know how long that was. Does that come into play?

Mr. Walters responded I believe that was related to the tri-party agreement and I believe the understanding was on the proxy landowner's side because the SPE owns certain lands and those lands vote in the landowners' election and that is what that is related to. That will not impact the two seats that are going up for general election. Those are required by statute to be filled by registered voters who reside within the district. The third seat that is up will be a landowner's election vote again and so all of the landowners within the district have a right to vote in that election.

Mr. Marvin stated there was some point where the Lerner people were managing for the bondholders and were given the right to control the board.

Mr. Walters stated to control the votes for the election of those seats so the other rub here is going to be that land is going to be sold by the SPE to the other landowner and at that point those obligations will be extinguished.

Mr. Marvin asked if that didn't close would it change?

Mr. Walters responded potentially, yeah.

Mr. Jae stated not for the two seats that are subject to the general election by statute.

On MOTION by Mr. Marvin seconded by Mr. Jae with all in favor resolution 2018-01 was approved.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for the FY 2017 Audit

Mr. deNagy stated I went ahead and submitted this to Berger Toombs so that we could get the audit started.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank for the FY 2017 audit was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Series 2016 Requisition Nos. 15-20

Mr. deNagy stated the total of the requisitions is \$232,629.27. Those include requisitions 15 and 16 to AJ Johns, 17 to Adkins Electric, 18 to GMS, 19 to Hopping Green and 20 is McCranie & Associates.

Mr. Marvin asked where do we stand with AJ Johns. Have we paid them off?

Mr. Jae responded we paid them in full.

Mr. Marvin stated I think I saw something that said the total overage was like \$300? I thought that was pretty good.

Mr. Jae stated we budgeted pretty well.

On MOTION by Ms. Malloch seconded by Mr. Jae with all in favor requisition numbers 15 through 20 were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Marvin stated I'd like to start taking care of the rest of the lake bank maintenance.

Mr. Shiver stated Martex was contacted about that. They have not done it yet. I think they are waiting for the spring for that to happen and then they were going to maintain it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated Scott, I'm trying to recall the closing date on Phase III.

Mr. Campbell stated it's dependent upon final permits and approvals so it's a floating date. There may be an outside date and I just don't recall what it is. I think it's later this year.

Mr. Walters stated I just want to update the board that we have executed that purchase and sale agreement so we are moving forward with that. Like Scott said the closing is at a date to be determined. I would anticipate, depending on that timing and schedule, that we would begin looking at the financing and potentially gathering proposals for that site work on Phase III at the May meeting. Dependent on how far we are along that may be something we bring back starting in May and get the rest of the project completed and we will be in good shape.

Mr. Jae asked are they in the process of having an engineering firm do the permitting or what's their status?

Mr. Walters responded you'd have to ask the potential purchasing landowner on that. I don't know where they stand.

Mr. Marvin stated I haven't heard any such thing.

Mr. Jae stated they haven't contacted me to start any kind of permitting activities.

Mr. Marvin asked how long is permitting?

Mr. Jae responded you have to go through Nassau County and it will take four to six months of paperwork.

B. Engineer

Mr. McCranie stated I need to check on the water management district transfer into the operation phase. I'm going to get on that. I don't believe we've ever gotten any actual letter of acceptance from Nassau County so I want to check on all that paperwork and make sure that is completed and make sure there is no other obligation.

Mr. Marvin asked who is mowing that now?

Mr. McCranie responded I don't know. I'll coordinate that with Dreamfinders and once they've done everything I think we talked at the last meeting to make sure they do a final mowing and give it to the district in a good clean manner.

Mr. Marvin stated when we talk about the lakes we're talking about the storm drainage pipes and there's two right?

Mr. McCranie responded yes, the whole stormwater system.

Mr. Marvin asked all that gets turned over to the CDD right?

Mr. McCranie responded I think that's already yours but the water management district permit currently is in Dreamfinders name and it will transfer into operations instead of construction.

Ms. Malloch asked what happened with that resident's driveway that we talked about at the August meeting?

Mr. McCranie responded we found that when one of the utilities came through they cut a sewer line. It was the sewer service line so we contacted the county and they came out and then pushed JEA to come look at it. JEA came out and dug and saw where the problem was and then they got one of the utility guys to fix it. I know the property owner was very happy and appreciative that we as a board helped him out.

C. Manager

Mr. deNagy stated I think you were sent a copy, and if not you'll be sent shortly the reserve study that we received too late to get into the agenda package. We will put this on the May meeting agenda after you've had a chance to review it. The reserve study will factor into our FY19 budget this year so please take a look at it and we will bring it back for board consideration. That will also be our FY19 budget meeting.

D. Operations Manager - Report

Mr. Shiver stated the issues we were having at the center of the entrance for the lighting were repaired and we ordered seven LED lights to match what we should have at the monuments so those will be installed in the next couple of weeks.

Bowman Heating and AC was contacted regarding the air conditioning and heating of the bathroom and they found a bad contactor and that was repaired.

We requested that Martex provide proposals to re-mulch the playground to ADA standards and they did that.

We contacted Heath Jones with the stump grinders to remove the stump that remains after Hurricane Irma over by the second entrance. He was supposed to follow up with me yesterday and he has not so I will call him right after this meeting.

At the time of this report Nassau Fence was supposed to have us on their schedule to repair the fence at the second entrance that was also damaged by that tree but they are not pushing it along because it's such a small job so we contacted Wolf Fencing last week and he assured me it would be repaired this week.

Mr. Marvin stated it seems like we're fence repair problems everywhere because of the hurricane. It's just so much work.

Mr. Shiver stated it's such a small job and that's the other part. They started out fixing what they installed and now they're taking on some of the bigger jobs. Just prior to this meeting Wolf Fencing assured me he would have it fixed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. deNagy stated you have your balance sheet and income statement as of January 31, 2018 in your agenda package and the assessment receipt schedule as of early January.

B. Approval of Check Register

Mr. deNagy stated the check run totals \$220,643.97.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the Check Register totaling \$220,643.97 was approved.

C. Assessment Receipt Schedule

TENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Audience Comments

Ms. Natalie Voytac, 95142 Periwinkle Place stated I have some requests from residents. The first one has to do with the pool area. Resident requests that the CDD consider installation of solar heating of the pool.

Mr. Shiver stated I can tell you from experience that most of the commercial pools that have solar heating installed are having them removed, one because of the leaks, and two they don't heat that well during the period you want it to heat. The alternative would be traditional heating. You have three systems so you would have to decide which pool you would want to have heated. The initial installation for heaters to accommodate the larger pool would probably be close to \$35,000 to \$45,000 with an annual increase in your electric of around \$18,000.

Mr. Marvin asked what is your question?

Ms. Natalie Voytac responded the resident said it seems like we could all be getting more use out of the pool if we had more heating and could we ask the CDD to put in solar heating. I realize money doesn't come out of thin air but wanted to present their question and see what the feasibility is.

Mr. Marvin stated so we have staff saying it's not practical to do it. Does that answer your question?

Ms. Natalie Voytac responded I'm assuming it does. It's a substantial increase.

Mr. Shiver stated there would also be an increase in chlorine if you are using the pool year round because of the evaporation.

Ms. Natalie Voytac stated so essentially that all ends up getting charged back to the residents?

Mr. Shiver responded right.

Ms. Natalie Voytac stated the next item has to do with the construction phase. A resident is wondering if the CDD could install a sign similar to the one at the entrance to Amelia Walk. Apparently they have a sign that states "this is a construction site and vehicles are only allowed to enter during posted hours and must leave by posted hours". They're thinking that will alleviate some of the issues with trespassing and whatever else is going on back there.

Mr. Marvin asked can you ask Dreamfinders if they would do that and if not, maybe you could see what it would cost to do that?

Mr. deNagy responded absolutely.

Ms. Natalie Voytac stated the last item I have is a follow up from a request that was made at the last meeting that had to do with Dreamfinders being a little more diligent in drug screening for their subcontractors.

Mr. deNagy stated I'll follow up with Mr. Powell on that and get back to you.

Mr. Marvin stated I must say that it's not really anything that we're involved in and I think we've explained that before. Dave, if you could follow up I'd appreciate it but this board is not really in the drug enforcement business.

Ms. Kassandria Brown, 95099 Lilac Drive, stated just to touch on the fence, if you go down Lilac and you look down to the left the fence is actually moved. The fences used to touch and they don't but it's from the hurricane so I don't know if the person that's looking at the fence could look at that one as well?

Mr. Shiver asked is it by a homeowner or at the end of the cul-de-sac?

Ms. Kassandria Brown responded it's at the end of a cul-de-sac but it's in between my house and the fence behind us.

Mr. Shiver stated you say the fence doesn't touch. Are you referring to a fence that is on private property versus touching a CDD fence? Is it because the CDD fence is now leaning towards the road?

Ms. Kassandria Brown stated it's leaning towards the road.

Mr. Marvin asked you're going to look into that and see what we can do about getting that corrected?

Mr. Shiver responded correct.

Ms. Kassandria Brown stated also do we take down the Christmas lights or do we keep those up?

Mr. Shiver responded they're gone. They were removed yesterday.

Mr. Marvin asked where does the Christmas stuff live?

Mr. Shiver responded in storage.

Mr. Rick Fine, 85140 Amaryllis, asked the discussion about clearing around the pond, are you talking about where Phase III is?

Mr. Marvin responded yes.

Mr. Rick Fine asked so we're just talking about clearing the pond banks and clearing all the way around the banks so they can be maintained better? Those of that live here like it this way.

Mr. Marvin stated if that's the consensus from the community it's all right with me but when they do Phase III it's going to be cleared.

Mr. Rick Fine asked when is Phase III?

Mr. Marvin responded next year or so.

Mr. Rick Fine stated I'm talking about the grasses.

Mr. Marvin stated if there is a consensus there then we won't do anything.

Mr. Shiver stated in our contract with the lake maintenance company they are now supposed to be picking up debris each time they're there so that problem should be eliminated.

Mr. Marvin stated they like the natural vegetation is what they're saying.

Mr. Rick Fine stated that's what I'm saying.

Mr. Marvin stated then let's tell them to leave it alone for now.

Mr. Shiver stated the issue is whenever we contact the water management district and say these ponds are now ready to be in the operational phase the water management district will come out and look at the ponds. All pond banks are supposed to be grassed, graded and maintained and they may be the ones to tell us we must do that.

Mr. Marvin stated but we haven't been put on notice to do that.

Mr. Shiver stated I'm only going to recommend that if it's a requirement because we haven't been put on notice.

Mr. Marvin stated if the residents want it to stay like that until Phase III is done it's okay with me.

Mr. Rick Fine stated it's not a question of when it's done it's a question of when Phase III starts I would expect it to be cleared but if you live here it's a nice view.

Mr. Shiver stated we will pump the brakes on the whole thing and we will wait until it becomes a requirement. If a resident notices a problem with debris or anything like that please bring it to my attention so I can make sure the aquatic vendor takes care of it.

Mr. Dennis Partridge, 95134 Snapdragon Drive, stated since you're talking about debris. The pond is a mess. Workers throw their garbage down from lunch.

Mr. Marvin stated one of our board members works for Dreamfinders and we will ask Dave to contact him and let him know there has been a complaint about that.

Mr. Dennis Partridge stated we picked up quite a bit of trash out of the pond when we first moved in but it's significant. My other question is how do I get a key to this pool?

Mr. Marvin asked could you speak with Debbie after the meeting?

Mr. Shiver stated let me back up. I'll give you my business card. You don't have to put up with the debris in the pond if you see stuff like that, you don't have to wait until the meeting. You can email me and I'll make sure it gets cleaned up.

Mr. Marvin stated there is going to be trash blowing around with new construction.

Mr. Dennis Partridge stated we expect that but this wasn't trash blowing around from construction. This is their food and bottles. They're just throwing it down and I know that because across me are two brand new lots that have just been cleared out and the guys who are laying the foundation threw their trash on the ground.

Mr. Marvin stated I'm so sorry but it's going to happen. We will complain to the builder but I can't promise you it won't happen.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 15, 2018 at
11:00 a.m. at the Amelia Concourse Amenity
Center**

Mr. deNagy stated the next scheduled meeting is May 15, 2018 at 11:00 a.m. at this location. This will be our FY19 budget approval. As you know, the budget is a two-step process. We approve the budget and then we adopt the budget 60 days after the approval process. Any ideas you have on the O&M budget for next year let us know and we will make sure to include that in the budget.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

Full Reserve Study For Amelia Concourse Community Development District Yulee, Florida



Prepared for FY 2018/2019

Report Date: February 16, 2018





February 16, 2018

Mr. Daniel Laughlin
Assistant District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 111
St. Augustine, FL 32092

Re: Reserve Study Report for Amelia Concourse Community Development District

Dear Mr. Laughlin:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and project their remaining useful life. We recommend an update with a site visit every two to three years unless changes in inventory or component inventory have occurred.

We have developed a plan to fund future capital component replacement which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by the Community Association Institute and the Standards of Practice established by the Association of Professional Reserve Analyst.

Once you have reviewed this report and considered recent expenditures and any historic cost data we will make necessary adjustments. Thank you for this opportunity and please let me know if you have any questions or concerns.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Report Navigation

Your report has been prepared by a Reserve Analyst certified by both CAI and APRA which includes information about your components, financial status and provides a plan for future capital replacement cost. Content of each section is found below.

- **Table of Contents** will guide you to each section
- **Project Assumptions & Notes** contains information specific to your property, components not included and other useful information.
- **The Executive Summary** provides a snap-shot of your information that includes inflation and interest rates, annual increases to assessment, reserve fund beginning balance and required contributions. Also in the body of the page is a property description and other valuable information.
- **Funding Plan** is your financial plan and includes replacement cost, necessary contributions, interest earned, expenditures, year ending reserve balance, fully funded reserves and percent funded.
- **Annual Asset Expenditure Charts** provide a graphic illustration of expenditures and assessments. We try and make the assessments moderate and fairly level over time with slight increases.
- **Funding Plan vs Fully Funded** chart is a graphic illustration of how your funding plan compares to a fully funded level. With Cash Flow Funding, it is not necessary to be fully funded as the chart shows but somewhere close to that figure over time is desired.
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves.
- **Asset Current Cost by Category** chart indicates where the replacement cost occurs by category such as painting, paving and roofing.
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures. This is a good section to review each year when preparing your budgets.
- **Component Inventory** contains a list of your components, remaining useful life and quantities, we determined from our site visit and other means of measurement.
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories.
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones.
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work, what we agree to do and our credentials.

Amelia Concourse Community Development District Project Notes & Assumptions

General Information

1. Some components have an unpredictable useful life which is dependent on original construction quality, maintenance procedures, amount of use and wear or for exterior components, the additional factor of exposure to the elements. Other components may be replaced over time due to varying condition for the same component or the Association has planned to fund this over time because of cost.

For these components, we often apply an allowance. Once we identify these components the Association should monitor annual repair and maintenance cost, so allowances can be adjusted at the next update.

2. Annual inspection by professional consultants of major components is recommended to extend the useful life of components and reduce operating cost. Cleaning, repair and regular maintenance should be completed based on these inspections. Recommended components include site concrete, roofing, gutters, paving, siding, painting, window and door sealants and other components as necessary.

Property Specific Information

- We assume all pool areas will be resurfaced at one time.
- Useful life of play equipment is dependent on use and weather. Replacement cost can vary with equipment selected therefore an allowance has been included for this component.
- Pool deck pavers will experience wear over time therefore the cost for replacement has been included. The District may elect to not reserve for this large expenditure until future years.
- Clubhouse and pool furniture useful life is dependent on use therefore an allowance has been included.
- Vinyl privacy fence included in this analysis is limited to Amelia Concourse.

Components not included in this analysis

- Storm water pipe and structures
- Pond engineering evaluation or dredging and pond fountains
- Sidewalk, curb, swale total replacement
- Monument sign lighting and wiring
- Main utility lines
- Electrical transformers and connecting lines to buildings
- Building foundations and frames
- Building siding and trim, windows and doors
- Utility lines within structures
- Common water, sewer and vent
- Electrical panels
- Telephone and cable lines
- Fire protection systems
- Pool shell

Amelia Concourse Community Development District
Yulee, Florida
Cash Flow Method Summary .....	1-1

<i>Report Parameters</i>	
Report Date	February 15, 2018
Budget Year Beginning	October 01, 2018
Budget Year Ending	September 30, 2019
Inflation	3.00%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	1.50%
2018 Beginning Balance	\$50,000

Amelia Concourse Community Development District is located in Yulee Florida and has as its major components, fencing, gates, pool, and clubhouse. Components observed appear in fair to good condition with exceptions noted in this report.

The funding goal for the Association is adequate funding using the Cash Flow Funding Method to determine required contributions and the District will begin FY 2018/2019 underfunded. A one time “catch up” amount has been applied to allow a moderate contribution that rises annually and prevents increases and decreases in necessary contributions.

Some components may be repaired to extend their remaining useful life, and which results in changes to the current funding plan. The recommended funding plan is located on page 2-1 which provides adequate funding assuming proper maintenance and annual updates to this study. Regular updates include changes in component condition, interest rates and reserve fund balances.



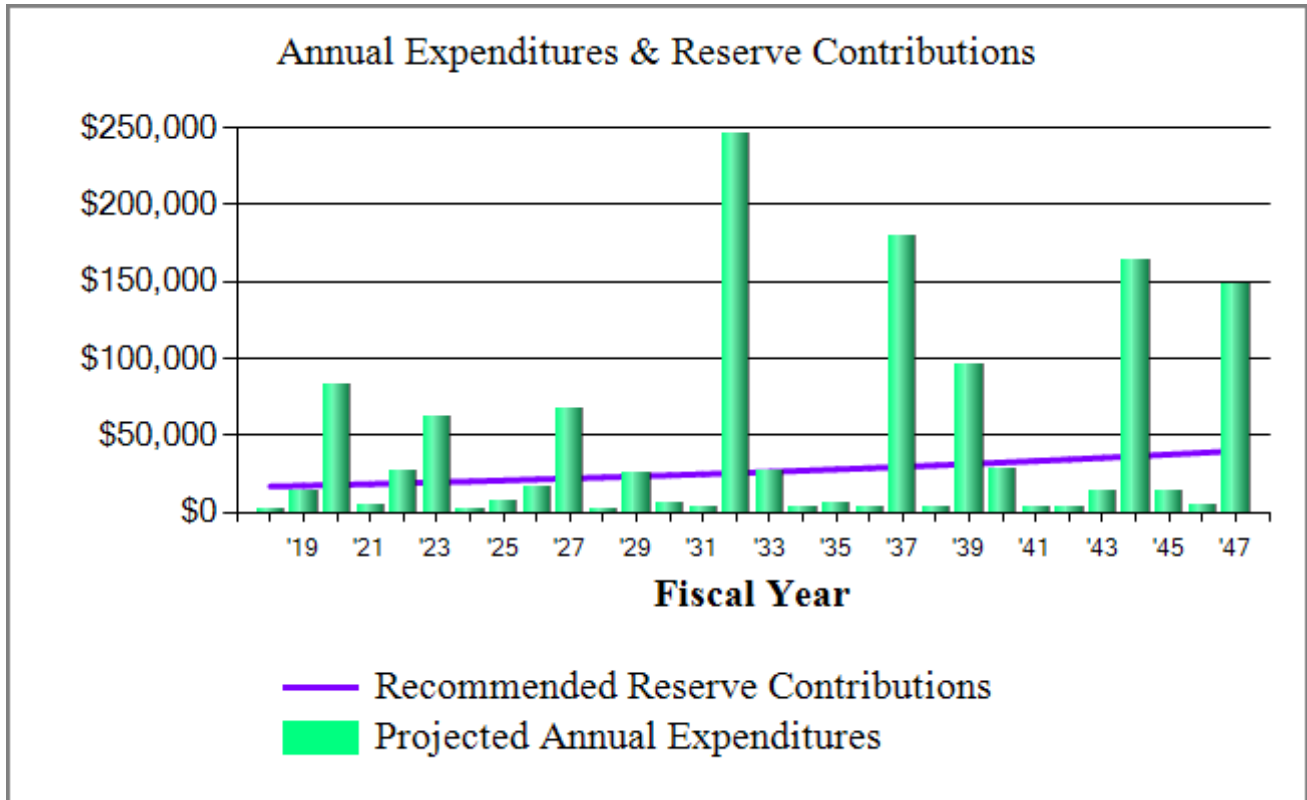
<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$35,227.47
Average Net Annual Interest Earned	<u>\$1,338.41</u>
Total Annual Allocation to Reserves	\$36,565.88

**Amelia Concourse Community Development District
Cash Flow Funding Plan**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
<i>18-19</i>		<i>6,000</i>	<i>Catch Up</i>				
18-19	399,384	35,227	1,338	2,000	90,566	262,951	34%
19-20	411,366	35,932	1,696	13,400	114,794	282,248	41%
20-21	423,706	36,651	1,029	82,827	69,647	232,158	30%
21-22	436,418	33,659	1,481	4,589	100,198	261,982	38%
22-23	449,510	34,332	1,616	26,787	109,359	270,665	40%
23-24	462,996	35,019	1,227	62,601	83,004	243,662	34%
24-25	476,885	35,719	1,745	2,388	118,080	278,749	42%
25-26	491,192	36,434	2,200	7,871	148,842	310,148	48%
26-27	505,928	37,162	2,543	16,481	172,067	334,555	51%
27-28	521,106	37,906	2,128	68,109	143,991	307,480	47%
28-29	536,739	38,664	2,700	2,688	182,666	347,967	52%
29-30	552,841	39,437	2,951	25,359	199,695	367,339	54%
30-31	569,426	40,226	3,513	5,703	237,731	408,589	58%
31-32	586,509	41,030	4,137	2,937	279,962	455,009	62%
32-33	604,104	41,851	1,127	246,693	76,247	252,869	30%
33-34	622,227	42,688	1,382	26,813	93,504	272,290	34%
34-35	640,894	43,542	2,008	3,209	135,843	317,789	43%
35-36	660,121	44,412	2,605	6,611	176,249	362,367	49%
36-37	679,925	45,301	3,272	3,405	221,417	412,842	54%
37-38	700,322	46,207	1,327	179,140	89,811	285,116	31%
38-39	721,332	47,131	2,000	3,612	135,330	335,685	40%
39-40	742,972	48,073	1,300	96,735	87,968	293,226	30%
40-41	765,261	49,035	1,624	28,761	109,866	320,920	34%
41-42	788,219	50,016	2,339	3,947	158,273	376,459	42%
42-43	811,865	51,016	3,078	4,066	208,302	435,041	48%
43-44	836,221	52,036	3,704	13,400	250,642	487,311	51%
44-45	861,308	53,077	2,095	164,056	141,758	387,563	37%
45-46	887,147	54,139	2,732	13,772	184,856	441,254	42%
46-47	913,762	55,221	3,533	4,576	239,034	507,715	47%
47-48	941,175	56,326	2,196	148,958	148,597	429,194	35%

**Amelia Concourse Community Development District
Annual Asset Expenditure Charts**



**Amelia Concourse Community Development District
Cash Flow**

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Beginning Balance	50,000	90,566	114,794	69,647	100,198	109,359	83,004	118,080	148,842	172,067
Annual Assessment	*41,227	35,932	36,651	33,659	34,332	35,019	35,719	36,434	37,162	37,906
Interest Earned	1,338	1,696	1,029	1,481	1,616	1,227	1,745	2,200	2,543	2,128
Expenditures	2,000	13,400	82,827	4,589	26,787	62,601	2,388	7,871	16,481	68,109
Fully Funded Reserves	262,951	282,248	232,158	261,982	270,665	243,662	278,749	310,148	334,555	307,480
Percent Fully Funded	34%	41%	30%	38%	40%	34%	42%	48%	51%	47%
Ending Balance	90,566	114,794	69,647	100,198	109,359	83,004	118,080	148,842	172,067	143,991

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lot

Decorative Light Poles

Misc. Site Components Total:

Fencing & Gates

Aluminum Fence 4 FT

Aluminum Fence 5 Ft

Vinyl Privacy Fence - Perimeter

Vinyl Privacy Fence - Pool

Fencing & Gates Total:

Misc. Building Components

Floor Tile - Function Room 4,697

Restroom Renovation Allowance 19,572

Wood Cabinets & Stone Tops 2,871

Misc. Building Components Total: 27,139

Roofing

Aluminum Gutters & Downspouts

Asphalt Shingles - Clubhouse 21,920

Asphalt Shingles - Entry Monuments 3,914

Roofing Total: 25,835

**Amelia Concourse Community Development District
Cash Flow**

Description	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Painting										
Exterior Painting - Clubhouse		6,396							7,867	
Exterior Painting - Entry Monuments		4,944							6,080	
Painting Total:		11,340							13,947	
Furniture Fixtures & Equipment										
Clubhouse Furniture Allowance						2,319				
Pool Furniture Allowance			2,122					2,460		
Refrigerator				2,404						
Shade Structure Frame										
Furniture Fixtures & Equipment Total:			2,122	2,404		2,319		2,460		
HVAC										
Heat Pump - Club Room			8,487							
HVAC Total:			8,487							
Swimming Pool										
Concrete Pavers - Pool Deck										
Handicap Lift					7,653					
Pool Equipment Allowance	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Pool Play Equipment Allowance					16,883					
Pool Resurfacing			49,905							
Pool Tile			20,191							
Shade Structure Frame										12,526
Swimming Pool Total:	2,000	2,060	72,218	2,185	26,787	2,319	2,388	2,460	2,534	15,135
Playground										
Park Benches								2,952		
Play Equipment Allowance						57,964				
Playground Total:						57,964		2,952		
Year Total:	2,000	13,400	82,827	4,589	26,787	62,601	2,388	7,871	16,481	68,109

**Amelia Concourse Community Development District
Cash Flow**

	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
Beginning Balance	143,991	182,666	199,695	237,731	279,962	76,247	93,504	135,843	176,249	221,417
Annual Assessment	38,664	39,437	40,226	41,030	41,851	42,688	43,542	44,412	45,301	46,207
Interest Earned	2,700	2,951	3,513	4,137	1,127	1,382	2,008	2,605	3,272	1,327
Expenditures	2,688	25,359	5,703	2,937	246,693	26,813	3,209	6,611	3,405	179,140
Fully Funded Reserves	347,967	367,339	408,589	455,009	252,869	272,290	317,789	362,367	412,842	285,116
Percent Fully Funded	52%	54%	58%	62%	30%	34%	43%	49%	54%	31%
Ending Balance	182,666	199,695	237,731	279,962	76,247	93,504	135,843	176,249	221,417	89,811

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lot	22,591	
Decorative Light Poles		7,260
Misc. Site Components Total:	22,591	7,260

Fencing & Gates

Aluminum Fence 4 FT	7,215
Aluminum Fence 5 Ft	18,926
Vinyl Privacy Fence - Perimeter	80,800
Vinyl Privacy Fence - Pool	6,536
Fencing & Gates Total:	113,476

Misc. Building Components

Floor Tile - Function Room	
Restroom Renovation Allowance	
Wood Cabinets & Stone Tops	
Misc. Building Components Total:	

Roofing

Aluminum Gutters & Downspouts	3,359
Asphalt Shingles - Clubhouse	
Asphalt Shingles - Entry Monuments	
Roofing Total:	3,359

**Amelia Concourse Community Development District
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
Painting										
Exterior Painting - Clubhouse						9,675				
Exterior Painting - Entry Monuments						7,478				
Painting Total:						17,153				
Furniture Fixtures & Equipment										
Clubhouse Furniture Allowance						3,116				
Pool Furniture Allowance			2,852					3,306		
Refrigerator						3,428				
Shade Structure Frame					10,891					
Furniture Fixtures & Equipment Total:			2,852		10,891	6,543		3,306		
HVAC										
Heat Pump - Club Room					12,101					
HVAC Total:					12,101					
Swimming Pool										
Concrete Pavers - Pool Deck										134,048
Handicap Lift										11,924
Pool Equipment Allowance	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Pool Play Equipment Allowance										26,303
Pool Resurfacing					71,152					
Pool Tile					28,788					
Shade Structure Frame										
Swimming Pool Total:	2,688	2,768	2,852	2,937	102,965	3,116	3,209	3,306	3,405	175,781
Playground										
Park Benches										
Play Equipment Allowance										
Playground Total:										
Year Total:	2,688	25,359	5,703	2,937	246,693	26,813	3,209	6,611	3,405	179,140

**Amelia Concourse Community Development District
Cash Flow**

	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
Beginning Balance	89,811	135,330	87,968	109,866	158,273	208,302	250,642	141,758	184,856	239,034
Annual Assessment	47,131	48,073	49,035	50,016	51,016	52,036	53,077	54,139	55,221	56,326
Interest Earned	2,000	1,300	1,624	2,339	3,078	3,704	2,095	2,732	3,533	2,196
Expenditures	3,612	96,735	28,761	3,947	4,066	13,400	164,056	13,772	4,576	148,958
Fully Funded Reserves	335,685	293,226	320,920	376,459	435,041	487,311	387,563	441,254	507,715	429,194
Percent Fully Funded	40%	30%	34%	42%	48%	51%	37%	42%	47%	35%
Ending Balance	135,330	87,968	109,866	158,273	208,302	250,642	141,758	184,856	239,034	148,597

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lot

Decorative Light Poles

Misc. Site Components Total:

Fencing & Gates

Aluminum Fence 4 FT

Aluminum Fence 5 Ft

Vinyl Privacy Fence - Perimeter

Vinyl Privacy Fence - Pool

Fencing & Gates Total:

Misc. Building Components

Floor Tile - Function Room 8,484

Restroom Renovation Allowance 35,348

Wood Cabinets & Stone Tops 5,184

Misc. Building Components Total: 49,017

Roofing

Aluminum Gutters & Downspouts

Asphalt Shingles - Clubhouse 39,590

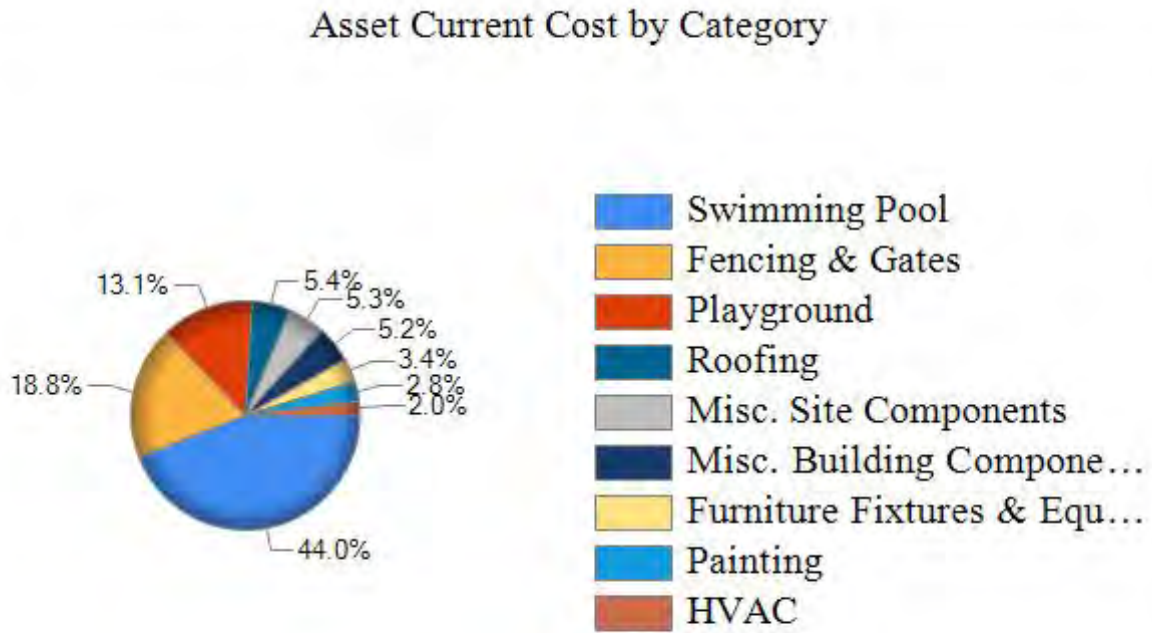
Asphalt Shingles - Entry Monuments 7,070

Roofing Total: 46,660

**Amelia Concourse Community Development District
Cash Flow**

Description	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
Painting										
Exterior Painting - Clubhouse			11,899							14,634
Exterior Painting - Entry Monuments			9,197							11,312
Painting Total:			21,096							25,946
Furniture Fixtures & Equipment										
Clubhouse Furniture Allowance						4,188				
Pool Furniture Allowance			3,832					4,443		
Refrigerator								4,887		
Shade Structure Frame										
Furniture Fixtures & Equipment Total:			3,832			4,188		9,329		
HVAC										
Heat Pump - Club Room							17,253			
HVAC Total:							17,253			
Swimming Pool										
Concrete Pavers - Pool Deck										
Handicap Lift										
Pool Equipment Allowance	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Pool Play Equipment Allowance										
Pool Resurfacing							101,446			
Pool Tile							41,044			
Shade Structure Frame										22,623
Swimming Pool Total:	3,612	3,721	3,832	3,947	4,066	4,188	146,803	4,443	4,576	27,336
Playground										
Park Benches						5,025				
Play Equipment Allowance		93,015								
Playground Total:		93,015				5,025				
Year Total:	3,612	96,735	28,761	3,947	4,066	13,400	164,056	13,772	4,576	148,958

Amelia Concourse Community Development District
Asset Current Cost by Category .....	3-1



**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 18-19	
Swimming Pool	
Pool Equipment Allowance	2,000
Total for 2018 - 2019	<u>\$2,000</u>
Replacement Year 19-20	
Painting	
Exterior Painting - Clubhouse	6,396
Exterior Painting - Entry Monuments	4,944
Painting - Total:	11,340
Swimming Pool	
Pool Equipment Allowance	2,060
Total for 2019 - 2020	<u>\$13,400</u>
Replacement Year 20-21	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	2,122
HVAC	
Heat Pump - Club Room	8,487
Swimming Pool	
Pool Equipment Allowance	2,122
Pool Resurfacing	49,905
Pool Tile	20,191
Swimming Pool - Total:	72,218
Total for 2020 - 2021	<u>\$82,827</u>
Replacement Year 21-22	
Furniture Fixtures & Equipment	
Refrigerator	2,404
Swimming Pool	
Pool Equipment Allowance	2,185
Total for 2021 - 2022	<u>\$4,589</u>

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 22-23	
Swimming Pool	
Handicap Lift	7,653
Pool Equipment Allowance	2,251
Pool Play Equipment Allowance	16,883
Swimming Pool - Total:	26,787
Total for 2022 - 2023	\$26,787
Replacement Year 23-24	
Furniture Fixtures & Equipment	
Clubhouse Furniture Allowance	2,319
Swimming Pool	
Pool Equipment Allowance	2,319
Playground	
Play Equipment Allowance	57,964
Total for 2023 - 2024	\$62,601
Replacement Year 24-25	
Swimming Pool	
Pool Equipment Allowance	2,388
Total for 2024 - 2025	\$2,388
Replacement Year 25-26	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	2,460
Swimming Pool	
Pool Equipment Allowance	2,460
Playground	
Park Benches	2,952
Total for 2025 - 2026	\$7,871
Replacement Year 26-27	
Painting	
Exterior Painting - Clubhouse	7,867

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
Exterior Painting - Entry Monuments	6,080
Painting - Total:	<u>13,947</u>
Swimming Pool	
Pool Equipment Allowance	2,534
Total for 2026 - 2027	<u>\$16,481</u>
 Replacement Year 27-28	
Misc. Building Components	
Floor Tile - Function Room	4,697
Restroom Renovation Allowance	19,572
Wood Cabinets & Stone Tops	<u>2,871</u>
Misc. Building Components - Total:	<u>27,139</u>
Roofing	
Asphalt Shingles - Clubhouse	21,920
Asphalt Shingles - Entry Monuments	<u>3,914</u>
Roofing - Total:	<u>25,835</u>
Swimming Pool	
Pool Equipment Allowance	2,610
Shade Structure Frame	<u>12,526</u>
Total for 2027 - 2028	<u>\$68,109</u>
 Replacement Year 28-29	
Swimming Pool	
Pool Equipment Allowance	2,688
Total for 2028 - 2029	<u>\$2,688</u>
 Replacement Year 29-30	
Misc. Site Components	
Asphalt Resurfacing - Amenity Lot	22,591
Swimming Pool	
Pool Equipment Allowance	<u>2,768</u>
Total for 2029 - 2030	<u>\$25,359</u>

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 30-31	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	2,852
Swimming Pool	
Pool Equipment Allowance	2,852
Total for 2030 - 2031	\$5,703
Replacement Year 31-32	
Swimming Pool	
Pool Equipment Allowance	2,937
Total for 2031 - 2032	\$2,937
Replacement Year 32-33	
Misc. Site Components	
Decorative Light Poles	7,260
Fencing & Gates	
Aluminum Fence 4 FT	7,215
Aluminum Fence 5 Ft	18,926
Vinyl Privacy Fence - Perimeter	80,800
Vinyl Privacy Fence - Pool	6,536
Fencing & Gates - Total:	113,476
Furniture Fixtures & Equipment	
Shade Structure Frame	10,891
HVAC	
Heat Pump - Club Room	12,101
Swimming Pool	
Pool Equipment Allowance	3,025
Pool Resurfacing	71,152
Pool Tile	28,788
Swimming Pool - Total:	102,965
Total for 2032 - 2033	\$246,693
Replacement Year 33-34	
Painting	
Exterior Painting - Clubhouse	9,675

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Exterior Painting - Entry Monuments	7,478
Painting - Total:	17,153
Furniture Fixtures & Equipment	
Clubhouse Furniture Allowance	3,116
Refrigerator	3,428
Furniture Fixtures & Equipment - Total:	6,543
Swimming Pool	
Pool Equipment Allowance	3,116
Total for 2033 - 2034	\$26,813
 Replacement Year 34-35	
Swimming Pool	
Pool Equipment Allowance	3,209
Total for 2034 - 2035	\$3,209
 Replacement Year 35-36	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,306
Swimming Pool	
Pool Equipment Allowance	3,306
Total for 2035 - 2036	\$6,611
 Replacement Year 36-37	
Swimming Pool	
Pool Equipment Allowance	3,405
Total for 2036 - 2037	\$3,405
 Replacement Year 37-38	
Roofing	
Aluminum Gutters & Downspouts	3,359
Swimming Pool	
Concrete Pavers - Pool Deck	134,048

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Handicap Lift	11,924
Pool Equipment Allowance	3,507
Pool Play Equipment Allowance	26,303
Total for 2037 - 2038	<u>\$179,140</u>
Replacement Year 38-39	
Swimming Pool	
Pool Equipment Allowance	3,612
Total for 2038 - 2039	<u>\$3,612</u>
Replacement Year 39-40	
Swimming Pool	
Pool Equipment Allowance	3,721
Playground	
Play Equipment Allowance	93,015
Total for 2039 - 2040	<u>\$96,735</u>
Replacement Year 40-41	
Painting	
Exterior Painting - Clubhouse	11,899
Exterior Painting - Entry Monuments	9,197
Painting - Total:	21,096
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,832
Swimming Pool	
Pool Equipment Allowance	3,832
Total for 2040 - 2041	<u>\$28,761</u>
Replacement Year 41-42	
Swimming Pool	
Pool Equipment Allowance	3,947
Total for 2041 - 2042	<u>\$3,947</u>

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 42-43	
Swimming Pool	
Pool Equipment Allowance	4,066
Total for 2042 - 2043	\$4,066
Replacement Year 43-44	
Furniture Fixtures & Equipment	
Clubhouse Furniture Allowance	4,188
Swimming Pool	
Pool Equipment Allowance	4,188
Playground	
Park Benches	5,025
Total for 2043 - 2044	\$13,400
Replacement Year 44-45	
HVAC	
Heat Pump - Club Room	17,253
Swimming Pool	
Pool Equipment Allowance	4,313
Pool Resurfacing	101,446
Pool Tile	41,044
Swimming Pool - Total:	146,803
Total for 2044 - 2045	\$164,056
Replacement Year 45-46	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,443
Refrigerator	4,887
Furniture Fixtures & Equipment - Total:	9,329
Swimming Pool	
Pool Equipment Allowance	4,443
Total for 2045 - 2046	\$13,772

**Amelia Concourse Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
Swimming Pool	
Pool Equipment Allowance	<u>4,576</u>
Total for 2046 - 2047	<u>\$4,576</u>
Replacement Year 47-48	
Misc. Building Components	
Floor Tile - Function Room	8,484
Restroom Renovation Allowance	35,348
Wood Cabinets & Stone Tops	<u>5,184</u>
Misc. Building Components - Total:	49,017
Roofing	
Asphalt Shingles - Clubhouse	39,590
Asphalt Shingles - Entry Monuments	<u>7,070</u>
Roofing - Total:	46,660
Painting	
Exterior Painting - Clubhouse	14,634
Exterior Painting - Entry Monuments	<u>11,312</u>
Painting - Total:	25,946
Swimming Pool	
Pool Equipment Allowance	4,713
Shade Structure Frame	<u>22,623</u>
Swimming Pool - Total:	27,336
Total for 2047 - 2048	<u>\$148,958</u>

**Amelia Concourse Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Asphalt Resurfacing - Amenity Lot	07-08	29-30	22	0	11	680 Square Yards	24.00	16,320
Decorative Light Poles	07-08	32-33	25	0	14	3 Each	1,600.00	<u>4,800</u>
Misc. Site Components - Total								\$21,120
Fencing & Gates								
Aluminum Fence 4 FT	07-08	32-33	25	0	14	159 Linear Feet	30.00	4,770
Aluminum Fence 5 Ft	07-08	32-33	25	0	14	391 Linear Feet	32.00	12,512
Vinyl Privacy Fence - Perimeter	07-08	32-33	25	0	14	1,842 Linear Feet	29.00	53,418
Vinyl Privacy Fence - Pool	07-08	32-33	25	0	14	149 Linear Feet	29.00	<u>4,321</u>
Fencing & Gates - Total								\$75,021
Misc. Building Components								
Floor Tile - Function Room	07-08	27-28	20	0	9	600 Square Feet	6.00	3,600
Restroom Renovation Allowance	07-08	27-28	20	0	9	1 Lump Sum	15,000.00	15,000
Wood Cabinets & Stone Tops	07-08	27-28	20	0	9	11 Linear Feet	200.00	<u>2,200</u>
Misc. Building Components - Total								\$20,800
Roofing								
Aluminum Gutters & Downspouts	07-08	37-38	30	0	19	314 Linear Feet	6.10	1,915
Asphalt Shingles - Clubhouse	07-08	27-28	20	0	9	48 Squares	350.00	16,800
Asphalt Shingles - Entry Monuments	07-08	27-28	20	0	9	8 Stalls	375.00	<u>3,000</u>
Roofing - Total								\$21,715
Painting								
Exterior Painting - Clubhouse	07-08	19-20	7	5	1	4,600 Square Feet	1.35	6,210
Exterior Painting - Entry Monuments	07-08	19-20	7	5	1	2 Each	2,400.00	<u>4,800</u>
Painting - Total								\$11,010
Furniture Fixtures & Equipment								
Clubhouse Furniture Allowance	07-08	23-24	10	6	5	1 Lump Sum	2,000.00	2,000
Pool Furniture Allowance	07-08	20-21	5	8	2	1 Lump Sum	2,000.00	2,000
Refrigerator	07-08	21-22	12	2	3	1 Each	2,200.00	2,200
Shade Structure Frame	07-08	32-33	25	0	14	2 Each	3,600.00	<u>7,200</u>
Furniture Fixtures & Equipment - Total								\$13,400
HVAC								
Heat Pump - Club Room	07-08	20-21	12	1	2	5 Tons	1,600.00	<u>8,000</u>
HVAC - Total								\$8,000
Swimming Pool								
Concrete Pavers - Pool Deck	07-08	37-38	30	0	19	11,242 Square Feet	6.80	76,446
Handicap Lift	07-08	22-23	15	0	4	1 Each	6,800.00	6,800

Amelia Concourse Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swimming Pool continued...</i>								
Pool Equipment Allowance	07-08	18-19	1	0	0	1 Lump Sum	2,000.00	2,000
Pool Play Equipment Allowance	07-08	22-23	15	0	4	1 Lump Sum	15,000.00	15,000
Pool Resurfacing	07-08	20-21	12	1	2	4,800 Square Feet	9.80	47,040
Pool Tile	07-08	20-21	12	1	2	732 Linear Feet	26.00	19,032
Shade Structure Frame	07-08	27-28	20	0	9	2 Each	4,800.00	<u>9,600</u>
Swimming Pool - Total								<u>\$175,918</u>
Playground								
Park Benches	07-08	25-26	18	0	7	2 Each	1,200.00	2,400
Play Equipment Allowance	07-08	23-24	16	0	5	1 Lump Sum	50,000.00	<u>50,000</u>
Playground - Total								<u>\$52,400</u>
Total Asset Summary								<u>\$399,384</u>

**Amelia Concourse Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1026	Asphalt Resurfacing - Amenity Lot	29-30	4-5
1016	Decorative Light Poles	32-33	4-5
Fencing & Gates			
1017	Aluminum Fence 4 FT	32-33	4-7
1020	Aluminum Fence 5 Ft	32-33	4-7
1023	Vinyl Privacy Fence - Perimeter	32-33	4-8
1009	Vinyl Privacy Fence - Pool	32-33	4-8
Misc. Building Components			
1001	Floor Tile - Function Room	27-28	4-10
1008	Restroom Renovation Allowance	27-28	4-10
1028	Wood Cabinets & Stone Tops	27-28	4-11
Roofing			
1031	Aluminum Gutters & Downspouts	37-38	4-12
1006	Asphalt Shingles - Clubhouse	27-28	4-12
1024	Asphalt Shingles - Entry Monuments	27-28	4-13
Painting			
1013	Exterior Painting - Clubhouse	19-20	4-14
1025	Exterior Painting - Entry Monuments	19-20	4-14
Furniture Fixtures & Equipment			
1030	Clubhouse Furniture Allowance	23-24	4-16
1019	Pool Furniture Allowance	20-21	4-16
1029	Refrigerator	21-22	4-17
1015	Shade Structure Frame	32-33	4-18
HVAC			
1007	Heat Pump - Club Room	20-21	4-19
Swimming Pool			
1027	Concrete Pavers - Pool Deck	37-38	4-20
1014	Handicap Lift	22-23	4-20
1012	Pool Equipment Allowance	18-19	4-21
1018	Pool Play Equipment Allowance	22-23	4-21

**Amelia Concourse Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swimming Pool Continued...</i>			
1010	Pool Resurfacing	20-21	4-22
1011	Pool Tile	20-21	4-22
1032	Shade Structure Frame	27-28	4-23
Playground			
1022	Park Benches	25-26	4-24
1021	Play Equipment Allowance	23-24	4-24
	Total Funded Assets	28	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	28	

**Amelia Concourse Community Development District
Component Detail**

Asphalt Resurfacing - Amenity Lot - 2029

Asset ID	1026	680 Square Yards	@ \$24.00
		Asset Cost	\$16,320.00
		Percent Replacement	100%
		Future Cost	\$22,590.70
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	22		
Replacement Year	29-30		
Remaining Life	11		



Decorative Light Poles - 2032

Asset ID	1016	3 Each	@ \$1,600.00
		Asset Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$7,260.43
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



**Amelia Concourse Community Development District
Component Detail**

Misc. Site Components - Total Current Cost	\$21,120
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**Amelia Concourse Community Development District
Component Detail**

Aluminum Fence 4 FT - 2032

Asset ID	1017	159 Linear Feet	@ \$30.00
		Asset Cost	\$4,770.00
		Percent Replacement	100%
		Future Cost	\$7,215.05
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



Aluminum Fence 5 Ft - 2032

Asset ID	1020	391 Linear Feet	@ \$32.00
		Asset Cost	\$12,512.00
		Percent Replacement	100%
		Future Cost	\$18,925.52
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



**Amelia Concourse Community Development District
Component Detail**

Vinyl Privacy Fence - Perimeter - 2032

Asset ID	1023	1,842 Linear Feet	@ \$29.00
		Asset Cost	\$53,418.00
		Percent Replacement	100%
		Future Cost	\$80,799.52
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



Vinyl Privacy Fence - Pool - 2032

Asset ID	1009	149 Linear Feet	@ \$29.00
		Asset Cost	\$4,321.00
		Percent Replacement	100%
		Future Cost	\$6,535.90
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



**Amelia Concourse Community Development District
Component Detail**

Fencing & Gates - Total Current Cost	\$75,021
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**Amelia Concourse Community Development District
Component Detail**

Floor Tile - Function Room - 2027

Asset ID	1001	600 Square Feet	@ \$6.00
		Asset Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$4,697.18
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	9		



Restroom Renovation Allowance - 2027

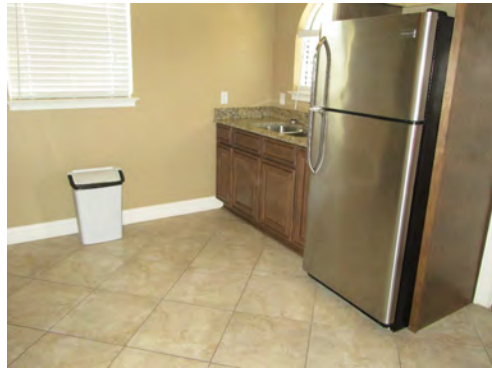
Asset ID	1008	1 Lump Sum	@ \$15,000.00
		Asset Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$19,571.60
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	9		



**Amelia Concourse Community Development District
Component Detail**

Wood Cabinets & Stone Tops - 2027

Asset ID	1028	11 Linear Feet	@ \$200.00
		Asset Cost	\$2,200.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$2,870.50
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	9		



Misc. Building Components - Total Current Cost

\$20,800

**Amelia Concourse Community Development District
Component Detail**

Aluminum Gutters & Downspouts - 2037

Asset ID	1031	314 Linear Feet	@ \$6.10
		Asset Cost	\$1,915.40
		Percent Replacement	100%
		Future Cost	\$3,358.66
Placed in Service	Roofing		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	19		



Asphalt Shingles - Clubhouse - 2027

Asset ID	1006	48 Squares	@ \$350.00
		Asset Cost	\$16,800.00
		Percent Replacement	100%
		Future Cost	\$21,920.19
Placed in Service	Roofing		
Useful Life	January 2008		
Replacement Year	20		
Remaining Life	27-28		
	9		



**Amelia Concourse Community Development District
Component Detail**

Asphalt Shingles - Entry Monuments - 2027

Asset ID	1024	8 Stalls	@ \$375.00
		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,914.32
Placed in Service	Roofing		
	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	9		



Roofing - Total Current Cost

\$21,715

**Amelia Concourse Community Development District
Component Detail**

Exterior Painting - Clubhouse - 2019

Asset ID	1013	4,600 Square Feet	@ \$1.35
		Asset Cost	\$6,210.00
		Percent Replacement	100%
		Future Cost	\$6,396.30
Placed in Service	Painting January 2008		
Useful Life	7		
Adjustment	5		
Replacement Year	19-20		
Remaining Life	1		



Exterior Painting - Entry Monuments - 2019

Asset ID	1025	2 Each	@ \$2,400.00
		Asset Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$4,944.00
Placed in Service	Painting January 2008		
Useful Life	7		
Adjustment	5		
Replacement Year	19-20		
Remaining Life	1		

**Amelia Concourse Community Development District
Component Detail**

Exterior Painting - Entry Monuments continued...



Painting - Total Current Cost

\$11,010

**Amelia Concourse Community Development District
Component Detail**

Clubhouse Furniture Allowance - 2023

Asset ID	1030	1 Lump Sum	@ \$2,000.00
		Asset Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,318.55
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	10		
Adjustment	6		
Replacement Year	23-24		
Remaining Life	5		



Pool Furniture Allowance - 2020

Asset ID	1019	1 Lump Sum	@ \$2,000.00
		Asset Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,121.80
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	5		
Adjustment	8		
Replacement Year	20-21		
Remaining Life	2		

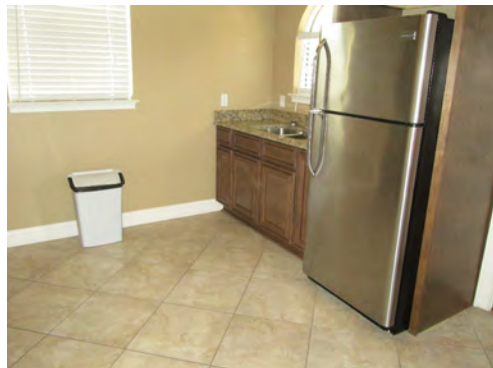
Amelia Concourse Community Development District Component Detail

Pool Furniture Allowance continued...



Refrigerator - 2021

Asset ID	1029	1 Each	@ \$2,200.00
		Asset Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,404.00
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	12		
Adjustment	2		
Replacement Year	21-22		
Remaining Life	3		



**Amelia Concourse Community Development District
Component Detail**

Shade Structure Frame - 2032

Asset ID	1015	2 Each	@ \$3,600.00
		Asset Cost	\$7,200.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$10,890.65
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	14		



Furniture Fixtures & Equipment - Total Current Cost

\$13,400

**Amelia Concourse Community Development District
Component Detail**

Heat Pump - Club Room - 2020

Asset ID	1007	5 Tons	@ \$1,600.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$8,487.20
Placed in Service	HVAC		
	January 2008		
Useful Life	12		
Adjustment	1		
Replacement Year	20-21		
Remaining Life	2		



HVAC - Total Current Cost	\$8,000
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**Amelia Concourse Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2037

Asset ID	1027	11,242 Square Feet	@ \$6.80
		Asset Cost	\$76,445.60
		Percent Replacement	100%
		Future Cost	\$134,047.82
Placed in Service	Swimming Pool		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	19		



Handicap Lift - 2022

Asset ID	1014	1 Each	@ \$6,800.00
		Asset Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$7,653.46
Placed in Service	Swimming Pool		
Useful Life	January 2008		
Replacement Year	15		
Remaining Life	22-23		
	4		



**Amelia Concourse Community Development District
Component Detail**

Pool Equipment Allowance - 2018

Asset ID	1012	1 Lump Sum	@ \$2,000.00
		Asset Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,000.00
Placed in Service	Swimming Pool		
Useful Life	January 2008		
Replacement Year	1		
Remaining Life	18-19		
	0		



Pool Play Equipment Allowance - 2022

Asset ID	1018	1 Lump Sum	@ \$15,000.00
		Asset Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$16,882.63
Placed in Service	Swimming Pool		
Useful Life	January 2008		
Replacement Year	15		
Remaining Life	22-23		
	4		



**Amelia Concourse Community Development District
Component Detail**

Pool Resurfacing - 2020

Asset ID	1010	4,800 Square Feet	@ \$9.80
		Asset Cost	\$47,040.00
		Percent Replacement	100%
		Future Cost	\$49,904.74
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	12		
Adjustment	1		
Replacement Year	20-21		
Remaining Life	2		



Pool Tile - 2020

Asset ID	1011	732 Linear Feet	@ \$26.00
		Asset Cost	\$19,032.00
		Percent Replacement	100%
		Future Cost	\$20,191.05
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	12		
Adjustment	1		
Replacement Year	20-21		
Remaining Life	2		



**Amelia Concourse Community Development District
Component Detail**

Shade Structure Frame - 2027

Asset ID	1032	2 Each	@ \$4,800.00
		Asset Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$12,525.82
Placed in Service	Swimming Pool		
Useful Life	January 2008		
Replacement Year	20		
Remaining Life	27-28		
	9		



Swimming Pool - Total Current Cost

\$175,918

**Amelia Concourse Community Development District
Component Detail**

Park Benches - 2025

Asset ID	1022	2 Each	@ \$1,200.00
		Asset Cost	\$2,400.00
		Percent Replacement	100%
		Future Cost	\$2,951.70
Placed in Service	Playground January 2008		
Useful Life	18		
Replacement Year	25-26		
Remaining Life	7		



Play Equipment Allowance - 2023

Asset ID	1021	1 Lump Sum	@ \$50,000.00
		Asset Cost	\$50,000.00
		Percent Replacement	100%
		Future Cost	\$57,963.70
Placed in Service	Playground January 2008		
Useful Life	16		
Replacement Year	23-24		
Remaining Life	5		



**Amelia Concourse Community Development District
Component Detail**

Playground - Total Current Cost	\$52,400
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Methodology

Content of Reserve Study

A Reserve Study is a two part process that includes a physical analysis and a financial analysis which produces a custom made plan for funding future capital replacement. Having a good plan allows you to understand what is currently reserved for, what is not and how the current plan will perform for future years. Ability to adjust contributions early may prevent special assessments or loans to pay for component replacement.

Types of Reserve Studies

Full Reserve Study	Level I	This include a site visit
Reserve Study Update	Level II	This includes a site visit
Reserve Study Update	Level III	No site visit, financial review only

Physical Analysis

During the physical analysis, a site visit is conducted to evaluate major components such as streets, roofs, pools, etc. and build an inventory of components, determine the condition of each and make a projection as to their remaining useful life. No destructive testing is conducted.

Component Selection

Community Associations Institute (CAI) has established standards for reserve studies and selection of components.

1. Component must be a commonly owned asset
2. Component must have a limited life
3. That Limited life must be predictable
4. Replacement cost must be above a minimum threshold cost

Some components do not meet that test but can be included with the proper analysis and full understanding of the client. In these cases allowance are generally used.

Useful life and remaining useful life sources

- A. Site inspection by experienced inspector
- B. Our database of information
- C. Historical information furnished by the client
- D. Local Consultants and Vendors
- E. National publications such as Marshall & Swift, RS Means and others

Replacement cost Established by

1. Our database & local cost from contractors and suppliers
2. Historical cost information furnished by the client

3. National publication such as Marshall & Swift, RS Means and others

Financial Analysis

The financial analysis assesses the community's reserve balance, current contributions and interest income to determine their current reserve fund status. This provides a clear picture of their current financial capability to pay for future capital needs.

Adequate Funding

Having a lot of cash in reserves is always a good thing but it may not be enough to meet future replacement cost. The only way to know is by completing your reserve study. If using Cash Flow Funding we set the level of funding for adequate funding. While 100% or Full Funding is best you may only fund to an adequate level and be ok.

- 70% to 100% Funding is considered Strong
- 30% to 70% Funding is considered Adequate
- 0% to 30% Funding is considered Weak

Contributions

We recommend following a custom funding plan we develop for you that includes:

- Adequate cash balance
- Even contributions so all owners pay their fair share over time
- Minimum contributions necessary with acceptable increases

Funding Goals

We use several type of funding goals including Full Funding, Threshold Funding, Baseline and Statutory Funding. Here is how the Funding Goals work:

Full Funding - As we mentions full is always the best if you can do it! Plans with Full Funding do not usually experience deferred maintenance or special assessments.

Threshold Funding – Balances are kept above a minimum “Threshold” level to adequate fund reserves. The goal here is to work towards full funding over time.

Baseline Funding - Reserves are maintained at a set level above zero.

Statutory Funding – Balance set based on local statutes

Funding Methods

The Cash Flow Method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

The Component Method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. When interest and inflation are not included the results are considered the “Straight Line Method”.

Reserve Terms Dictionary

Accumulated Reserve Balance: The anticipated reserve balance on the first day of the fiscal year for which the report has been prepared.

Net Monthly Allocation: The sum of the monthly assessment and interest contribution figures.

Annual Assessment increase: The percentage rate at which the association will increase its assessment to reserves at the end of each year until the year in which the asset is replaced. For example, in order to accumulate \$10,000 in 10 years, you set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this should be equal to the rate of inflation. It can, however, be used to aid those associations who have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

Investment Yield: The average interest rate anticipated by the association based upon their current investment practices.

Budget year beginning/ending (fiscal): the budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly assessment figures indicated are for the 12 month period beginning 1/1/0X and ending 12/31/0X.

Monthly Assessment: The assessment for reserves required by the association each month.

Interest Contribution: The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly assessments for one year. This figure is averaged for budgeting purposes.

Threshold Funding Model: This analysis calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The *Threshold Funding Model* allows the client to choose the level of conservative funding it desires by choosing the threshold dollar amount.

Current Assessment Funding Model: This analysis is based on the current annual assessment, parameters, and reserve fund balance. Because It is calculated using the current annual assessment, it will give an accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Component Funding Model: This funding model's long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Fixed Accumulated Reserves: An optional figure which, if used, will override all calculations and set the assessment at this amount.

Percentage of Replacement: In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed in Service Date: The month and year that the asset was placed in service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Future Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Taxes on Yield: The estimated percentage of interest income which will be set aside for taxes.

Replacement Year: The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Estimated Remaining Life: This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed in service.

Adjustment to Useful Life: Once the useful life is determined, it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimate replacement cycles for future replacements.

Estimated Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom used meeting room or office.

Salvage Value: This term defined estimates the salvage value of the asset at the time of replacement, if applicable.

One Time Replacement: Notation if the asset is to be replaced on a one-time basis. Current Replacement Cost: The estimated replacement cost effects as of the beginning of the fiscal year for which the report is being prepared.

Terms of Service

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Community Advisors, LLC.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the Community Association, Management Company, Community Development District and its contractors, assorted vendors, specialist and independent contractors, the Community Association's Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Building Construction Cost Data and from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

If we update your current reserve study completed by others we assume all of the commonly owned components are included and the quantities are accurate.

No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components. We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems.

Observing environmental conditions, hazardous materials or determine compliance with building codes or ADA regulations is not included in our scope of work.

Our site visit is not a safety inspection and we are not responsible for any hazards that exist.

Community Advisors, LLC will not be required to participate in any legal action conducted on a property for whatever reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of any action taken against Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report.

This reserve study is a reflection of the information provided by this client and assembled for their use and not for the purposes of performing an audit, quality or forensic analyses, or background checks of historical records. This information should not be used to estimate construction projects or relied upon for replacement cost until current vendor pricing has been obtained.

We assume all components have been maintained properly unless noted in this report and our remaining useful life projections assume they will be maintained per normal operating standards

Replacement cost does not include any Engineering or Architectural fees unless noted in the study. Beginning fund balances are unaudited and provided by the Association or Manager.

Unless noted in the report we assume the funding goal of the Association is to reserve adequate funds for future capital replacements if they are pooling their reserves and fully funding reserves if they are using the Component Method of funding.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an

indeterminable but potential liability to the Association or Community Development District. The decision for the inclusion of these as well as all assets considered is left to the client.

Use of this report is acceptance by the Client of the above Information and Conditions.

We recommend regular updates to this study to account for changes in interest and inflation rates and replacement cost.

Community Advisors and the analyst who prepared this study have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure has been obtained and that we are working in the best interest of our client. We do not identify components for replacement to obtain construction management work.

Community Advisors

Community Advisors home office is in Jacksonville, Florida providing property inspection services, capital reserve planning and construction oversight for communities throughout the Southern and Mid-Atlantic States.

Our clients experience quick response, personal service, competitive pricing and receive a custom made plan for their future capital replacements. We like to sit down and discuss your concerns prior to our site analysis so we can better understand your community or property and make sure we have included everything you expect.

Then we conduct a comprehensive site visit to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis.

Once we have completed our site visit we conduct the Financial Analysis where we look at your current reserve fund balance, annual contributions and your goal for maintaining adequate reserves. Then we build a custom made financial plan to make sure you have adequate funding for the future and keep contributions as reasonable and moderate as possible.

Our valued clients include:

- High-rise Condominium Association
- Homeowner Associations
- Churches
- Time Share Developments
- Active Adult Communities
- Private Schools
- Business Parks
- Resort Communities
- Non Profit Organizations
- Municipal Utility Plants
- Marinas
- Historic Buildings & Museums

Reserve Analyst & Inspectors Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Education

Virginia Polytechnic Institute & State University – BS

License

Certified General Contractor - Florida

Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI)

Professional Reserve Analyst, (PRA)

Reserve Specialist, (RS)

Member – Association of Construction Inspectors

Member - Association of Professional Reserve Analyst – APRA

Business Partner - Community Associations Institute – CAI

Community Involvement

Member & Past President Southpoint Rotary Club

FIFTH ORDER OF BUSINESS

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 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, 2018, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); 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 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: _____

LOCATION: _____

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

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

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

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

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

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2018.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*Approved Budget
Fiscal Year 2019*



*Amelia Concourse
Community Development District
May 15, 2018*



Amelia Concourse
Community Development District

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Amelia Concourse

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 3/31/18</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
Revenues					
<i>Assessments/SPE Funding</i>	\$293,545	\$127,317	\$166,228	\$293,545	\$324,037
<i>Interest Income</i>	\$0	\$56	\$149	\$205	\$0
<i>Rental Revenue/Miscellaneous Revenue</i>	\$500	\$9	\$491	\$500	\$500
<i>TOTAL REVENUES</i>	\$294,045	\$127,382	\$166,868	\$294,250	\$324,537
Expenditures					
<i>Administrative</i>					
<i>Supervisors</i>	\$6,000	\$1,600	\$1,600	\$3,200	\$6,000
<i>FICA Expense</i>	\$459	\$122	\$244	\$366	\$459
<i>Travel</i>	\$300	\$0	\$300	\$300	\$300
<i>Engineering</i>	\$5,000	\$150	\$4,850	\$5,000	\$15,000
<i>Attorney Fees</i>	\$20,000	\$3,709	\$6,182	\$9,891	\$20,000
<i>Annual Audit</i>	\$5,500	\$0	\$5,500	\$5,500	\$3,875
<i>Dissemination</i>	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Property Appraiser</i>	\$0	\$2,090	\$0	\$2,090	\$0
<i>Trustee Fees</i>	\$8,000	\$3,367	\$4,633	\$8,000	\$8,000
<i>Arbitrage</i>	\$1,200	\$1,200	\$0	\$1,200	\$1,200
<i>Management Fees</i>	\$43,260	\$21,630	\$21,630	\$43,260	\$45,000
<i>Information Technology</i>	\$1,500	\$758	\$742	\$1,500	\$1,500
<i>Telephone</i>	\$150	\$41	\$109	\$150	\$150
<i>Postage</i>	\$350	\$234	\$116	\$350	\$350
<i>Insurance</i>	\$9,161	\$8,398	\$0	\$8,398	\$8,725
<i>Printing and Binding</i>	\$1,000	\$431	\$569	\$1,000	\$1,000
<i>Legal Advertising</i>	\$2,700	\$520	\$520	\$1,040	\$1,500
<i>Other Current Charges</i>	\$450	\$227	\$223	\$450	\$450
<i>Office Supplies</i>	\$150	\$119	\$31	\$150	\$150
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>TOTAL ADMINISTRATIVE</i>	\$113,855	\$51,521	\$48,999	\$100,520	\$122,334
<i>FIELD:</i>					
<i>Contract Services:</i>					
<i>Landscape Maintenance</i>	\$21,471	\$12,820	\$12,820	\$25,640	\$26,000
<i>Lake Maintenance</i>	\$5,952	\$1,548	\$1,548	\$3,096	\$3,180
<i>Management Company</i>	\$5,799	\$3,474	\$2,325	\$5,799	\$6,959
<i>Subtotal Contract Services</i>	\$33,222	\$17,842	\$16,693	\$34,535	\$36,139
<i>Repairs & Maintenance:</i>					
<i>Repairs & Maintenance</i>	\$11,000	\$6,924	\$6,924	\$13,848	\$14,500
<i>Irrigation Repairs</i>	\$1,000	\$129	\$172	\$301	\$800
<i>Subtotal Repairs and Maintenance</i>	\$12,000	\$7,053	\$7,096	\$14,149	\$15,300

Amelia Concourse

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 3/31/18</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
Utilities:					
Electric	\$16,000	\$8,103	\$8,103	\$16,206	\$16,800
Water & Sewer	\$19,000	\$9,010	\$9,010	\$18,020	\$22,500
Subtotal Utilities	\$35,000	\$17,113	\$17,113	\$34,226	\$39,300
Amenity Center:					
Insurance	\$15,807	\$15,150	\$0	\$15,150	\$15,800
Amenity Staffing	\$9,248	\$1,130	\$8,118	\$9,248	\$11,097
Pool Maintenance	\$13,119	\$4,805	\$4,805	\$9,610	\$15,743
Pool Chemicals	\$5,215	\$3,624	\$3,624	\$7,248	\$7,500
Pool Permits	\$515	\$528	\$0	\$528	\$530
Cable	\$180	\$91	\$91	\$182	\$185
Janitorial	\$3,394	\$3,539	\$3,539	\$7,078	\$4,073
Facility Maintenance	\$15,310	\$1,078	\$2,156	\$3,234	\$15,310
	\$0	\$0	\$0	\$0	\$0
Subtotal Amenity Center	\$62,788	\$29,945	\$22,333	\$52,278	\$70,237
Reserves:					
Capital Outlay	\$20,180	\$2,600	\$0	\$2,600	\$0
Capital Reserve Fund	\$17,000	\$0	\$17,000	\$17,000	\$41,227
Subtotal Reserves	\$37,180	\$2,600	\$17,000	\$19,600	\$41,227
TOTAL FIELD EXPENDITURES	\$180,190	\$74,553	\$80,235	\$154,788	\$202,203
TOTAL EXPENDITURES	\$294,045	\$126,074	\$129,234	\$255,308	\$324,537
Excess Revenues	\$0	\$1,308	\$37,635	\$38,943	\$0

	FY 2018	FY 2019
Net Assessment	\$ 293,545	\$ 324,037
Collection & Discounts (7%)	\$ 22,095	\$ 24,390
Gross Assessment	\$ 315,640	\$ 348,427
No. of Units	458	458
Gross Per Unit Assessment	\$ 689	\$ 761

Amelia Concourse

Community Development District

General Fund Budget

REVENUES:

Assessments

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

Miscellaneous Revenue/Interest Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Travel

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

Engineering Fees

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

Attorney

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

Amelia Concourse

Community Development District

General Fund Budget

Annual Audit

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

Dissemination Agent

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

Assessment Roll

The District's assessment roll administration, GMS, LLC, will provide services to prepare assessment rolls to district property owners.

Trustee Fees

The District issued Series 2007 & 2016 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 Capital Improvement Revenue Bonds.

Management Fees

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

Information Technology

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

Telephone

The cost of telephone and fax machine service.

Postage

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

Amelia Concourse

Community Development District

General Fund Budget

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

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.

Website - Compliance

Website information required under Florida Law to be posted online for all Special Districts.

Field:

Landscape Maintenance

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

Description	Monthly	Annual
Contract	\$ 2,000	\$ 24,000
Mulching	\$ 167	\$ 2,000
Total	<u>\$ 2,167</u>	<u>\$ 26,000</u>

Amelia Concourse

Community Development District

General Fund Budget

Lake Maintenance

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

Description	Monthly	Annual
Contract	\$ 265	\$ 3,180

Management Company

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

Description	Monthly	Annual
Contract	\$ 580	\$ 6,959

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.

Electric

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

Account Number	Description	Monthly	Annual
42823-07021	95016 Daisy Lane Lighting	\$ 39	\$ 469
66164-80262	85200 Amaryllis Ct	\$ 654	\$ 7,851
69397-29510	Streetlights (29)	\$ 609	\$ 7,309
	Contingency	\$ 98	\$ 1,171
	Total Electric	\$ 1,400	\$ 16,800

Water and Sewer

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

Account Number	Description	Monthly	Annual
67891789	85190 Amaryllis Ct (IRR)	\$ 726	\$ 8,708
67891709	85200 Amaryllis Ct (IRR)	\$ 576	\$ 6,915
67891712	85200 Amaryllis Ct (W)	\$ 247	\$ 2,960
67891712	85200 Amaryllis Ct (S)	\$ 145	\$ 1,744
	Contngency	\$ 181	\$ 2,173
	Total Water and Sewer	\$ 1,875	\$ 22,500

Amelia Concourse

Community Development District

General Fund Budget

Insurance

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

Amenity Staffing

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

Pool Maintenance

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

Description	Monthly	Annual
Contract	\$ 1,312	\$ 15,743

Pool Chemicals

The District has contracted with First Coast CMS for chemicals needed to maintain Amenity Center pool.

Description	Monthly	Annual
Contract	\$ 625	\$ 7,500

Pool Permits

Represents the estimated cost for pool permits.

Cable/Internet Service

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

Description	Monthly	Annual
Contract	\$ 15	\$ 185

Janitorial Services

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

Description	Monthly	Annual
Contract	\$ 339	\$ 4,073

Facility Maintenance

Amelia Concourse
Community Development District
General Fund Budget

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

Capital Outlay

Funds for purchases of equipment for the Amenity Center.

Capital Reserve Fund

Money set aside for future replacements of capital related items.

Amelia Concourse

Community Development District

Debt Service Fund

Series 2007

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Purposed Budget FY 2019</i>
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Revenues

<i>Special Assessments ⁽¹⁾</i>	\$116,683	\$117,483
<i>Interest Income</i>	\$0	\$0
<i>Other Revenue Sources</i>	\$398,667	\$398,667

<i>TOTAL REVENUES</i>	\$515,350	\$516,150
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Expenditures

Series 2007

<i>Interest - 11/01</i>	\$177,675	\$173,075
<i>Interest - 05/01</i>	\$177,675	\$173,075
<i>Principal - 05/01</i>	\$160,000	\$170,000

<i>TOTAL EXPENDITURES</i>	\$515,350	\$516,150
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<i>EXCESS REVENUES</i>	\$0	\$0
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<i>Net Assessment</i>	\$117,483
<i>Plus Collection Fees & Discounts (7%)</i>	\$8,224
<i>Gross Assessment</i>	\$125,707

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

Amelia Concourse

Community Development District

Amortization Schedule

Series 2007, Capital Improvement Bonds

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

Amelia Concourse

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 3/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
Revenues				
<i>Special Assessments</i>	\$246,100	\$96,930	\$246,100	\$141,934
<i>Interest Income</i>	\$240	\$198	\$240	\$240
<i>Carry Forward Surplus</i>	\$101,867	\$101,867	\$101,867	\$103,526
<i>TOTAL REVENUES</i>	\$348,207	\$198,995	\$348,207	\$245,700
Expenditures				
<u>Series 2016</u>				
<i>Interest - 11/01</i>	\$101,550	\$101,550	\$101,550	\$100,350
<i>Interest - 05/01</i>	\$101,550	\$0	\$101,550	\$100,350
<i>Principal - 05/01</i>	\$40,000	\$0	\$40,000	\$ 45,000.00
<i>TOTAL EXPENDITURES</i>	\$243,100	\$101,550	\$243,100	\$245,700
Other Sources and Uses				
<i>Interfund Transfer</i>	\$0	(\$1,581)	(\$1,581)	\$0
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	(\$1,581)	(\$1,581)	\$0
<i>EXCESS REVENUES</i>	\$105,107	\$95,864	\$103,526	\$0

Interest

11/1/18

\$100,350

Amelia Concourse

Community Development District

Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$ 3,385,000	6.000%	\$ -	\$ 72,778.00	\$ 72,778.00
05/01/17	\$ 3,385,000	6.000%	\$ -	\$ 101,550.00	\$ -
11/01/17	\$ 3,385,000	6.000%	\$ -	\$ 101,550.00	\$ 203,100.00
05/01/18	\$ 3,385,000	6.000%	\$ 40,000.00	\$ 101,550.00	\$ -
11/01/18	\$ 3,345,000	6.000%	\$ -	\$ 100,350.00	\$ 241,900.00
05/01/19	\$ 3,345,000	6.000%	\$ 45,000.00	\$ 100,350.00	\$ -
11/01/19	\$ 3,300,000	6.000%	\$ -	\$ 99,000.00	\$ 244,350.00
05/01/20	\$ 3,300,000	6.000%	\$ 45,000.00	\$ 99,000.00	\$ -
11/01/20	\$ 3,255,000	6.000%	\$ -	\$ 97,650.00	\$ 241,650.00
05/01/21	\$ 3,255,000	6.000%	\$ 50,000.00	\$ 97,650.00	\$ -
11/01/21	\$ 3,205,000	6.000%	\$ -	\$ 96,150.00	\$ 243,800.00
05/01/22	\$ 3,205,000	6.000%	\$ 55,000.00	\$ 96,150.00	\$ -
11/01/22	\$ 3,150,000	6.000%	\$ -	\$ 94,500.00	\$ 245,650.00
05/01/23	\$ 3,150,000	6.000%	\$ 55,000.00	\$ 94,500.00	\$ -
11/01/23	\$ 3,095,000	6.000%	\$ -	\$ 92,850.00	\$ 242,350.00
05/01/24	\$ 3,095,000	6.000%	\$ 60,000.00	\$ 92,850.00	\$ -
11/01/24	\$ 3,035,000	6.000%	\$ -	\$ 91,050.00	\$ 243,900.00
05/01/25	\$ 3,035,000	6.000%	\$ 65,000.00	\$ 91,050.00	\$ -
11/01/25	\$ 2,970,000	6.000%	\$ -	\$ 89,100.00	\$ 245,150.00
05/01/26	\$ 2,970,000	6.000%	\$ 70,000.00	\$ 89,100.00	\$ -
11/01/26	\$ 2,900,000	6.000%	\$ -	\$ 87,000.00	\$ 246,100.00
05/01/27	\$ 2,900,000	6.000%	\$ 70,000.00	\$ 87,000.00	\$ -
11/01/27	\$ 2,830,000	6.000%	\$ -	\$ 84,900.00	\$ 241,900.00
05/01/28	\$ 2,830,000	6.000%	\$ 75,000.00	\$ 84,900.00	\$ -
11/01/28	\$ 2,755,000	6.000%	\$ -	\$ 82,650.00	\$ 242,550.00
05/01/29	\$ 2,755,000	6.000%	\$ 80,000.00	\$ 82,650.00	\$ -
11/01/29	\$ 2,675,000	6.000%	\$ -	\$ 80,250.00	\$ 242,900.00
05/01/30	\$ 2,675,000	6.000%	\$ 85,000.00	\$ 80,250.00	\$ -
11/01/30	\$ 2,590,000	6.000%	\$ -	\$ 77,700.00	\$ 242,950.00
05/01/31	\$ 2,590,000	6.000%	\$ 90,000.00	\$ 77,700.00	\$ -
11/01/31	\$ 2,500,000	6.000%	\$ -	\$ 75,000.00	\$ 242,700.00
05/01/32	\$ 2,500,000	6.000%	\$ 95,000.00	\$ 75,000.00	\$ -
11/01/32	\$ 2,405,000	6.000%	\$ -	\$ 72,150.00	\$ 242,150.00
05/01/33	\$ 2,405,000	6.000%	\$ 100,000.00	\$ 72,150.00	\$ -
11/01/33	\$ 2,305,000	6.000%	\$ -	\$ 69,150.00	\$ 241,300.00
05/01/34	\$ 2,305,000	6.000%	\$ 110,000.00	\$ 69,150.00	\$ -
11/01/34	\$ 2,195,000	6.000%	\$ -	\$ 65,850.00	\$ 245,000.00
05/01/35	\$ 2,195,000	6.000%	\$ 115,000.00	\$ 65,850.00	\$ -
11/01/35	\$ 2,080,000	6.000%	\$ -	\$ 62,400.00	\$ 243,250.00
05/01/36	\$ 2,080,000	6.000%	\$ 120,000.00	\$ 62,400.00	\$ -
11/01/36	\$ 1,960,000	6.000%	\$ -	\$ 58,800.00	\$ 241,200.00
05/01/37	\$ 1,960,000	6.000%	\$ 130,000.00	\$ 58,800.00	\$ -
11/01/37	\$ 1,830,000	6.000%	\$ -	\$ 54,900.00	\$ 243,700.00
05/01/38	\$ 1,830,000	6.000%	\$ 140,000.00	\$ 54,900.00	\$ -
11/01/38	\$ 1,690,000	6.000%	\$ -	\$ 50,700.00	\$ 245,600.00
05/01/39	\$ 1,690,000	6.000%	\$ 145,000.00	\$ 50,700.00	\$ -
11/01/39	\$ 1,545,000	6.000%	\$ -	\$ 46,350.00	\$ 242,050.00
05/01/40	\$ 1,545,000	6.000%	\$ 155,000.00	\$ 46,350.00	\$ -
11/01/40	\$ 1,390,000	6.000%	\$ -	\$ 41,700.00	\$ 243,050.00
05/01/41	\$ 1,390,000	6.000%	\$ 165,000.00	\$ 41,700.00	\$ -
11/01/41	\$ 1,225,000	6.000%	\$ -	\$ 36,750.00	\$ 243,450.00
05/01/42	\$ 1,225,000	6.000%	\$ 175,000.00	\$ 36,750.00	\$ -
11/01/42	\$ 1,050,000	6.000%	\$ -	\$ 31,500.00	\$ 243,250.00
05/01/43	\$ 1,050,000	6.000%	\$ 185,000.00	\$ 31,500.00	\$ -
11/01/43	\$ 865,000	6.000%	\$ -	\$ 25,950.00	\$ 242,450.00
05/01/44	\$ 865,000	6.000%	\$ 195,000.00	\$ 25,950.00	\$ -
11/01/44	\$ 670,000	6.000%	\$ -	\$ 20,100.00	\$ 241,050.00
05/01/45	\$ 670,000	6.000%	\$ 210,000.00	\$ 20,100.00	\$ -
11/01/45	\$ 460,000	6.000%	\$ -	\$ 13,800.00	\$ 243,900.00
05/01/46	\$ 460,000	6.000%	\$ 225,000.00	\$ 13,800.00	\$ -
11/01/46	\$ 235,000	6.000%	\$ -	\$ 7,050.00	\$ 245,850.00
05/01/47	\$ 235,000	6.000%	\$ 235,000.00	\$ 7,050.00	\$ -
11/01/47	\$ -	6.000%	\$ -	\$ -	\$ 242,050.00
Total			\$ 3,385,000.00	\$ 4,188,028.00	\$ 7,573,028.00

Amelia Concourse

Community Development District

Amelia Concourse SPE, LLC

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 3/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
Revenues				
Bondholder Funding	\$122,292	\$62,150	\$70,055	\$122,292
TOTAL REVENUES	\$122,292	\$62,150	\$70,055	\$122,292
Expenditures				
Annual Corporate Fees	\$150	\$144	\$144	\$150
Bank Charges	\$250	\$273	\$500	\$250
CDD Assessments/Transfer Out	\$87,892	\$0	\$0	\$87,892
Contingency	\$5,000	\$0	\$0	\$5,000
Insurance - Liability	\$1,500	\$0	\$0	\$1,500
Professional Fees	\$0	\$0	\$0	\$0
Engineering	\$7,500	\$0	\$5,000	\$7,500
Management Fees	\$5,000	\$3,500	\$6,000	\$5,000
Legal Fees	\$0	\$753	\$753	\$0
Property Taxes	\$15,000	\$0	\$0	\$15,000
TOTAL EXPENDITURES	\$122,292	\$4,670	\$12,397	\$122,292
EXCESS REVENUES	\$0	\$57,480	\$57,658	\$0

Amelia Concourse

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 3/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
<i><u>Revenues:</u></i>				
<i>Interest</i>	\$175	\$209	\$311	\$175
<i>Capital Reserve Funding - Transfer In</i>	\$20,659	\$0	\$20,659	\$41,227
<i>Carry Forward Surplus</i>	\$55,879	\$46,034	\$46,034	\$67,004
<i>Total Revenues</i>	\$76,713	\$46,243	\$67,004	\$108,406
<i><u>Expenditures</u></i>				
<i>Capital Outlay</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0	\$0	\$0
<i>Excess Revenues (Expenditures)</i>	\$76,713	\$46,243	\$67,004	\$108,406

SIXTH ORDER OF BUSINESS

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with 189.014(1), Florida Statutes.

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

Section 1. Jason M. Walters, is hereby designated as Registered Agent for the Amelia Concourse Community Development District.

Section 2. The District’s Registered Office shall be located at 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301.

Section 3. In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this resolution with Nassau County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2018.

ATTEST:

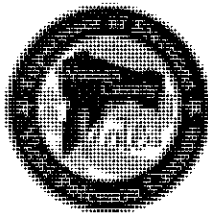
**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASST. SECRETARY

CHAIRMAN/VICE CHAIRMAN

EIGHTH ORDER OF BUSINESS

C.



April 25, 2018

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

RE: Amelia Concourse Community Development District

Dear Ms. Hogge,

In response to your letter received on April 18, 2018, please be advised that as of April 15, 2018, there were 280 registered voters within the boundaries of the above referenced District.

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

Sincerely,

A handwritten signature in cursive script that reads "Maria Pearson".

Maria Pearson
Candidate Coordinator

Enclosure

Date 4/16/2018
Time 09:56 AM

Vicki P. Cannon
Supervisor of Elections
Active Voters by District/Precinct

Nassau County, FL

Amelia Concourse

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
204 The Journey Church	54	137	83	6	280	243	13	16	8	138	136	6
Amelia Concourse	<u>54</u>	<u>137</u>	<u>83</u>	<u>6</u>	<u>280</u>	<u>243</u>	<u>13</u>	<u>16</u>	<u>8</u>	<u>138</u>	<u>136</u>	<u>6</u>

D.



Amelia Concourse CDD

Field Report May 2018

First Coast CMS LLC

Swimming Pools

At this time, there are no maintenance issues regarding the pools

Both pools were treated for stains around the returns. The brass impellers of the pumps caused orange-reddish staining around the returns. This is normal and an ongoing maintenance items of the pools

Facility Maintenance

Wolfe Fencing repaired the fencing at the second entrance to the community

- Most of the scone lighting around the facility was replaced due to flaking paint.
- Door to amenity room was painting
- All the toilet paper holders were replace (old was were rusting)
- All soap dispenser replaced (upgraded to foam)
- Onsite office has now been furnished and we are staffing the facility on weekends and currently one day during the week
- Pressure washing of the facility will commence during the next two weeks.

NINTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District
Unaudited Financial Statements
as of
March 31, 2018

Amelia Concourse CDD
Project Completion Funds, Requisitions, and Funding
Fiscal Year 2018

Dates	Beginning Balance	Requisition Paid	Payee	Funding Received	Project Completion Expense	Ending Balance
10/1/16	\$297,684					\$297,684
5/18/17	\$297,684.00	REQ #15	AJ Johns		(\$15,523.15)	\$282,160.85
6/1/17	\$282,160.85	REQ #17	Adkins Electric		(\$31,300.00)	\$250,860.85
6/1/17	\$250,860.85	REQ #16	AJ Johns		(\$155,511.43)	\$95,349.42
6/21/17	\$95,349.42	REQ #19	Hopping Green		(\$6,442.67)	\$88,906.75
6/21/17	\$88,906.75	REQ #28	Hopping Green		(\$575.00)	\$88,331.75
7/18/17	\$88,331.75	Funding	McCranie	\$21,850.00		\$110,181.75
11/6/17	\$152,403.79	REQ #21	AJ Johns		(\$152,403.79)	
12/15/17	(\$42,222.04)	Funding	McCranie	\$42,222.04		\$0.00
Total				\$64,072	\$209,352.25	\$0.00

Amelia Concourse CDD
Outstanding Bonds, Interest Expense and Accrued Interest Payable
Fiscal Year 2018

Dates	Outstanding Bonds	Interest Rate	Semi-Annual Interest	3/11/13 Payment	5/1/14 Payment	11/1/14 Payment	5/1/15 Payment	Outstanding Bonds
6/1/07	\$7,350,000			\$95,000	\$625,000	\$85,000	\$75,000	\$6,470,000
								Accrued Int. Payable
11/1/09	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
5/1/10	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
11/1/10	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
5/1/11	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
11/1/11	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
5/1/12	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
11/1/12	\$7,350,000	5.75%	\$211,313	\$2,726	\$17,969	\$2,444	\$2,156	\$186,018
5/1/13	\$7,350,000	5.75%	\$211,313	\$2,023	\$17,969	\$2,444	\$2,156	\$186,721
11/1/13	\$7,255,000	5.75%	\$208,581		\$17,969	\$2,444	\$2,156	\$186,013
5/1/14	\$7,255,000	5.75%	\$208,581		\$17,969	\$2,444	\$2,156	\$186,013
11/1/14	\$6,630,000	5.75%	\$190,613			\$2,444	\$2,156	\$186,013
5/1/15	\$6,545,000	5.75%	\$188,169				\$2,156	\$186,013
11/1/15	\$6,470,000	5.75%	\$186,013					\$186,013
5/2/16	\$6,470,000	5.75%	\$186,013					\$186,013
11/1/16	\$6,470,000	5.75%	\$186,013					\$181,988
5/1/17	\$6,470,000	5.75%	\$186,013					\$181,988
11/1/17	\$6,470,000	5.75%	\$186,013					\$177,675
Total				\$21,106	\$179,688	\$26,881	\$25,875	\$3,146,570

AMELIA CONCOURSE
Community Development District

Combined Balance Sheet

March 31, 2018

	<u>Governmental Fund Types</u>					Totals
	<u>General</u>	<u>SPE, LLC</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>						
Cash	\$77,442	---	---	---	---	\$77,442
Cash-Regions	---	\$145,090	---	---	---	\$145,090
Land Held for Resale	---	\$54,656	---	---	---	\$54,656
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$82,607	---	---	\$82,607
Revenue	---	---	\$308,891	---	---	\$308,891
Prepayment	---	---	\$29,439	---	---	\$29,439
Construction	---	---	---	\$69,692	---	\$69,692
Deferred Cost	---	---	---	\$5,985	---	\$5,985
<u>2016 Series</u>						
Reserve	---	---	\$123,937	---	---	\$123,937
Revenue	---	---	\$95,181	---	---	\$95,181
Prepayment	---	---	\$59,047	---	---	\$59,047
Construction	---	---	---	\$614	---	\$614
COI	---	---	---	\$0	---	\$0
SBA	---	---	---	---	\$67,808	\$67,808
Custody	\$126,230	---	---	---	---	\$126,230
Project Completion	\$0	---	---	---	---	\$0
Due From Other	\$9	---	---	---	---	\$9
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$0	---	---	---	---	\$0

TOTAL ASSETS	\$206,156	\$199,746	\$699,101	\$76,291	\$67,808	\$1,249,102
<u>Liabilities:</u>						
Accounts Payable	\$8,342.89	\$101,456	---	---	---	\$109,799
Contract Payable	---	---	---	---	---	\$0
Retainage Payable	---	---	---	---	---	\$0
Deferred Revenue	---	---	---	---	---	\$0
Due To SPE	---	---	---	---	---	\$0
Due to General Fund	---	---	---	---	---	\$0
Due to Capital Reserve	---	---	---	---	---	\$0
Due to Other	---	\$42,813	---	---	---	\$42,813
Accrued Interest Payable	---	---	\$3,146,570	---	---	\$3,146,570
Accrued Principal Payable	---	---	\$275,000	---	---	\$275,000
<u>Fund Balances:</u>						
Restricted for Debt Service	---	---	(\$2,722,468)	---	---	(\$2,722,468)
Restricted for Capital Projects	---	---	---	\$76,291	---	\$76,291
Nonspendable	\$1,263	---	---	---	---	\$1,263
Unassigned	\$195,287	\$55,478	---	---	\$67,808	\$318,573
Total Liabilities & Fund Equity & Other Credits	\$206,156	\$199,746	\$699,101	\$76,291	\$67,808	\$1,249,102

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 3/31/18</i>	<i>Actual Thru 3/31/18</i>	<i>VARIANCE</i>
---------------------------	--------------------------------------	------------------------------------	-----------------

REVENUES:

<i>Special Assessment-Tax Roll</i>	\$210,865	\$72,197	\$72,197	\$0
<i>Special Assessment-Direct</i>	\$82,680	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$56	\$56
<i>Rental Revenue/Miscellaneous Income</i>	\$500	\$250	\$9	(\$241)
<i>O & M Funding - SPE (Transfer In)</i>	\$0	\$55,120	\$55,120	\$0
<i>TOTAL REVENUES</i>	\$294,045	\$127,567	\$127,382	(\$185)

EXPENDITURES:

ADMINISTRATIVE:

<i>Supervisors</i>	\$6,000	\$2,500	\$1,600	\$900
<i>FICA Expense</i>	\$459	\$230	\$122	\$107
<i>Travel</i>	\$300	\$0	\$0	\$0
<i>Engineering</i>	\$5,000	\$417	\$150	\$267
<i>Attorney Fees</i>	\$20,000	\$5,000	\$3,709	\$1,291
<i>Annual Audit</i>	\$5,500	\$0	\$0	\$0
<i>Dissemination</i>	\$3,500	\$1,750	\$1,750	(\$0)
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Property Appraiser</i>	\$0	\$0	\$2,090	(\$2,090)
<i>Trustee Fees</i>	\$8,000	\$4,000	\$3,367	\$633
<i>Arbitrage</i>	\$1,200	\$600	\$1,200	(\$600)
<i>Management Fees</i>	\$43,260	\$21,630	\$21,630	\$0
<i>Information Technology</i>	\$1,500	\$750	\$758	(\$8)
<i>Telephone</i>	\$150	\$75	\$41	\$34
<i>Postage</i>	\$350	\$175	\$234	(\$59)
<i>Insurance</i>	\$9,161	\$4,581	\$8,398	(\$3,818)
<i>Printing and Binding</i>	\$1,000	\$500	\$431	\$69
<i>Legal Advertising</i>	\$2,700	\$1,350	\$520	\$830
<i>Other Current Charges</i>	\$450	\$225	\$227	(\$2)
<i>Office Supplies</i>	\$150	\$75	\$119	(\$44)
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>TOTAL ADMINISTRATIVE</i>	\$113,855	\$49,032	\$51,523	(\$2,492)

FIELD:

Contract Services:

<i>Landscape Maintenance</i>	\$21,471	\$10,736	\$12,820	(\$2,085)
<i>Lake Maintenance</i>	\$5,952	\$2,976	\$1,548	\$1,428
<i>Management Company</i>	\$5,799	\$2,900	\$3,474	(\$575)
<i>Subtotal Contract Services</i>	\$33,222	\$16,611	\$17,842	(\$1,231)

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 3/31/18</i>	<i>Actual Thru 3/31/18</i>	<i>VARIANCE</i>
<i>Repairs & Maintenance:</i>				
<i>Repairs & Maintenance</i>	\$11,000	\$6,417	\$6,924	(\$508)
<i>Irrigation Repairs</i>	\$1,000	\$500	\$129	\$371
<i>Subtotal Repairs and Maintenance</i>	\$12,000	\$6,917	\$7,053	(\$136)
<i>Utilities:</i>				
<i>Electric</i>	\$16,000	\$8,000	\$8,103	(\$103)
<i>Water & Sewer</i>	\$19,000	\$9,500	\$9,010	\$490
<i>Subtotal Utilities</i>	\$35,000	\$17,500	\$17,113	\$387
<i>Amenity Center:</i>				
<i>Insurance</i>	\$15,807	\$15,807	\$15,150	\$657
<i>Amenity Staffing</i>	\$9,248	\$3,083	\$1,130	\$1,953
<i>Pool Maintenance</i>	\$13,119	\$6,560	\$4,805	\$1,755
<i>Pool Chemicals</i>	\$5,215	\$2,608	\$3,624	(\$1,017)
<i>Pool Permits</i>	\$515	\$515	\$528	(\$12)
<i>Cable</i>	\$180	\$90	\$91	(\$1)
<i>Janitorial</i>	\$3,394	\$2,263	\$3,539	(\$1,276)
<i>Facility Maintenance</i>	\$15,310	\$7,655	\$1,078	\$6,576
<i>Project Completion Expense</i>	\$0	\$0	\$110,182	(\$110,182)
<i>Subtotal Amenity Center</i>	\$62,788	\$38,579	\$140,127	(\$101,548)
<i>Reserves:</i>				
<i>Capital Outlay</i>	\$20,180	\$1,682	\$2,600	(\$918)
<i>Capital Reserve Fund</i>	\$17,000	\$0	\$0	\$0
<i>Subtotal Amenity Center</i>	\$37,180	\$1,682	\$2,600	(\$918)
<i>TOTAL FIELD</i>	\$180,190	\$81,289	\$184,735	(\$103,446)
<i>TOTAL EXPENDITURES</i>	\$294,045	\$130,321	\$236,258	(\$105,938)
<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$0)		(\$108,877)	
<i>FUND BALANCE - Beginning</i>	\$102,070		\$305,427	
<i>FUND BALANCE - Ending</i>	\$102,070		\$196,550	

Amelia Concourse
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2018

[illegible]

AMELIA CONCOURSE
Community Development District
AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>3/31/18</i>	<i>Actual</i> <i>Thru</i> <i>3/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Bondholders Contributions</i>	\$122,292	\$31,098	\$31,098	\$0
<i>Miscellaneous Revenues</i>	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$122,292	\$31,098	\$31,098	\$0
<u>EXPENDITURES:</u>				
<i>Annual Corporate Fees</i>	\$150	\$150	\$144	\$6
<i>Bank Charges/Other Current</i>	\$250	\$250	\$273	(\$23)
<i>CDD Assessments/Transfer Out</i>	\$87,892	\$0	\$0	\$0
<i>Contingency/Miscellaneous</i>	\$5,000	\$0	\$0	\$0
<i>Insurance - Liability</i>	\$1,500	\$0	\$0	\$0
<i>Engineering</i>	\$7,500	\$0	\$0	\$0
<i>Management Fees</i>	\$5,000	\$2,500	\$3,500	(\$1,000)
<i>Legal Fees/Professional Fees</i>	\$0	\$0	\$753	(\$753)
<i>Property Taxes</i>	\$15,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$122,292	\$2,900	\$4,669	(\$1,769)
<u>OTHER SOURCES/(USES):</u>				
<i>Land Sale Proceeds</i>	\$0	\$0	\$0	\$0
<i>Transfer Out</i>	\$0	\$0	\$55,120	\$55,120
<i>TOTAL OTHER SOURCES/(USES)</i>	\$0	\$0	\$55,120	\$55,120
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		(\$28,691)	
<i>FUND BALANCE - Beginning</i>	\$0		\$84,169	
<i>FUND BALANCE - Ending</i>	\$0		\$55,478	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>3/31/18</i>	<i>3/31/18</i>	

REVENUES:

<i>Special Assessments - Tax Collector</i>	\$116,683	\$45,957	\$45,957	\$0
<i>Interest Income</i>	\$0	\$0	\$2,544	\$2,544
<i>Other Revenue Sources</i>	\$398,667	\$39,601	\$39,601	\$0

TOTAL REVENUES	\$515,350	\$85,558	\$88,102	\$2,544
-----------------------	-----------	----------	----------	---------

EXPENDITURES:

Series 2007A

<i>Interest Expense - 11/01</i>	\$177,675	\$177,675	\$177,675	\$0
<i>Interest Expense - 3/28</i>	\$0	\$0	\$422,625	(\$422,625)
<i>Interest Expense - 05/01</i>	\$177,675	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$160,000	\$0	\$0	\$0
<i>Principal Expense - 05/01 (Prepayment)</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES	\$515,350	\$177,675	\$600,300	(\$422,625)
---------------------------	-----------	-----------	-----------	-------------

OTHER SOURCES/(USES)

<i>Interfund Transfer</i>	\$0	\$0	(\$266)	(\$266)
<i>Other Debt Service Costs</i>	\$0	\$0	\$19,280	\$19,280

TOTAL OTHER SOURCES AND USES	\$0	\$0	\$19,014	\$19,014
-------------------------------------	-----	-----	----------	----------

EXCESS REVENUES (EXPENDITURES)	\$0		(\$493,184)	
---------------------------------------	-----	--	-------------	--

FUND BALANCE - Beginning	\$0		(\$2,507,449)	
---------------------------------	-----	--	---------------	--

FUND BALANCE - Ending	\$0		(\$3,000,633)	
------------------------------	-----	--	---------------	--

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>3/31/18</i>	<i>3/31/18</i>	

REVENUES:

<i>Interest Income</i>	\$240	\$198	\$198	\$0
<i>Special Assessments</i>	\$246,100	\$96,930	\$96,930	\$0
<i>Other Revenue Sources</i>	\$0	\$0	\$59,045	\$59,045

TOTAL REVENUES	\$246,340	\$97,128	\$156,173	\$59,045
-----------------------	-----------	----------	-----------	----------

EXPENDITURES:

Series 2016

<i>Interest Expense - 11/01</i>	\$101,550	\$101,550	\$101,550	\$0
<i>Interest Expense - 05/01</i>	\$101,550	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$40,000	\$0	\$0	\$0

TOTAL EXPENDITURES	\$243,100	\$101,550	\$101,550	\$0
---------------------------	-----------	-----------	-----------	-----

OTHER SOURCES/(USES)

<i>Interfund Transfer</i>	\$0	\$0	(\$1,581)	(\$1,581)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,581)	(\$1,581)
-------------------------------------	-----	-----	-----------	-----------

EXCESS REVENUES (EXPENDITURES)	\$3,240		\$53,042	
---------------------------------------	---------	--	----------	--

FUND BALANCE - Beginning	\$102,070		\$225,123	
---------------------------------	-----------	--	-----------	--

FUND BALANCE - Ending	\$105,310		\$278,165	
------------------------------	-----------	--	-----------	--

AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	Series 2007	Series 2016
<u>REVENUES:</u>		
<i>Interest Income</i>	\$297	\$0
<i>Total Revenues</i>	\$297	\$0
<u>EXPENDITURES:</u>		
<i>Capital Outlay</i>	\$0	\$0
<i>Cost of Issuance</i>	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0
<u>OTHER SOURCES/(USES)</u>		
<i>Interfund Transfer</i>	\$116	\$598
<i>Bond Process</i>	\$0	\$0
<i>Total Other Sources/(Uses)</i>	\$116	\$598
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$413	\$598
<i>FUND BALANCE - Beginning</i>	\$75,263	\$16
<i>FUND BALANCE - Ending</i>	\$75,677	\$614

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 3/31/18</i>	<i>Actual Thru 3/31/18</i>	<i>Variance</i>
<i>Revenues:</i>				
Interest	\$175	\$523	\$523	\$0
Capital Reserve Funding - Transfer In	\$20,659	\$0	\$0	\$0
<i>Total Revenues</i>	\$20,834	\$523	\$523	\$0
<i>Expenditures</i>				
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Replacement	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0	\$0	\$0
<i>OTHER SOURCES/(USES)</i>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<i>Total Other Sources/(Uses)</i>	\$0	\$0	\$0	\$0
<i>EXCESS REVENUE (EXPENDITURES)</i>	\$20,834		\$523	
<i>FUND BALANCE - Beginning</i>	\$67,004		\$67,285	
<i>FUND BALANCE - Ending</i>	\$87,838		\$67,808	

Amelia Concourse
Community Development District
Series 2007 Capital Improvement Revenue Bonds

1. Recap of Capital Project Fund Activity Through March 31, 2018

Opening Balance in Construction Account		\$0.00
Source of Funds:	Interest Earned	\$6,337,199.28
	Interfund Transfer from 2007 Reserve	\$0.00
Use of Funds:		
Disbursements:	Clearing and Grading	\$0.00
	Storm Water Management System	\$0.00
	Roadways and Sidewalks	\$0.00
	Water	\$0.00
	Sewer	\$0.00
	Recreation Area	\$0.00
	Entrance Features, Landscaping & Permitting, Fencing & Buffering	\$0.00
	Professional Fees	(\$683.00)
	COI	\$0.00
	Funding Request	\$0.00
	Miscellaneous	\$0.00
Adjusted Balance in Construction Account at March 31, 2018		<u><u>\$6,336,516.28</u></u>

2. Funds Available For Construction at March 31, 2018

Book Balance of Construction Fund at March 31, 2018	\$6,336,516.28
Construction Funds available at March 31, 2018	<u><u>\$6,336,516.28</u></u>

3. Investments - US Bank

March 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$0.00	\$0.00
Deferred Costs:	Overnight	0.10%		\$0.00	\$0.00

ADJ: Outstanding Requisitions	\$69,691.77
Balance as of March 31, 2018	<u><u>\$69,691.77</u></u>

Amelia Concourse
Community Development District
Series 2016 Capital Improvement Revenue Bonds

1. Recap of Capital Project Fund Activity Through March 31, 2018

Opening Balance in Construction Account		\$2,986,072.50
Source of Funds:		
	Interest Earned	\$1,484.01
	Transfer from 2007 for Reimbursements	\$1,609.79
Use of Funds:		
Disbursements:		
	Clearing and Grading	(\$370,349.51)
	Roadway	(\$978,741.63)
	Stormwater	(\$667,245.47)
	Water	(\$339,829.15)
	Sewer	(\$342,750.58)
	Electrical	\$0.00
	Landscaping, Entry Monuments & Signs	\$0.00
	Engineering/Permitting	(\$19,257.78)
	Professional Fees	(\$15,222.59)
	Miscellaneous	(\$47,542.61)
	COI	(\$207,612.69)
Adjusted Balance in Construction Account at March 31, 2018		<u><u>\$614.28</u></u>

2. Funds Available For Construction at March 31, 2018

Book Balance of Construction Fund at March 31, 2018	\$614.28
Construction Funds available at March 31, 2018	<u><u>\$614.28</u></u>

3. Investments - US Bank

March 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$614.28	\$614.28

ADJ: Outstanding Requisitions	<u>\$0.00</u>
Balance as of March 31, 2018	<u><u>\$614.28</u></u>

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2007 Capital Improvement Revenue Bonds		
Interest Rate:		5.75%
Maturity Date:		5/1/38
Reserve Fund Definition:	7.0264% of Deemed Outstanding	
Reserve Fund Requirement:		\$454,605.97
Reserve Balance:		\$82,606.77
Bonds outstanding - 9/30/2013		\$7,255,000
Less: November 1, 2013		\$0
Less: May 1, 2014 (Mandatory)		(\$125,000)
Less: May 1, 2014 (Prepayment)		(\$65,000)
Less: May 1, 2014 (Prior Years)		(\$435,000)
Less: November 1, 2014 (Prepayment)		(\$85,000)
Less: May 1, 2015 (Prepayment)		(\$75,000)
Current Bonds Outstanding		\$6,470,000

Series 2016 Capital Improvement Revenue Bonds		
Interest Rate:		6.00%
Maturity Date:		5/1/47
Reserve Fund Definition:	50% of MADS	
Reserve Fund Requirement:		\$123,050.00
Reserve Balance:		\$123,937.19
Bonds outstanding - 6/30/2016		\$3,385,000
Current Bonds Outstanding		\$3,385,000

B.

AMELIA CONCOURSE
Community Development District

Check Run Summary

April 26, 2018

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>Payroll</i>		
2/21/18	50122-50125	\$ 738.80
<i>General Fund</i>		
2/1/18	1293-1294	\$ 569.60
2/8/18	1295-1297	\$ 6,238.05
2/15/18	1298-1299	\$ 1,086.00
2/22/18	1300-1301	\$ 369.40
3/1/18	1302	\$ 662.66
3/8/18	1303-1307	\$ 8,478.99
3/14/18	1308-1311	\$ 3,317.92
3/22/18	1312	\$ 2,230.60
3/28/18	1313-1315	\$ 999.54
<i>Total General Fund</i>		<u>\$ 23,952.76</u>
<i>Total</i>		<u>\$ 24,691.56</u>

BR040M-A CHECKS WRITTEN LISTING AS OF 2/28/2018 RUN 4/27/2018 PAGE 1
 CMPY-001 AMELIA CONCOURSE - GF BANK-P AMELIA CON - PAYROLL

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050122	R	PR	02/21/2018	184.70	7	SCOTT H CAMPBELL
050123	R	PR	02/21/2018	184.70	8	DAVID P JAE
050124	R	PR	02/21/2018	184.70	1	DEBORAH K MALLOCH
050125	R	PR	02/21/2018	184.70	2	JAMES G MARVIN III
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

ACON AMELIA CONCOUR BSANCHEZ

Attendance Sheet

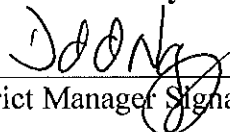
District Name: Amelia Concourse CDD

Board Meeting Date: February 20, 2018 Meeting

	Name	In Attendance	Fee
1	Deborah Malloch	<input checked="" type="checkbox"/>	\$ 200.00
2	Glen Marvin	<input checked="" type="checkbox"/>	\$ 200.00
3	Scott Campbell (phone)	<input checked="" type="checkbox"/>	\$200.00
4	David Jae	<input checked="" type="checkbox"/>	\$ 200.00
5	Nick Powell	<input type="checkbox"/> NO	N/A

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

Approved for Payment:


District Manager Signature

02/20/18
Date

PLEASE RETURN COMPLETED FORM TO BRIAN SANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/22/18	00078	1/16/18 01162018	201801 310-51300-49000		*	184.70	
		REISSUE 1/16/18 MEETING					
		1/16/18 01162018	201801 310-51300-49000		V	184.70-	
		REISSUE 1/16/18 MEETING					
				DEBORAH K MALLOCH			.00 001301
3/01/18	00041	2/09/18 178	201802 320-57200-46200		*	662.66	
		PLAYGROUND MULCH					
				MARTEX SERVICES LANDSCAPE MGMT			662.66 001302
3/08/18	00027	3/01/18 402774	201803 320-57200-46800		*	258.00	
		MAR LAKE MAINTENANCE					
				AQUATIC SYSTEMS, INC.			258.00 001303
3/08/18	00001	2/20/18 60948721	201802 310-51300-42000		*	128.35	
		FEB FEDEX POSTAGE					
				FEDEX			128.35 001304
3/08/18	00049	3/01/18 3631	201803 320-57200-46000		*	215.20	
		MAR JANITORIAL SERVICES					
		3/01/18 3631	201803 320-57200-45300		*	800.80	
		MAR POOL MAINTENANCE					
		3/01/18 3631	201803 320-57200-34000		*	579.00	
		MAR SITE MANAGEMENT					
		3/01/18 3631	201803 320-57200-34100		*	1,130.00	
		MAR WEEKEND STAFFING					
				FIRST COAST CMS, LLC			2,725.00 001305
3/08/18	00005	3/01/18 190	201803 310-51300-34000		*	3,605.00	
		MAR MANAGEMENT FEES					
		3/01/18 190	201803 310-51300-35100		*	125.00	
		MAR INFORMATION TECH					
		3/01/18 190	201803 310-51300-32400		*	291.67	
		MAR DISSEMINATION FEES					
		3/01/18 190	201803 310-51300-51000		*	15.00	
		OFFICE SUPPLIES					
		3/01/18 190	201803 310-51300-42500		*	273.30	
		COPIES					
		3/01/18 190	201803 310-51300-41000		*	15.67	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,325.64 001306
3/08/18	00041	3/01/18 406	201803 320-57200-46200		*	1,042.00	
		MAR LANDSCAPE MAINTENANCE					
				MARTEX SERVICES LANDSCAPE MGMT			1,042.00 001307
				ACON AMELIA CONCOUR BSANCHEZ			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/14/18	00049	3/06/18 3653	201803 320-57200-62000	REPAIR DOOR FRAME	*	550.00	
				FIRST COAST CMS, LLC			550.00 001308
3/14/18	00049	3/07/18 3660	201803 320-57200-35000	NADERS ANT TREATMENT	*	75.00	
		3/07/18 3660	201803 320-57200-62000	MAINTENANCE REPAIR ITEMS	*	16.65	
		3/07/18 3660	201803 320-57200-62000	FENCING 2ND ENTRANCE	*	200.00	
		3/07/18 3660	201803 320-57200-45400	POOL CHEMICALS	*	468.56	
				FIRST COAST CMS, LLC			760.21 001309
3/14/18	00002	3/02/18 98885	201801 310-51300-31500	MEETING PREP/TRAVEL	*	1,989.12	
				HOPPING GREEN & SAMS			1,989.12 001310
3/14/18	00041	2/22/18 555	201802 320-57200-46400	IRRIGATION REPAIRS	*	18.59	
				MARTEX SERVICES LANDSCAPE MGMT			18.59 001311
3/22/18	00080	2/16/18 802	201802 310-51300-60000	RESERVE STUDY	*	2,600.00	
				COMMUNITY ADVISORS			2,600.00 001312
3/28/18	00027	2/01/18 399841	201802 320-57200-46800	FEB LAKE MAINTENANCE	*	258.00	
				AQUATIC SYSTEMS, INC.			258.00 001313
3/28/18	00001	3/13/18 61171355	201803 310-51300-42000	MARCH FEDEX POSTAGE	*	31.59	
				FEDEX			31.59 001314
3/28/18	00041	3/23/18 734	201803 320-57200-46200	PINE STRAW INSTALLATION	*	709.95	
				MARTEX SERVICES LANDSCAPE MGMT			709.95 001315
TOTAL FOR BANK A						23,952.76	
TOTAL FOR REGISTER						23,952.76	

ACON AMELIA CONCOUR BSANCHEZ

Hopping Green & Sams

Attorneys and Counselors

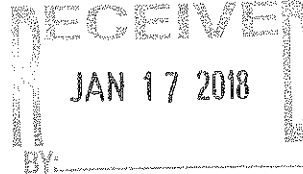
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

December 12, 2017

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

Bill Number 98007
Billed through 11/30/2017



General Counsel

ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

11/06/17	JMW	Confer with working group regarding closing on Phase III property; review assessment roll; review tri-party agreement.	0.70 hrs
11/16/17	JMW	Review correspondence regarding funding deficit; review completion and acquisition agreements; confer with staff regarding same.	0.70 hrs
Total fees for this matter			\$322.00

1-31-513-315

2

MATTER SUMMARY

Walters, Jason M.	1.40 hrs	230 /hr	\$322.00
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TOTAL FEES	\$322.00
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TOTAL CHARGES FOR THIS MATTER	<u>\$322.00</u>
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BILLING SUMMARY

Walters, Jason M.	1.40 hrs	230 /hr	\$322.00
-------------------	----------	---------	----------

TOTAL FEES	\$322.00
------------	----------

TOTAL CHARGES FOR THIS BILL	<u>\$322.00</u>
-----------------------------	-----------------

Please include the bill number on your check.

NEWS-LEADER

P.O. Box 16766
Fernandina Beach FL 32035

(904) 261-3696


Fax(904) 261-3698

Advertising Memo Bill

1 Memo Bill Period 01/2018		2 Advertiser/Client Name AMELIA CONOURSE C.D.D.	
23 Total Amount Due 247.60		3 Terms of Payment	
21 Current Net Amount Due .00		22 30 Days .00	
		60 Days .00	
		Over 90 Days .00	
4 Page Number 1	5 Memo Bill Date 01/26/18	6 Billed Account Number 30057 LAURE.	7 Advertiser/Client Number 30057

8 Billed Account Name and Address AMELIA CONOURSE C.D.D. 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092		Amount Paid: Comments: Ad #: 402814	
---	--	---	--

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12/13/14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
02/09/18	402814	NOTICE/MEETING	2X 5.00	1		
	ROPLD	02/09	10.00	23.76	237.60	247.60
	AFFRD	FNL AFFIDAVIT RETAIL DISPL		10.00		
<div style="text-align: center;">  BY: 1-31-513-48 65 </div>						

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		247.60

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period 402814 01/2018	6 Billed Account Number 30057
	7 Advertiser/Client Number 30057
	8 Advertiser/Client Name AMELIA CONOURSE C.D.D.

First Coast Contract Maintenance
Services, LLC
3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3589

RECEIVED
FEB 05 2018



BY:

BILL TO

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

DATE
02/01/2018

PLEASE PAY
\$1,595.00

DUE DATE
02/21/2018

P.O. NUMBER
March Service

SALES REP
Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/01/2018	Amelia Concourse Contract:Janitorial Service Janitorial Services <i>1 · 32 · 572 · 46</i>	1	215.20	215.20
02/01/2018	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools <i>1 · 32 · 572 · 453</i>	1	800.80	800.80
02/01/2018	Amelia Concourse Contract:Site Management Amenity Center site management <i>1 · 32 · 572 · 34</i>	1	579.00	579.00

49

TOTAL DUE

\$1,595.00

THANK YOU.

First Coast Contract Maintenance
Services, LLC
3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3596

RECEIVED
FEB 11 5 2018



BY:

BILL TO

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

DATE
02/03/2018

PLEASE PAY
\$512.63

DUE DATE
02/23/2018

P.O. NUMBER

Purchase Reimbursement

SALES REP

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/12/2017	Home Depot - janitorial supplies 1.32.572.62			16.72
01/15/2018	Lowes - plants for social room at amenity center 1.32.572.62			27.35
02/03/2018	Poolsure - Bulk pool chemicals 1.32.572.454			468.56

49

TOTAL DUE

\$512.63

THANK YOU.



Date 2/1/2018

Invoice # 131295576548

Bill To	Ship To
First Coast CMS, LLC Amelia Concourse 3821 Miruelo Circle North Jacksonville FL 32217	Amelia Concourse 85200 Amayllis Court Fernandina Beach FL 32034

Season Billing Schedule:
Summer - April through September monthly service
Winter - October through March monthly service

Total	468.56
Amount Due	\$468.56



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

- SALE -

SALES#: S2472MY1 2139728 TRANS#: 19038989 01-15-18

91135 1.94-GAL PALM MAJESTY 25.56
15.98 DISCOUNT EACH -3.20
2 @ 12.78

SUBTOTAL: 25.56
TAX: 1.79
INVOICE 19369 TOTAL: 27.35
VISA: 27.35

TOTAL DISCOUNT: 6.40

VISA:XXXXXXXXXX4090 AMOUNT:27.35 AUTHCD:09305G
CHIP REFID:247219122362 01/15/18 12:56:16

CUSTOMER CODE: ac

APL: CHASE VISA TUR: 0080008000

AID: A0000000031010 TSI: F800

STORE- 2477 TERMINAL: 19 01/15/18 12:56:57

PO: AMERICAN.

Description: SANITORY



More saving.
More doing.

453785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00057 95388 12/12/17 10:04 AM
SELF CHECK OUT

061328220032 HDX8PK PT <A> 9.47
HDX PAPER TOWELS 8-PACK
731919128125 SOFT SCRUB <A> 2.98
SOFT SCRUB PREMIUM DEFENSE - MEDIUM
019800702513 WNDXABTRIG <A> 3.17
WINDEX MULTI SURFACE

SUBTOTAL 15.62
SALES TAX 1.10
TOTAL \$16.72

XXXXXXXXXXXX0273 DEBIT 16.72
AUTH CODE 931117



6921 57 95388 12/12/2017 7856

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/12/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

DO NOT TAKE PICK-UP IN STORE

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 189

Invoice Date: 2/1/18

Due Date: 2/1/18

Case:

P.O. Number:

Bill To:

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

RECEIVED
FEB 03 2018

BY:

Description	Hours/Qty	Rate	Amount
Management Fees - February 2018 1.31.513.34		3,605.00	3,605.00
Information Technology - February 2018 1.31.513.351		125.00	125.00
Dissemination Agent Services - February 2018 1.31.513.324		291.67	291.67
Copies 1.31.513.425		108.75	108.75
5			
Total			\$4,130.42
Payments/Credits			\$0.00
Balance Due			\$4,130.42



1417 Avery Road, Suite 200
Fernandina Beach, FL 32034
ph 904-261-5364 fx 904-261-0821
www.martexlandscape.com

INVOICE

DATE	INVOICE #
1/31/2018	17693

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

Property Location
Amelia Concourse

Job Number	TERMS	Date of Service
102II	Due on receipt	1/23/18

QUANTITY	DESCRIPTION	AMOUNT
	Irrigation System Inspection PARTS USED TO REPAIR IRRIGATION SYSTEM	0.00 44.00
	CLOCK 1 Zone 2 - Replaced one rotor that was no longer rotating, located on Amelia concourse before the entrance. \$22.00	
	CLOCK 2 Zone 5 - Replaced one cracked rotor, located at the entrance corner of Bellflower Way. \$22.00	

RECEIVED
FEB 09 2018
BY: _____

THANK YOU FOR YOUR BUSINESS. NOTE: TO ENSURE PROPER CREDIT, PLEASE INDICATE THE INVOICE NUMBER ON YOUR CHECK.	Total	\$44.00
	Payments/Credits	\$0.00
	Balance Due	\$44.00

Sod / turf grass is guaranteed to be healthy and viable when installed. Martex Services offers no warranty or guarantee on sod / turf past the point of installation.



Martex Services
LANDSCAPE MANAGEMENT

1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>

INVOICE

Date	Invoice No.
02/01/18	69
Terms	Due Date
Net 30	03/03/18

BILL TO

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

PROPERTY

Amelia Concourse CDD
Amelia Concourse CDD
Fernandina Beach, FL

Amount Due Enclosed

\$1,042.00

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#34 - Maintenance Contract February 2018		\$1,042.00	\$0.00	\$1,042.00
	Total		\$1,042.00	\$0.00	\$1,042.00

RECEIVED
FEB 08 2018
BY: _____

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
February 22, 2018	\$184.70	Dave de Nagy

Payable to:

Deborah K Malloch (#78)

Date Check Needed:

Budget Category:

ASAP	001.310.513.49000
------	-------------------

Intended Use of Funds Requested:

Reissue Board Meeting 1/16/18 Check
(Attach supporting documentation for request.)

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: January 16, 2018 Meeting

	Name	In Attendance	Fee
1	Deborah Malloch ✓	<input checked="" type="checkbox"/>	\$ 200.00
2	Glen Marvin ✓	<input checked="" type="checkbox"/>	\$ 200.00
3	Scott Campbell ✓	<input checked="" type="checkbox"/>	\$200.00
4	David Jae ✓	<input checked="" type="checkbox"/>	\$ 200.00
5	Nick Powell	<input checked="" type="checkbox"/>	N/A

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

Approved for Payment:


District Manager Signature

01/16/18
Date

PLEASE RETURN COMPLETED FORM TO BRIAN SANCHEZ

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
February 22, 2018	\$184.70	Dave de Nagy

Payable to:

David P Jae (#79)

Date Check Needed:

Budget Category:

ASAP	001.310.513.49000
------	-------------------

Intended Use of Funds Requested:

Reissue Board Meeting 1/16/18 Check
(Attach supporting documentation for request.)

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: January 16, 2018 Meeting

	Name	In Attendance	Fee
1	Deborah Malloch ✓	<input checked="" type="checkbox"/>	\$ 200.00
2	Glen Marvin ✓	<input checked="" type="checkbox"/>	\$ 200.00
3	Scott Campbell ✓	<input checked="" type="checkbox"/>	\$200.00
4	David Jae ✓	<input checked="" type="checkbox"/>	\$ 200.00
5	Nick Powell	<input checked="" type="checkbox"/>	N/A

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

Approved for Payment:


District Manager Signature

01/16/18
Date

PLEASE RETURN COMPLETED FORM TO BRIAN SANCHEZ



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
02/09/18	178
Terms	Due Date
Net 30	03/11/18

BILL TO

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

PROPERTY

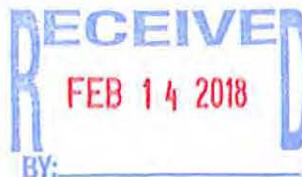
Amelia Concourse CDD
Amelia Concourse CDD
Fernandina Beach, FL

Amount Due	Enclosed
\$662.66	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#271 - Playground Mulching		\$662.66	\$0.00	\$662.66
	Playground Mulching				
	Landscape Work		\$662.66	\$0.00	\$662.66
Total			\$662.66	\$0.00	\$662.66

1.32.572.462
41



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 3/1/2018

INVOICE NUMBER: 0000402774

CUSTOMER NUMBER: 0070160

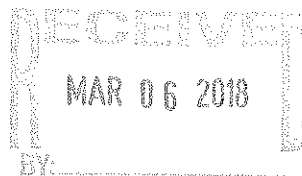
PO NUMBER:

PAYMENT TERMS: Net 30

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

1-32-572-468
27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - March		258.00	258.00



SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$258.00

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

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

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

DATE: 3/1/2018

INVOICE NUMBER: 0000402774

CUSTOMER NUMBER: 0070160

TOTAL AMOUNT DUE: \$258.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC
3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3631



BY:

BILL TO

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

DATE
03/01/2018

PLEASE PAY
\$2,725.00

DUE DATE
03/21/2018

P.O. NUMBER

April Service

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/01/2018	Amelia Concourse Contract:Janitorial Service 1.32.572.46 Janitorial Services	1	215.20	215.20
03/01/2018	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1.32.572.453	1	800.80	800.80
03/01/2018	Amelia Concourse Contract:Site Management 1.32.572.34 Amenity Center site management	1	579.00	579.00
03/01/2018	Amelia Concourse Contract:Staffing Weekend staffing (attendant) for amenity center during peak season 1.32.572.341	1	1,130.00	1,130.00

49

TOTAL DUE

\$2,725.00

THANK YOU.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 190

Invoice Date: 3/1/18

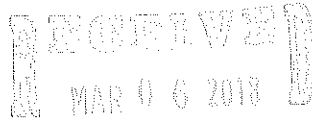
Due Date: 3/1/18

Case:

P.O. Number:

Bill To:

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



BY:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2018 1-31-513-34		3,605.00	3,605.00
Information Technology - March 2018 1-31-513-351		125.00	125.00
Dissemination Agent Services - March 2018 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-31		15.00	15.00
Copies 1-31-513-425		273.30	273.30
Telephone 1-31-513-41		15.67	15.67

5

Total \$4,325.64

Payments/Credits \$0.00

Balance Due \$4,325.64



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
03/01/18	406
Terms	Due Date
Net 30	03/31/18

BILL TO

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

PROPERTY

Amelia Concourse CDD
Amelia Concourse CDD
Fernandina Beach, FL

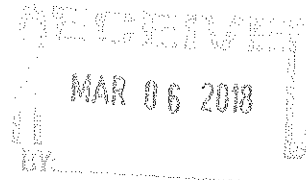
Amount Due	Enclosed
\$1,042.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#34 - Maintenance Contract March 2018		\$1,042.00	\$0.00	\$1,042.00
	Total		\$1,042.00	\$0.00	\$1,042.00

1-32-572-462

41



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>

FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC
3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3653



BILL TO

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

DATE
03/06/2018

PLEASE PAY
\$550.00

DUE DATE
03/26/2018

P.O. NUMBER

Door Magnet

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/19/2018	Misc. Labor Repair broken door frame and electromagnet to the Family restroom Door. Appears someone kicked in door, ripping the MagLock from the door casing. MagLock was able to be salvaged but required new wire to be run to panel. Door casing had to be replaced.	1	550.00	550.00

TOTAL DUE

\$550.00

THANK YOU.

1-32-572-62
49

FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC
3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3660



BT: ~~~~~

BILL TO

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

DATE
03/07/2018

PLEASE PAY
\$760.21

DUE DATE
03/27/2018

P.O. NUMBER

Purchase Reimbursements

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/18/2018	Nadars - Fire ant treatment for amenity center <i>1-32-572-35</i>			75.00
02/19/2018	Home Depot - maintenance repair items for amenity center <i>RR</i>			16.65
02/28/2018	Wolfe Fencing - Vinyl fencing at second entrance to Amelia Concourse <i>RR</i> (Hurricane Irma Damage)			200.00
03/07/2018	Poolsure - bulk pool chemicals <i>PC</i>			468.56

R+R
1-32-572-62
PC
1-32-572-454
49

TOTAL DUE

\$760.21

THANK YOU.



Jacksonville Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 **Statement Date:** 02/13/18 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
02/08/18	30425168	Fire Ant Service	\$75.00	\$0.00	\$75.00

Current: \$75.00

Past Due: \$0.00

Total Amount Due: \$75.00



AC

More saving.
More doing.™

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

6921 00057 55202 02/19/18 07:02 PM
SELF CHECK OUT

6930372992174 CAULK GUN <A>	2.77
SMOOTH ROD CAULK GUN 10 OZ	
070798184251 ALEXFD 10.1 <A>	2.48
ALEX FAST DRY WHITE 10.1 OZ	
079340648753 LOCPGULTM9 <A>	6.77
LOCTITE POWER GRAB ULTIMATE 9 OZ	
887480133110 54T MET SCR# <A>	
SHEET MET SCR FL HD PH ZINC #10X3	
301.18	3.54

SUBTOTAL	15.56
SALES TAX	1.09
TOTAL	\$16.65

XXXXXXXXXXXX4090 VISA

USD\$ 16.65

AUTH CODE 072633/8573274

TA

Chip Read

AID A00000000031010

4346415345205649534

1

TVR 0080008000

IAD 06010AD3502002

TSI F800

ARC 00

P.O.#/JOB NAME: AC



6921 57 55202 02/19/2018 5901

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/20/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY CARD



Job Proposal # 18-_____

NOTES : _____

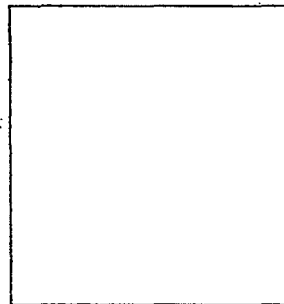
Date: 2-26-18

Name: AMELIA CONCOURSE CDD

Address: _____

City: _____ St: _____ Zip: _____

REMOVED AND REPLACED
(1) 6 FOOT WIDE BY 6 FOOT TALL
WHITE VINYL SECTION



Cost\$ 200.00

Deposit\$ _____

Balance Due\$ _____

*Payment Upon Acceptance of this Proposal is 50% Deposit, 50% due at time of Completion of Work.
All Material used shall remain the property of Wolfe Fencing Company until payment in full is received.
We accept all Major Credit Cards and includes a 3% processing fee.*

Checks should be made payable to Wolfe Fencing Company.

Wolfe Fencing Company shall not be responsible for the removal nor relocation of any in-ground sprinkler systems.

Customer Signature _____ Date _____



Date 3/1/2018

Invoice # 131295576966

Bill To	Ship To
First Coast CMS, LLC Amelia Concourse 3821 Miruelo Circle North Jacksonville FL 32217	Amelia Concourse 85200 Amayllis Court Fernandina Beach FL 32034

Season Billing Schedule:
Summer - April through September monthly service
Winter - October through March monthly service

Total	468.56
Amount Due	\$468.56

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

March 2, 2018

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

Bill Number 98885
Billed through 01/31/2018



1-31-513-315
2

General Counsel

ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

01/02/18	JMW	Review purchase and sale agreement; review tri-party agreement; confer with staff regarding special meeting.	0.80 hrs
01/03/18	JMW	Review draft meeting notice.	0.20 hrs
01/05/18	JMW	Confer with Merritt and Campbell regarding purchase and sale agreement approval; confer with staff regarding same.	0.40 hrs
01/12/18	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.30 hrs
01/15/18	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.10 hrs
01/16/18	JMW	Meeting preparation; travel to and attend regular board meeting; return travel.	2.60 hrs
01/18/18	JMW	Meeting follow up; review validation history and capacity issues.	0.70 hrs
01/25/18	JMW	Coordinate trustee approval and SPE execution of purchase and sale agreement.	0.40 hrs
01/25/18	AHJ	Prepare revisions to resolution confirming district's use of general election; confer with Hogge regarding same.	0.40 hrs
01/26/18	AHJ	Finalize resolution regarding general election; confer with Hogge regarding same.	0.50 hrs

Total fees for this matter \$1,837.50

DISBURSEMENTS

Travel	127.62
Travel - Meals	24.00
Total disbursements for this matter	\$151.62

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.90 hrs	125 /hr	\$112.50
-------------------------------	----------	---------	----------

=====

Walters, Jason M.	7.50 hrs	230 /hr	\$1,725.00
TOTAL FEES			\$1,837.50
TOTAL DISBURSEMENTS			\$151.62
TOTAL CHARGES FOR THIS MATTER			----- \$1,989.12

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.90 hrs	125 /hr	\$112.50
Walters, Jason M.	7.50 hrs	230 /hr	\$1,725.00
TOTAL FEES			\$1,837.50
TOTAL DISBURSEMENTS			\$151.62
TOTAL CHARGES FOR THIS BILL			----- \$1,989.12

Please include the bill number on your check.

**INVOICE**

Date	Invoice No.
02/22/18	555
Terms	Due Date
Net 30	03/24/18

BILL TO

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

PROPERTY

Amelia Concourse CDD
Amelia Concourse CDD
Fernandina Beach, FL

Amount Due Enclosed

\$18.59

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#713 - February Irrigation		\$18.59	\$0.00	\$18.59
	Inspection Repairs				
	Irrigation Inspection Repair		\$18.59	\$0.00	\$18.59
	Materials				
	Total		\$18.59	\$0.00	\$18.59

POOL AREA

ZONE 3 - Replaced one broken 6" pop-up head and nozzle, located outside of the fence line of the play area, on the parking lot side.

ZONE 4 - Changed one 4" pop-up to a 6" pop-up, for better coverage, located outside of the fence line of the play area, on the street side.

1-32-572-464

4)



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>



10459 Hunters Creek Court
Jacksonville, Florida 32256

Invoice

RECEIVED
MAR 21 2018

BY:

Date	Invoice #
2/16/2018	802

Bill To
Amelia Concourse CDD Mr. Daniel Laughlin, Assistant District M Governmental Mangement Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092

$$1 \cdot 3 \cdot 5 \cdot 7 \cdot 11 \cdot 13 \cdot 17 \cdot 19 \cdot 23 \cdot 29 \cdot 31 \cdot 37 \cdot 41 \cdot 43 \cdot 47 \cdot 53 \cdot 59 \cdot 61 \cdot 67 \cdot 71 \cdot 73 \cdot 79 \cdot 83 \cdot 89 \cdot 97$$

Description	Qty	Rate	Amount
Amelia Concourse CDD Reserve Study Invoice		2,600.00	2,600.00

		Total	\$2,600.00
		Payments/Credits	\$0.00
		Balance Due	\$2,600.00

Phone #
904-303-3275



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 2/1/2018

INVOICE NUMBER: 0000399841

CUSTOMER NUMBER: 0070160

PO NUMBER:

PAYMENT TERMS: Net 30

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

1.32.572.468
27

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - February		258.00	258.00



SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$258.00

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

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

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

DATE: 2/1/2018

INVOICE NUMBER: 0000399841

CUSTOMER NUMBER: 0070160

TOTAL AMOUNT DUE: \$258.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
03/23/18	734
Terms	Due Date
Net 30	04/22/18

BILL TO

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

PROPERTY

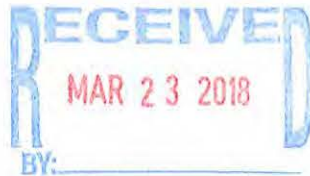
Amelia Concourse CDD
Amelia Concourse CDD
Fernandina Beach, FL

Amount Due	Enclosed
------------	----------

\$709.95

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#34 - Maintenance Contract		\$709.95	\$0.00	\$709.95
	Pine straw installation		\$709.95	\$0.00	\$709.95
	Total		\$709.95	\$0.00	\$709.95



1.32.572.462

41

1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>

C.

Amelia Concourse Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
FY18 O&M Receipts Summary

	# UNITS	Series 2007 Debt Service ASMT	Series 2016 Debt Service ASMT	FY18 O&M ASMT	TOTAL	Series 2007 Debt Service Paid	Series 2016 Debt Service Paid	O&M PAID	TOTAL PAID	BALANCE DUE
DIRECT BILLS PYMNT PLAN (1)										
AMELIA CONCOURSE SPE (1), (2)	172	(2)		110,239.96	110,239.96	-	-	55,119.98	55,119.98	55,119.98
NET REVENUE - DIRECT BILLS	172			110,239.96	110,239.96	-	-	55,119.98	55,119.98	55,119.98
NET REVENUE TAX ROLL	286	116,683.10	246,100.52	183,305.44	546,089.05	120,799.45	254,784.45	189,772.07	565,355.97	(19,266.92)
TOTAL NET REVENUE	458	116,683.10	246,100.52	293,545.40	656,329.01	120,799.45		244,892.05	620,475.95	35,853.06

TAX ROLL RECEIPTS

DATE	AMOUNT	DEBT 2016	DEBT 2007	O&M	DISTR.
11/6/17	-	-	-	-	1
11/22/17	10,954.79	4,936.89	2,340.72	3,677.19	2
12/8/17	178,135.35	80,278.49	38,062.26	59,794.60	3
1/2/18	1,789.07	806.26	382.27	600.54	4
1/11/18	-	-	-	-	5
2/6/18	10,124.93	4,562.90	2,163.40	3,398.63	6
3/9/18	14,079.96	6,345.28	3,008.47	4,726.21	7
4/10/18	40,187.67	18,110.98	8,586.92	13,489.78	8
4/12/18	310,082.20	139,741.66	66,255.41	104,085.14	9*
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
TOTAL	565,353.97	254,782.45	120,799.44	189,772.09	

(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.

(2) Falls under Series 2007 Bond Debt has been accelerated due to non-payment of prior year(s) assessments

(3) Falls under Series 2016 Bond Debt which is under Capitalized Interest until 5/1/18